

**DATE:** January 4, 2021

**MEMO TO:** Terry Wilke, Chair  
Planning Committee

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

**RECOMMENDATION:** Recommend approval of a Resolution to purchase an approximately 18.6-acre property in Newport Township known as the Shea property for approximately \$316,200.00 as an addition to Wadsworth Savanna Forest Preserve.

**STRATEGIC DIRECTIONS SUPPORTED:** Conservation.

**FINANCIAL DATA:** The purchase price of the Shea property is approximately \$316,200.00, of which approximately \$158,100.00 will be funded by a grant from the U.S. Forest Service's Community Forest and Open Space Conservation Program (Public Law 110-234, 2008). The remaining \$158,100.00 will be funded from the 2021 Future Grant Matching Funds included in the approved Capital Improvement Program in the adopted FY 2021 Budget account number 25104100-801000 Special Projects Fund Land Acquisition.

**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 and forests, providing scenic vistas, adding to existing preserves, and protecting existing District holdings, and will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located on Wadsworth Road, approximately 1,400 feet west of Kilbourne Road in the Village of Wadsworth.

A contract to purchase the property has been negotiated by District staff and signed by the owner. The contract is contingent upon the District being awarded a U.S. Forest Service Community Forest and Open Space Conservation Program grant. At the time the contract was executed, a land survey was not available to determine the exact acreage of the parcel. The purchase price is based on \$17,000 per acre; therefore, when the final acreage is determined by an ALTA land survey, the acreage may be slightly different than the current estimate of 18.6 acres, and the final purchase price may vary from the estimate of \$316,200.00. The property is vacant.

**REVIEWED 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 JANUARY MEETING  
JANUARY 12, 2021**

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

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an Approximately 18.6-acre Parcel as an Addition to Wadsworth Savanna Forest Preserve (Shea 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 AN APPROXIMATELY 18.6-ACRE PARCEL AS AN  
ADDITION TO WADSWORTH SAVANNA FOREST PRESERVE (SHEA PROPERTY)**

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

**WHEREAS**, the Planning Committee (the "Committee") of the District has reviewed certain land in Newport Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 18.6 acres, is known as the Shea Property, is privately-owned, and is depicted in Exhibit A attached hereto (the "Property"); and

**WHEREAS**, the Property will expand upon, and enhance, the holdings of Wadsworth 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 the 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 Wadsworth Savanna, 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 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 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 \$17,000 per acre. 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 \_\_\_\_\_, 2021

AYES:

NAYS:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Angelo D. Kyle, President  
Lake County Forest Preserve District

ATTEST:

\_\_\_\_\_  
Julie Gragnani, Secretary  
Lake County Forest Preserve District

Exhibit No. \_\_\_\_\_

# Exhibit A

## Legend



Forest Preserve Boundaries



Subject Property

Lake County Forest Preserve District  
Land Preservation and Special Projects  
1899 W Winchester Rd  
Libertyville, Illinois 60048  
847-968-3351

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

0 150 300 600 Feet

2020 Aerial Photo

Map Prepared 12//2020

