



LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

Preservation, Restoration, Education and Recreation

Date: March 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 18.4-acre parcel known as the CadleRock property as an addition to Singing Hills Forest Preserve

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 18.4-acre parcel of property in Wauconda Township known as the CadleRock property for \$100,000.00 as an addition to Singing Hills Forest Preserve.

BACKGROUND: At the direction of the Land Preservation and Acquisition Committee, District staff has reviewed the CadleRock 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 scenic vistas and will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located on the East side of U.S. Highway 12, between Illinois Route 120 and Case Road. The property is adjacent to existing forest preserve property to the east.

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 18.4 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 \$100,000.00, 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 MARCH MEETING
 MARCH 10, 2015**

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 18.4-acre parcel as an addition to Singing Hills Forest Preserve (CadleRock 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"/>
Steven 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
18.4-ACRE PARCEL AS AN ADDITION TO SINGING HILLS FOREST PRESERVE
(CADLEROCK PROPERTY)**

WHEREAS, the Land Preservation and Acquisition Committee (the “Committee”) of the Lake County Forest Preserve District (the “District”) has reviewed certain land in Wauconda Township and within the corporate limits of the District, which land includes approximately 18.4 acres, is known as the CadleRock 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 Singing Hills Forest Preserve, protect wildlife habitat, protect against flooding, 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 \$100,000.00. 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 \$100,000.00 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

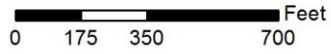
ATTEST:

Julie A. Gagnani, Secretary

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: 18.4 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 14 January 2015

