



LAKE COUNTY FOREST PRESERVES  
www.LCFPD.org

Preservation, Restoration, Education and Recreation

**Date:** November 3, 2014

**Memo to:** Carol Calabresa, Chair  
Land Preservation and Acquisition Committee

Pat Carey, Chair  
Finance and Administrative Committee

**From:** Alex Ty Kovach  
Executive Director

**Subject:** Resolution to purchase an approximately 20-acre parcel known as the Wagner property as an addition to Ray Lake Forest Preserve

**Agenda Item#** 9.8

**RECOMMENDATION:** Recommend approval of a Resolution to purchase an approximately 20-acre parcel of property in Fremont Township known as the Wagner property for approximately \$600,000.00 as an addition to Ray Lake Forest Preserve.

**BACKGROUND:** The Land Preservation and Acquisition Committee has studied and determined that the Wagner property is necessary and desirable to acquire for Forest Preserve District purposes. 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, preserving native wetlands and protecting against flooding.

The property is located on the west side of Fremont Center Road south of Erhart Road. The property is adjacent to existing forest preserve property to the west and south.

A contract to purchase the property has been negotiated by the Forest Preserve District and has been signed by the owner. 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 20 acres.

The property includes a single family residence, two Quonset buildings and an outbuilding. It is recommended that buildings that have no programmatic purpose or significant historic value be demolished.

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

**REVIEWED BY OTHERS:** Executive Director, Finance Director and Legal Counsel

**FINANCIAL DATA:** The purchase price is approximately \$600,000.00, which is funded from the 2008 Referendum Bonds and is included in the adopted FY 2013/14 Budget (Series 2010A) account number 33214100-801000.

**PRESENTER:** Alex Ty Kovach

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF LAKE )

**BOARD OF COMMISSIONERS  
LAKE COUNTY FOREST PRESERVE DISTRICT  
REGULAR NOVEMBER MEETING  
NOVEMBER 11, 2014**

**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 20-acre parcel as an addition to Ray Lake Forest Preserve (Wagner property)" and request its adoption.

**LAND PRESERVATION AND  
ACQUISITION COMMITTEE:**

**FINANCE AND ADMINISTRATIVE  
COMMITTEE:**

	Yea	Nay		Yea	Nay
 Carol Calabresa, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Pat Carey, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Linda Pedersen, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 S. Michael Rummel, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Bonnie Thomson Carter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Sandra Hart	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Steve Mandel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Aaron Lawlor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Diana O'Kelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Audrey Nixon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Tom Weber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	 Linda Pedersen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Terry Wilke					

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

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

**WHEREAS**, the Land Preservation and Acquisition Committee (the “Committee”) of the Lake County Forest Preserve District (the “District”) has conducted a study of certain land in Fremont Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 20 acres, is known as the Wagner property, and is depicted in Exhibit A-1 attached hereto (the “Property”); and

**WHEREAS**, the Property will expand upon and enhance the holdings of Ray Lake Forest Preserve, provide expanded forest preserve holdings protecting wildlife habitat, preserving native wetlands, protecting against flooding and will serve as a visual, topographic and ecologic extension of adjoining District properties; and

**WHEREAS**, the District has complied with all statutory procedures required for the acquisition of the Property; and

**WHEREAS**, the District’s Department of Land Preservation and Special Projects 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

**WHEREAS**, the Committee has recommended that the District purchase the Property because such purchase would advance the goals and policies of the District and the terms and conditions of the Purchase Agreement are fair and reasonable;

**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 approximately \$600,000.00.

Section 4. 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 and such other terms and conditions as shall be approved by the District, for approximately \$600,000.00. The President, Secretary, and Executive Director of the District are hereby authorized and directed to execute and attest to, on behalf of the District, the Purchase Agreement and all other documents that are necessary to complete such transaction provided that the documents have first been approved by the District’s Land Acquisition Counsel.

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 approximately \$600,000.00 for the Property.

Section 6. Severability. If any provision of this Resolution is held to be invalid by a court of competent jurisdiction that provision shall be stricken from this Resolution and the remaining provisions shall continue in full force and effect to the fullest extent possible.

Section 7. 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 \_\_\_\_\_, 2014

Ayes:

Nays:

Approved this \_\_\_\_ day of \_\_\_\_\_, 2014

APPROVED:

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

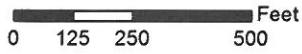
ATTEST:

\_\_\_\_\_  
Julie A. Gragnani, Secretary  
Lake County Forest Preserve District

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

# Exhibit A-1

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

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.

2012 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 7 October 2014

