



LAKE COUNTY FOREST PRESERVES
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Preservation, Restoration, Education and Recreation

DATE: October 1, 2018
MEMO TO: Carol Calabresa, Chair
Planning Committee
FROM: Randall L. Seebach
Director of Planning and Land Preservation

Agenda Item# 9.16

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 0.18-acre property in Lake Villa Township, known as the Kleiner property, for \$990 as an addition to Fourth Lake Forest Preserve.

STRATEGIC DIRECTIONS SUPPORTED: Conservation

FINANCIAL DATA: The purchase price of the Kleiner property is \$990.00, and will be funded from the 2008 Referendum Bonds, which are included in the adopted FY 2018/19 Budget (Series 2015A) account number 31314100-801000.

BACKGROUND: 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, providing scenic vistas, open spaces, adding to existing preserves, and protecting existing Forest Preserve holdings. The property will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located on Forest Avenue north of its intersection with Lakeview Avenue, approximately 1 mile south of Grand Avenue.

The parcel is located south of 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, are also known to be near this parcel, as are several other locally rare species.

A contract to purchase the property has been negotiated by District staff and signed by the owner. Pursuant to the contract, the District will pay \$990.00 for the property. The property is vacant.

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

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

**A RESOLUTION TO PURCHASE AN APPROXIMATELY 0.18-ACRE PARCEL AS AN
ADDITION TO FOURTH LAKE FOREST PRESERVE (KLEINER 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 .18 acres, is known as the Kleiner 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 Fourth Lake, 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 Property is located near one of the rarest native plant community types in the Midwest, the Calcareous Floating Mat; and

WHEREAS, a state-wide Illinois Natural Area Inventory completed in 1978 found just 175 acres of this plant community type in Illinois; and

WHEREAS, in addition, Bog Rosemary and Downy Willow Herb, a state-threatened plant, are also known to be near the Property, as are several other locally rare species; 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 Fourth Lake, protect wildlife habitat, 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 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 \$990.00. The President, Secretary, and Executive Director of the District (and their 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



2017 Aerial Photo

Map Prepared 17 September 2018

