



LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

Preservation, Restoration, Education and Recreation

DATE: April 30, 2018

MEMO TO: Carol Calabresa, Chair
Planning Committee

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

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 0.2-acre property in Lake Villa Township known as the County of Lake, Trustee property for \$1.00 as an addition to Fourth Lake Forest Preserve.

STRATEGIC DIRECTIONSUPPORTED: Conservation

FINANCIAL DATA: The purchase price is \$1.00 and will be funded from the 2008 Referendum Bonds, which are included in the adopted FY 2017/18 Budget (Series 2015A) account number 31314100-801000.

BACKGROUND: The County of Lake acquires certain tax delinquent properties via tax deeds and lists them for sale in its "Green Book." At the direction of the Planning Committee, District staff has reviewed the property described in the attached resolution, which was listed for sale in the Green Book, 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, providing scenic vistas, open spaces, adding to existing preserves, and protecting existing Forest Preserve holdings. In addition, the property will serve as a visual, topographic and ecologic extension of adjoining District properties.

The parcel is located near one of the rarest native plant community types in the Midwest, the Calcareous Floating Mat. A state-wide Illinois Natural Area Inventory completed in 1978 found just 175 acres of this type in Illinois. In addition, Bog Rosemary and Downy Willow Herb, a state-threatened plant, is also known to be near this parcel, as are several other locally rare species.

The property is located on Granada Boulevard, just north of Garcia Drive, near Lindenhurst, approximately 0.6 miles south of Grand Avenue.

Per the terms of the County's "Green Book" bid process, on February 13, the District placed a sealed bid for the parcel of \$1.00, which the County accepted on April 16, 2018. Following Board approval, pursuant to the bid, the District would pay \$1.00 for the Property. Once the District pays for the property, the County will issue a quit claim deed and the District will obtain title to the parcel.

REVIEWED 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 MAY MEETING
MAY 8, 2018**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “a Resolution to Purchase an Approximately 0.2-acre Parcel as an Addition to Fourth Lake Forest Preserve (County of Lake, Trustee Property),” and requests 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 0.2-ACRE PARCEL
AS AN ADDITION TO FOURTH LAKE FOREST PRESERVE
(COUNTY OF LAKE, TRUSTEE PROPERTY)**

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

WHEREAS, the Planning Committee (the "Committee") of the District has reviewed certain land in Lake Villa Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 0.2 acres, is known as the County of Lake, Trustee Property, is privately-owned, and is depicted in Exhibit A attached hereto (the "Property"); and

WHEREAS, the District's Planning and Land Preservation Department has placed a sealed "Green Book" bid with the County of Lake, Trustee, the owner of the Property, which bid has been accepted by the owner, pursuant to which the District would purchase the Property from the owner; and

WHEREAS, the Committee has recommended that the District 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 Fourth Lake Forest Preserve, provide expanded forest preserve holdings, protect wildlife habitat, protect against flooding, provide expanded 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 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. Ownership and Boundaries. The Property is privately owned, is depicted on the attached Exhibit A, and lies wholly within the limits of the District.

Section 3. Suitability. The Property is suitable to be used, occupied, and developed for forest preserve and related purposes, and it is necessary and desirable that the Property be acquired by the District for \$1.00.

Section 4. Approval of Purchase. The Purchase is hereby approved. The District shall purchase the Property from the owner of the Property, upon the terms and conditions of the owner's "Green Book" bid process and such other terms and conditions as shall be approved by the District, for \$1.00. 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, all 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 such acquisition. Further, all prior actions by the District and its employees and attorneys to purchase the Property through the "Green Book" process are hereby ratified and approved.

Section 5. 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, which provides for the payment of \$1.00 for the Property.

Section 6. 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

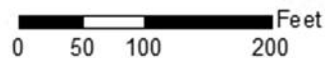
ATTEST:

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.lcfpd.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.

2015 Aerial Photo

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

Map Prepared 6 March 2018

