



LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

Preservation, Restoration, Education and Recreation

DATE: April 6, 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: Purchase property in Antioch Township known as the Leonardi Enterprises, LLC property as an addition to Bluebird Meadow Forest Preserve

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 1-acre property in Antioch Township known as the Leonardi Enterprises, LLC property for \$25,000.00 per acre as an addition to Bluebird Meadow Forest Preserve.

BACKGROUND: At the direction of the Land Preservation and Acquisition Committee, District staff has reviewed the Leonardi Enterprises, LLC 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 adjacent to existing forest preserve property to the north and west and 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 1 acre.

The property is vacant.

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

REVIEWED BY OTHERS: Executive Director, Chief Operations Officer and Legal Counsel

FINANCIAL DATA: The purchase price is \$25,000.00 per acre, 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 APRIL MEETING
 APRIL 14, 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 1-acre Parcel as an addition to Bluebird Meadow Forest Preserve (Leonardi Enterprises, LLC),” and request its adoption.

LAND PRESERVATION AND ACQUISITION COMMITTEE:	YEA	NAY	FINANCE AND ADMINISTRATIVE COMMITTEE:	YEA	NAY
<hr/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Carol Calabresa, Chair			S. Michael Rummel, Chair		
<hr/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Steven W. Mandel, Vice Chair			Linda Pedersen, Vice Chair		
<hr/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Bonnie Thomson Carter			Steve Carlson		
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Linda Pedersen			Bill Durkin		
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Tom Weber			Sandra Hart		
<hr/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Werfel			Aaron Lawlor		
<hr/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Terry Wilke			Audrey Nixon		

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

**A RESOLUTION APPROVING THE PURCHASE OF AN APPROXIMATELY 1-ACRE
PARCEL AS AN ADDITION TO BLUEBIRD MEADOW FOREST PRESERVE
(LEONARDI ENTERPRISES, LLC 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 Antioch Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 1 acre, is known as the Leonardi Enterprises, LLC Property, and is depicted in Exhibit A attached hereto (the “Property”); and

WHEREAS, the District’s Planning and Land Preservation Department 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. 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 \$25,000.00 per acre.

Section 4. 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 \$25,000.00 per acre. 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 Corporate Counsel and (ii) to take such other actions as may be necessary to complete such acquisition.

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 \$25,000.00 per acre 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 _____, 2015

AYES:

NAYS:

APPROVED this _____ day of _____, 2015

APPROVED:

Ann B. Maine, 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

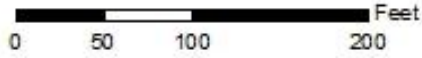
Legend

-  Forest Preserve 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.

Prepared using information from:
Lake County Department of Information & Technology: GIS/Mapping Division
18 North County Street
Waukegan, Illinois 60085-4357
847-377-2373



2012 Aerial Photo

Map Prepared 16 March 2015

