



LAKE COUNTY FOREST PRESERVES
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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 0.12-acre property in Waukegan Township known as the Federal National Mortgage Association (Fannie Mae) property for \$30,000.00 as an addition to Greenbelt Forest Preserve.

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 0.12-acre property in Waukegan Township known as the Federal National Mortgage Association property for \$30,000.00 as an addition to Greenbelt Forest Preserve.

BACKGROUND: The Land Preservation and Acquisition Committee has studied and determined that the property at 1228 Lewis Avenue, Waukegan, which was foreclosed upon and is owned by Fannie Mae, 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 and protecting Forest Preserve holdings.

The property is located on the west side of Lewis Avenue, north of 13th Street and south of 11th Street. It is bordered on the north and west by Greenbelt Forest Preserve. Acquisition of this property would remove a small inholding on the eastern boundary of Greenbelt.

Fannie Mae has very strict guidelines on timing and requires purchasers to use Fannie Mae's document forms. As such, and as previously discussed with the Board, Executive Director Kovach has signed the contract and other necessary documentation. 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 a survey, the acreage may be slightly different than the current estimate of 0.12 acres.

The property includes a single family house and detached garage. The buildings on the property will be inspected to determine if they can be used for District purposes. It is recommended that buildings that have no historic value or programmatic purpose be salvaged, recycled and removed.

REASON FOR RECOMMENDATION: Committee recommendation and Board approval are required in accordance with District policy.

REVIEWED BY OTHERS: Executive Director and Legal Counsel

FINANCIAL DATA: The purchase price is \$30,000.00, which is funded from the 2008 Referendum Bonds and is included in the adopted FY 2013/14 Budget (Series 2010A) account number 33214100-801000 (33210000-104030).

PRESENTER: Alex Ty Kovach

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

**A RESOLUTION APPROVING THE PURCHASE OF AN APPROXIMATELY 0.12-ACRE
PARCEL AS AN ADDITION TO GREENBELT FOREST PRESERVE
(FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE) 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 Waukegan Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 0.12 acres, is known as the Federal National Mortgage Association (Fannie Mae) Property, and is depicted in Exhibit A attached hereto (the "Property"); and

WHEREAS, the Property will expand upon and enhance the holdings of Greenbelt Forest Preserve, provide expanded forest preserve holdings, protect wildlife habitat, protect against flooding, and 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 Executive Director has executed a real estate contract, a real estate purchase addendum, and other related documents with the owner of the Property pursuant to which the District would purchase the Property from the owner (collectively, the "Purchase Agreement"); and

WHEREAS, the Committee has reviewed the Property and recommends that the District purchase this 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 \$30,000.00.

Section 4. Approval of Purchase Agreement. The Purchase Agreement is hereby approved. All prior actions of the Executive Director and his designees to approve and enter into the Purchase Agreement and to acquire the Property are hereby ratified and 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 \$30,000.00. 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 General 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 \$30,000.00 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. 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 Parcel: 0.12 Acres



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 20 October 2014

