



LAKE COUNTY FOREST PRESERVES  
www.LCFPD.org

Preservation, Restoration, Education and Recreation

**DATE:** April 4, 2016

**MEMO TO:** Carol Calabresa, Chair  
Land Preservation and Acquisition Committee

S. Michael Rummel, Chair  
Finance and Administrative Committee

**FROM:** Alex Ty Kovach  
Executive Director

**Agenda Item#** 9.9

**RECOMMENDATION:** Recommend approval of a Resolution to purchase an approximately 29.4-acre parcel of property in Fremont Township known as the Diebold property for approximately \$911,400.00 as an addition to Ray Lake Forest Preserve.

**STRATEGIC DIRECTIONS SUPPORTED:** Conservation; Public Access and Connections

**FINANCIAL DATA:** The purchase price is approximately \$911,400.00, which is funded from the 2008 Referendum Bonds and is included in the adopted FY 2014/15 Budget (Series 2015A) account number 31314100-801000.

**BACKGROUND:** At the direction of the Land Preservation and Acquisition Committee, District staff has reviewed the Diebold property to determine the property's 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 and providing trails and scenic vistas. Acquisition of this property will increase the potential for trail connections, and expand the District's ability to offer access to recreational uses in this part of the County.

The property is located north of Erhart Road northeast of the Ray Lake Forest Preserve main entrance and parking lot. The property is nearly surrounded by existing forest preserve property and is contiguous to the White property. At the March 8, 2016, Board meeting, the District approved a contract to purchase the White property.

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 \$31,000.00 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 29.4 acres and the purchase price may be different than the estimate of approximately \$911,400.00. Under the contract, the District's obligation to purchase the Diebold property is contingent upon the closing of the White property.

The property is vacant.

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

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

**PRESENTER:** Alex Ty Kovach

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF LAKE )

**BOARD OF COMMISSIONERS  
LAKE COUNTY FOREST PRESERVE DISTRICT  
REGULAR APRIL MEETING  
APRIL 12, 2016**

**MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:**

Your **LAND PRESERVATION AND ACQUISITION COMMITTEE** and **FINANCE AND ADMINISTRATIVE COMMITTEE** present herewith “A Resolution approving the Purchase of an approximately 29.4-acre Parcel as an Addition to Ray Lake Forest Preserve (Diebold property)” and request its adoption.

**LAND PRESERVATION AND ACQUISITION COMMITTEE:**

Date: 4-4-2016  Roll Call Vote: Ayes: \_\_\_ Nays: \_\_\_  
 Voice Vote Majority Ayes; Nays: 0

**FINANCE AND ADMINISTRATIVE COMMITTEE:**

Date: 4-7-2016  Roll Call Vote: Ayes: \_\_\_ Nays: \_\_\_  
 Voice Vote Majority Ayes; Nays: 0

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

**A RESOLUTION APPROVING THE PURCHASE OF AN APPROXIMATELY  
29.4-ACRE PARCEL AS AN ADDITION TO RAY LAKE FOREST PRESERVE  
(DIEBOLD 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 29.4 acres, is known as the Diebold 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 sale and purchase agreement with the owner of the Property pursuant to which the District would purchase the Property from the owner (the "Purchase Agreement") and the owner of the Property has 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) 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 expanded trail opportunities and 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 Agreement and such other terms and conditions as shall be approved by the District, for \$31,000.00 per acre. The President, Secretary, and Executive Director (and his designees) of the District 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 Land Acquisition Counsel or the District's Corporate Counsel and (ii) to take such other actions as may be necessary to complete such acquisition.

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 \_\_\_\_\_, 2016

Ayes:

Nays:

Approved this \_\_\_\_ day of \_\_\_\_\_, 2016

APPROVED:

\_\_\_\_\_  
Ann B. Maine, President  
Lake County Forest Preserve District

ATTEST:

\_\_\_\_\_  
Julie Gagnani, Secretary  
Lake County Forest Preserve District

Exhibit No. \_\_\_\_\_

# Exhibit A

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



## Legend

- Forest Preserve Boundary
- Subject Property
- Under Contract to District

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 2 March 2016

