



LAKE COUNTY FOREST PRESERVES

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Preservation, Restoration, Education and Recreation

**Date:** February 2, 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 17-acre parcel known as the Northside Community Bank property as an addition to Bluebird Meadow Forest Preserve

**RECOMMENDATION:** Recommend approval of a Resolution to purchase an approximately 17-acre parcel of property in Antioch Township known as the Northside Community Bank property for \$420,000.00 as an addition to Bluebird Meadow Forest Preserve.

**BACKGROUND:** At the direction of the Land Preservation and Acquisition Committee, District staff has reviewed the Northside Community Bank property to determine the property's 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 adding to existing preserves, protecting wildlife habitat, protecting against flooding and providing trails and scenic vistas. This property plays a critical role regarding potential for trail connections and expanding the District's ability to offer trail corridors and recreational uses in this part of the county.

The property is located at the southeast corner of Illinois Route 59 and Town Line Road. The property is across the street from existing forest preserve property to the south.

A contract to purchase the property has been negotiated by District staff 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 17 acres.

The property is vacant.

**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 \$420,000.00, 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



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

**A RESOLUTION APPROVING THE PURCHASE OF AN APPROXIMATELY  
17-ACRE PARCEL AS AN ADDITION TO BLUEBIRD MEADOW FOREST PRESERVE  
(NORTHSIDE COMMUNITY BANK PROPERTY)**

**WHEREAS**, the Land Preservation and Acquisition Committee (the “Committee”) of the Lake County Forest Preserve District (the “District”) has reviewed certain land in Antioch Township and within the corporate limits of the District , which land includes approximately 17 acres, is known as the Northside Community Bank property, and is depicted in Exhibit A attached hereto (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 the owner of the Property has 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) Property is suitable for District purposes, (ii) acquisition of the Property would expand upon and enhance the holdings of Bluebird Meadow Forest Preserve, provide expanded forest preserve holdings, protect wildlife habitat, protect against flooding, provide expanded trail opportunities and 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 \$420,000.00. The President, Secretary, and Executive Director of the District (and his 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 Land Acquisition Counsel or the District’s Corporate Counsel and (ii) to take such other actions as may be necessary to complete such acquisition.

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, which provides for the payment of \$420,000.00 for the Property.

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 \_\_\_\_\_, 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 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.

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 14 January 2015

