



LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

Preservation, Restoration, Education and Recreation

DATE: January 8, 2018

TO: Carol Calabresa, Chair
Planning Committee

FROM: Randall L. Seebach
Director of Planning & Land Preservation

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 11.6-acre parcel known as the Dubin Investment Company property for \$55,000.00 as an addition to Wilmot Woods Forest Preserve.

STRATEGIC DIRECTION SUPPORTED: Conservation

FINANCIAL DATA: The purchase price of the Dubin Investment Company property is \$55,000.00. The purchase is funded from the 2008 Referendum Bonds, and are included in the adopted FY 2014/15 Budget (Series 2013A) account number 31314100-801000.

BACKGROUND: The District recently received an offer from the owner of the Dubin Investment Company parcel, to sell that parcel to the District. The District has considered acquisition of the parcel several times in the past. At the direction of the Planning Committee, District staff has reviewed the 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 protecting wildlife habitat, preserving wetlands, prairies and forests, preserving trails, providing scenic vistas, open spaces, and river and lake access, adding to existing preserves, protecting against flooding, protecting existing Forest Preserve holdings, and will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located along Oak Spring Road just west of the Des Plaines River Trail in Libertyville, approximately eight tenths of a mile west of Saint Mary's Road.

A contract to purchase the property has been negotiated by District staff and signed by the owner. The property is vacant, though it includes an old foundation which will require removal after closing. At the time the contract was executed, a land survey was not available to determine the exact acreage of the property. Therefore, when the ALTA land survey is complete, the acreage of the property may be slightly different than the current estimate of 11.6 acres.

REVIEW BY OTHERS: Executive Director, Chief Operations Officer, Corporate Counsel.

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
 LAKE COUNTY FOREST PRESERVE DISTRICT
 REGULAR JANUARY MEETING
 JANUARY 16, 2018**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** and **FINANCE COMMITTEE** present herewith “A Resolution to purchase an approximately 11.6-acre parcel as an addition to Wilmot Woods Forest Preserve (Dubin Investment Company Property),” and request its approval.

PLANNING COMMITTEE:

Date: _____ **Roll Call Vote: Ayes:_____ Nays:_____**
 Voice Vote Majority Ayes; Nays:_____

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

**A RESOLUTION TO PURCHASE AN APPROXIMATELY 11.6-ACRE
PARCEL AS AN ADDITION TO WILMOT WOODS FOREST PRESERVE
(DUBIN INVESTMENT COMPANY PROPERTY)**

WHEREAS, the Lake County Forest Preserve District (the "District") owns a certain parcel of land known as Wilmot Woods Forest Preserve ("Wilmot Woods"); and

WHEREAS, the Planning Committee (the "Committee") of the District has reviewed certain land in Libertyville Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 11.6 acres, is known as the Dubin Investment Company Property, is privately-owned, and is depicted in Exhibit A attached hereto (the "Property"); and

WHEREAS, the Property will expand upon, and enhance, the holding of Wilmot Woods, will provide expanded forest preserve opportunities in an ecologically important portion of Lake County, and is a visual, topographic and ecologic extension of District properties; 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 Wilmot Woods Forest Preserve, protect wildlife habitat, protect against flooding, provide scenic vistas, preserve trails, 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 owner of the Property, upon the terms and conditions of the Purchase Agreement, for \$55,000.00. The President, Secretary, and Executive Director of the District (and the Executive Director's 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 _____, 2018

AYES:

NAYS:

APPROVED this _____ day of _____, 2018

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
1899 W Winchester Rd
Libertyville, IL 60048
847-367-6640
www.lcfd.org

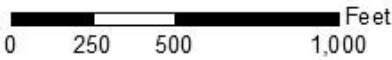
Legend

-  Forest Preserve Boundary
-  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



2015 Aerial Photo

Map Prepared 4 December 2017

