



LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

Preservation, Restoration, Education and Recreation

Date: November 10, 2015
Memo to: Honorable Board of Commissioners
From: Alex Ty Kovach
Executive Director
Subject: Resolution to purchase an approximately 337-acre parcel known as the Cuneo property

Agenda Item# 11.1

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 337-acre parcel of property in Fremont Township known as the Cuneo property for approximately \$10,461,491.00 as an addition to Ray Lake Forest Preserve.

BACKGROUND: At the direction of the Land Preservation and Acquisition Committee, District staff has reviewed the Cuneo property to determine its suitability for acquisition for District purposes. In staff's opinion, the acquisition, protection and management of this property will meet the District's adopted land acquisition goals of adding to existing preserves, protecting wildlife habitat, protecting against flooding, provide trails, provide scenic vistas, and will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located on the east side of Fairfield Road spanning from Chardon Road on the north and Erhart Road to the south and is adjacent to Ray Lake Forest Preserve.

A contract to purchase the property has been negotiated by District staff and has been signed by the owner. Pursuant to the contract, the District would pay \$31,043.00 per acre for the Property. At the time the contract was executed, a land survey was not available to determine the exact acreage of the parcel. Therefore, when the final acreage is determined by an ALTA land survey, the acreage may be slightly different than the current estimate of 337 acres and the purchase price may be different than the estimate of approximately \$10,461,491.00.

REASON FOR RECOMMENDATION: Board approval is required in accordance with District policy.

REVIEWED BY OTHERS: Chief Operations Officer, Director of Planning and Land Preservation, Finance Director, Legal Counsel.

FINANCIAL DATA: The purchase price is approximately \$10,461,491.00, which is funded from the 2008 Referendum Bonds and is included in the adopted FY 2014/15 Budget (Series 2013A) account number 31334100-801000.

PRESENTER: Alex Ty Kovach

**LAKE COUNTY FOREST PRESERVE DISTRICT
LAKE COUNTY, ILLINOIS**

**A RESOLUTION APPROVING THE PURCHASE OF AN APPROXIMATELY 337-ACRE
PARCEL AS AN ADDITION TO RAY LAKE FOREST PRESERVE
(CUNEO PROPERTY)**

WHEREAS, the Land Preservation and Acquisition Committee (the "Committee") of the Lake County Forest Preserve District (the "District") has reviewed certain land in Fremont Township and within the corporate limits of the District, which land includes approximately 337 acres, is known as the Cuneo property, and is depicted in Exhibit A attached hereto (the "Property"); and

WHEREAS, the District's Department of Planning and Land Preservation has negotiated a purchase and sale agreement with the owners of the Property pursuant to which the District would purchase the Property from the owners (the "Purchase Agreement"), and the owners of the Property have executed the Purchase Agreement; and

WHEREAS, the Committee has recommended that the District approve the Purchase Agreement and purchase the Property; and

WHEREAS, the Board of Commissioners finds that (i) the Property is suitable for District purposes, (ii) acquisition of the Property would expand upon and enhance the holdings of Ray Lake Forest Preserve, protect wildlife habitat, protect against flooding, provide trails, provide scenic vistas, and serve as a visual, topographic and ecologic extension of adjoining District properties, and (iii) it is in the best interests of the District to approve the Purchase Agreement and acquire the Property;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois THAT:

Section 1. Recitals. The recitals set forth above are incorporated as part of this Resolution by this reference.

Section 2. Approval of Purchase Agreement. The Purchase Agreement is hereby approved. The District shall purchase the Property from the owners, upon the terms and conditions of the Purchase Agreements, for \$31,043.00 per acre . The President, Secretary, and Executive Director of the District (and his designees) are hereby authorized and directed (i) to execute and attest to, on behalf of the District, the Purchase Agreement and all other documents that are necessary to complete the acquisition of the Property provided that any documents have first been approved by the District's Corporate Counsel, and (ii) to take such other actions as may be necessary to complete the acquisition of the Property.

Section 3. Authority to Pay Owner. The Treasurer of the District is hereby authorized to pay for the Property, pursuant to the terms and conditions of the Purchase Agreement.

Section 4. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this ____ day of _____, 2015

Ayes:

Nays:

Approved this ____ day of _____, 2015

Ann B. Maine, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

Exhibit A

Lake County Forest Preserve District
Land Preservation & Special Projects
1899 W Winchester Rd
Libertyville, IL 60048
847-968-3351

Legend

-  Forest Preserve Property
-  Subject Property



Courtesy Copy Only.
Property boundaries indicated are provided for general location purposes. Wetland and flood limits shown are approximate and should not be used to determine setbacks for structure or as a basis for purchasing property.

Prepared using information from:
Lake County Department of Information & Technology: GIS/Mapping Division
18 North County Street
Waukegan, Illinois 60085-4357
847-377-2373



2014 Aerial Photo

Map Prepared 6 October 2015

