



# Lake County Forest Preserves

General Offices  
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www.LCFPD.org

**DATE:** August 31, 2020

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

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

**Agenda Item#** 9.7

**RECOMMENDATION:** Recommend approval of a Resolution to purchase an approximately 0.16-acre property in Cuba Township, known as the County of Lake, Trustee property, for \$1.00 as an addition to Fox River Forest Preserve.

**STRATEGIC DIRECTION SUPPORTED:** Conservation.

**FINANCIAL DATA:** The purchase price of the County of Lake, Trustee property is \$1.00, and will be funded from the 2008 Referendum Bonds, which are included in the adopted FY 2020 Budget (Series 2015A) account number 31314100-801000.

**BACKGROUND:** The County of Lake acquires certain tax delinquent properties via tax deeds and lists them for sale in its "Green Book." At the direction of the Planning Committee, District staff has reviewed the property described in the attached resolution, which was listed for sale in the Green Book, 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 and open spaces, adding to existing preserves, and protecting existing Forest Preserve holdings. In addition, the property will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located on Eastwood Avenue at its terminus adjacent to the Fox River, about 0.6 miles south of Center Street. The parcel is vacant.

Per the terms of the County's "Green Book" bid process, on June 1, 2020, the District placed a sealed bid for the parcel of \$1.00, which the County accepted on August 4, 2020. Following Board approval, pursuant to the bid, the District would pay \$1.00 for the property. Once the District pays for the property, the County will issue a quit claim deed and the District will obtain title to the parcel.

**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 SEPTEMBER MEETING  
SEPTEMBER 8, 2020**

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

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an Approximately 0.16-acre Parcel as an Addition to Fox River Forest Preserve (County of Lake, Trustee Property),” and requests its approval.

**PLANNING COMMITTEE:**

Date: 09/31/2020     Roll Call Vote: Ayes: 0 Nays: 0  
 Voice Vote Majority Ayes; Nays:

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

**A RESOLUTION TO PURCHASE AN APPROXIMATELY 0.16-ACRE PARCEL  
AS AN ADDITION TO FOX RIVER FOREST PRESERVE  
(COUNTY OF LAKE, TRUSTEE PROPERTY)**

**WHEREAS**, the Lake County Forest Preserve District (the "District") owns a certain parcel of land known as Fox River Forest Preserve ("Fox River"); and

**WHEREAS**, the Planning Committee (the "Committee") of the District has reviewed certain land in Cuba Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 0.16 acres, is known as the County of Lake, Trustee Property, and is depicted in Exhibit A attached hereto (the "Property"); and

**WHEREAS**, the Property will expand upon, and enhance, the holding of Fox River, 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 Planning and Land Preservation Department has placed a sealed "Green Book" bid of \$1.00 with the County of Lake, Trustee, the owner of the Property (the "County"), which bid has been accepted by the County, pursuant to which the District would purchase the Property from the County; and

**WHEREAS**, the Committee has recommended that the District 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 Fox River, protect wildlife habitat, protect against 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 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 owned by the County, 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 \$1.00.

**Section 4: Approval of Purchase.** The acquisition of the Property is hereby approved. The District shall purchase the Property from the County, upon the terms and conditions of the County's "Green Book" bid process and such other terms and conditions as shall be approved by the District, for \$1.00. 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, all 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 such acquisition. Further, all prior actions by the District and its employees and attorneys to purchase the Property through the "Green Book" process are hereby ratified and approved.

**Section 5: Authority to Pay Owner.** The Treasurer of the District is hereby authorized to pay \$1.00 for the Property.

**Section 6: 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 Property
-  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.

2020 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 6 August 2020

