



LAKE COUNTY FOREST PRESERVES
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Preservation, Restoration, Education and Recreation

DATE: March 4, 2019

MEMO TO: John Wasik, Chair
Planning Committee

Agenda Item# 98

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

RECOMMENDATION: Recommend approval of a Resolution accepting the donation of two parcels totaling approximately 1.3-acres known as the Lake Villa Township Property as an addition to Duck Farm Forest Preserve.

STRATEGIC DIRECTION SUPPORTED: Conservation

FINANCIAL DATA: There is no financial impact at this time.

BACKGROUND: Lake Villa Township owns two small parcels within Venetian Village Subdivision which are adjacent to the southern boundary of Duck Farm Forest Preserve.

Neither parcel has potential for development or other active public use by the Township, in part because one of the deeds by which the Township acquired title requires that it remain a park, but also because both parcels fall entirely within the boundaries of Advanced Identification Wetlands, which are wetlands that have been identified by the USEPA or the Army Corps of Engineers in advance as areas generally unsuitable for fill material. As such, these wetlands are generally considered to be high quality wetlands.

Staff believes that the Lake Villa Township Property is necessary and desirable to acquire for Forest Preserve 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, and preserving wetlands and woodlands.

In addition, the conveyance will simplify the boundaries of both the Township's and the District's properties, and the land will remain in public use. The transfer will benefit the public interest by reducing the Township's management responsibilities and expediting the District's maintenance of its property.

Staff has determined that there are no concerns with respect to the title or environmental condition of the Property.

The Township will consider a resolution approving donation of the property and the conveyance documents at its public meeting scheduled for April 9, 2019. A plat of survey will be prepared for the property to determine its precise acreage. The property is vacant.

REVIEW BY OTHERS: Executive Director; Chief Operations Officer; Director of Finance; Corporate Counsel.

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR MARCH MEETING
MARCH 12, 2019**

MISTER PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith "A Resolution Accepting the Donation of two parcels totaling approximately 1.3-acres as an addition to Duck Farm Forest Preserve (Lake Villa Township Property)" and requests its adoption.

PLANNING COMMITTEE:

Date: 3-4-2019 Roll Call Vote: Ayes: _____ Nays: _____
 Voice Vote Majority Ayes; Nays: 0

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

**A RESOLUTION ACCEPTING THE DONATION OF TWO PARCELS TOTALING
APPROXIMATELY 1.3-ACRES AS AN ADDITION TO
DUCK FARM FOREST PRESERVE
(LAKE VILLA TOWNSHIP PROPERTY)**

WHEREAS, the Lake County Forest Preserve District (the "District") owns certain land known as Duck Farm Forest Preserve ("Duck Farm"); and

WHEREAS, the Planning Committee (the "Committee") of the District has reviewed certain lands in Lake Villa Township and within the corporate limits of the District that are suitable for District purposes, which lands include approximately 1.3 acres, are known as the Lake Villa Township Property, and are depicted as the "Subject Property" in Exhibit A attached hereto (the "Property"); and

WHEREAS, the Property is owned by Lake Villa Township (the "Township"); and

WHEREAS, the Committee has recommended that the District request the donation of the Property from the Township because said donation will advance the goals and policies of the District; and

WHEREAS, at its April 9, 2019, annual town meeting, the Township intends to consider a resolution that would approve the donation of the Property to the District, pursuant to Sections 30-53 and 80-75 of the Township Code, 60 ILCS 1/30-53 and 80-75 (the "Township Resolution"); and

WHEREAS, the Board of Commissioners finds that (i) the Property is suitable for District purposes, (ii) acquisition of the Property will expand upon, and enhance, the holdings of Duck Farm and will provide expanded forest preserve opportunities in an ecologically important portion of Lake County, (iii) the Property is a visual, topographic and ecologic extension of District properties, and (iv) 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 a part of this Resolution by this reference.

Section 2: Ownership and Boundaries. The Property is publicly 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, convenient, and desirable that the District acquire the Property, as stated in this Resolution.

Section 4: Request for and Acceptance of Donation. The District hereby requests that the Township donate the Property to the District. If the Township adopts the Township Resolution, the President, Secretary, and Executive Director of the District, and their designees, are hereby authorized and directed to execute and attest to, on behalf of the District, all necessary documents to accept such donation, provided that the documents have first been approved by the District's Corporate Counsel.

Section 5: Effective Date; Repealer. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law. If the Township does not adopt the Township Resolution on or before April 15, 2020, then this Resolution will be deemed to be repealed, rescinded, null, void, and of no further force and effect.

PASSED this ____ day of _____, 2019

AYES:

NAYS:

APPROVED this ____ day of _____, 2019

Angelo D. Kyle, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, 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



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 8 February 2019

