



LAKE COUNTY FOREST PRESERVES  
www.LCFPD.org

Preservation, Restoration, Education and Recreation

**Date:** January 5, 2015

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

S. Michael Rummel, Chair  
Finance and Administrative Committee

**From:** Alex Ty Kovach  
Executive Director

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

**RECOMMENDATION:** Recommend approval of a Resolution to purchase an approximately 20-acre parcel of property in Fremont Township known as the Diebold Family Partnership property for \$650,000.00 as an addition to Ray Lake Forest Preserve.

**BACKGROUND:** The Land Preservation and Acquisition Committee has studied and determined that the Diebold Family Partnership 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 at the corner of Fremont Center Road and 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, garage, barn and an outbuilding. It is recommended that buildings that have no programmatic purpose or significant historic value be salvaged, recycled and removed.

**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 \$650,000.00, which is funded from the 2008 Referendum Bonds and is included in the adopted FY 2014/15 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 JANUARY MEETING  
 JANUARY 13, 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 (Diebold Family Partnership property)” and request its adoption.

**LAND PRESERVATION AND ACQUISITION COMMITTEE:**

**FINANCE AND ADMINISTRATIVE COMMITTEE:**

	Yea	Nay
_____	<input type="checkbox"/>	<input type="checkbox"/>
Carol Calabresa, Chair		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Steve W. Mandel, Vice Chair		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Bonnie Thomson Carter		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Linda Pedersen		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Tom Weber		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Werfel		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Terry Wilke		

	Yea	Nay
_____	<input type="checkbox"/>	<input type="checkbox"/>
S. Michael Rummel, Chair		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Linda Pedersen, Vice Chair		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Steve Carlson		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Bill Durkin		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Sandra Hart		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Aaron Lawlor		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Audrey Nixon		

**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  
(DIEBOLD FAMILY PARTNERSHIP 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 Diebold Family Partnership 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 \$650,000.00.

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 \$650,000.00. 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 \$650,000.00 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 \_\_\_\_\_, 2015

Ayes:

Nays:

Approved this \_\_\_\_ day of \_\_\_\_\_, 2015

APPROVED:

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

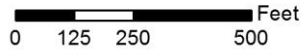
ATTEST:

\_\_\_\_\_  
Julie A. Gagnani, 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 Parcel

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 4 November 2014

