



LAKE COUNTY FOREST PRESERVES  
www.LCFPD.org

Preservation, Restoration, Education and Recreation

**Date:** May 4, 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 15-acre parcel known as the Kinney property as an addition to Pine Dunes Forest Preserve.

**RECOMMENDATION:** Recommend approval of a Resolution to purchase an approximately 15-acre parcel of property in Newport Township known as the Kinney property for \$470,000 as an addition to Pine Dunes Forest Preserve.

**BACKGROUND:** At the direction of the Land Preservation and Acquisition Committee, District staff has reviewed the Kinney 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. Acquisition of this property will make the boundaries of District property more regular and continuous, reducing "inholdings," increase the potential for trail connections, and expand the District's ability to offer access to recreational uses in this part of the County.

The property is located on the south side of State Line Road east of N. Crawford Road. The property is adjacent to existing forest preserve property to the west, south and 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 15 acres.

The property includes a single family residence, barn and outbuildings. It is recommended that buildings that have no programmatic purpose or significant historic value be salvaged, recycled and removed.

**REASON FOR RECOMMENDATION:** Committee and Board approval is required in accordance with District policy.

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

**FINANCIAL DATA:** The purchase price is \$470,000.00, which is funded from the 2008 Referendum Bonds and is included in the adopted FY 2014/15 Budget (Series 2013A) account number 31334100-801000.

**PRESENTER:** Alex Ty Kovach



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

**A RESOLUTION APPROVING THE PURCHASE OF AN APPROXIMATELY  
15-ACRE PARCEL AS AN ADDITION TO PINE DUNES FOREST PRESERVE  
(KINNEY PROPERTY)**

**WHEREAS**, the Land Preservation and Acquisition Committee (the “Committee”) of the Lake County Forest Preserve District (the “District”) has reviewed certain land in Newport Township and within the corporate limits of the District , which land includes approximately 15 acres, is known as the Kinney property, and is depicted in Exhibit A attached hereto (the “Property”); and

**WHEREAS**, the District’s Department of Planning and Land Preservation 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 Pine Dunes Forest Preserve, 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 \$470,000.00. The President, Secretary, and Executive Director (and his designees) of the District 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 \$470,000.00 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

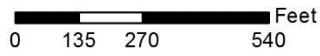
ATTEST:

\_\_\_\_\_  
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 Property
-  Subject Parcel

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 7 April 2015

