



**DATE:** April 6, 2020

**MEMO TO:** John Wasik, Chair  
Planning Committee

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

**RECOMMENDATION:** Recommend approval of a Resolution to purchase property in Grayslake of approximately 2.7 acres, known as the Epstein Trust property, for \$248,998.35 as an addition to Rollins Savanna Forest Preserve.

**STRATEGIC DIRECTION SUPPORTED:** Conservation.

**FINANCIAL DATA:** The purchase price of the Epstein Trust property is \$248,998.35, 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, adding to existing preserves, protecting existing District holdings, and serving as a visual, topographic and ecologic extension of adjoining District properties.

The property is located on Route 83, approximately 1,800 feet northwest of Washington Street and 1,500 feet southeast of Lake Street in Grayslake.

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 \$248,998.35 for the property. The property is vacant. The property is subject to two tax sale certificates for the 2017 and 2018 property taxes, which were both sold at auction. Immediately after closing, the necessary funds will be taken from the sale proceeds and applies to redeem the property and pay these two certificates.

**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  
RESCHEDULED REGULAR APRIL MEETING  
APRIL 7, 2020**

**MISTER PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:**

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase a Parcel of approximately 2.7 acres as an Addition to Rollins Savanna Forest Preserve (Epstein Trust 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 A PARCEL OF APPROXIMATELY 2.7 ACRES AS  
AN ADDITION TO ROLLINS SAVANNA FOREST PRESERVE  
(EPSTEIN TRUST PROPERTY)**

**WHEREAS**, the Lake County Forest Preserve District (the “District”) owns a certain parcel of land known as Rollins Savanna Forest Preserve (“Rollins Savanna”); and

**WHEREAS**, the Planning Committee (the “Committee”) of the District has reviewed certain land in Grayslake and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 2.7 acres, is known as the Epstein Trust Property, is privately-owned, and is depicted on Exhibit A attached hereto (the “Property”); and

**WHEREAS**, the Property will expand upon, and enhance, the holding of Rollins Savanna, 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 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 Rollins Savanna, protect wildlife habitat, reduce flooding, preserve wetlands, 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 a 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 \$248,998.35. 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 \_\_\_\_\_, 2020

AYES:

NAYS:

APPROVED this \_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
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

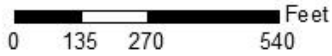
## Legend

-  Forest Preserve Boundary
-  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 3 March 2020

