



LAKE COUNTY FOREST PRESERVES
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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 60-acre parcel known as the SMD property as an addition to Pine Dunes Forest Preserve.

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 60-acre parcel of property in Newport Township known as the SMD property for \$32,925 per acre as an addition to Pine Dunes Forest Preserve.

BACKGROUND: At the direction of the Land Preservation and Acquisition Committee, District staff has reviewed the SMD 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 will serve as a visual, topographic, and ecologic extension of adjoining District properties and will play 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 on the west side of Highway 41 north of Edwards Road. The property is adjacent to existing forest preserve to the west and south.

A contract to purchase the property has been negotiated by District staff and has been signed by the owner. Pursuant to the contract, the District would pay \$32,925.00 per acre for the Property. 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 different than the current estimate of 60 acres.

The property is vacant.

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 (assuming the property is 60 acres) would be \$1,975,500.00, 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
60-ACRE PARCEL AS AN ADDITION TO PINE DUNES FOREST PRESERVE
(SMD 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 60 acres, is known as the SMD 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 \$32,925.00 per acre. 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 \$32,925.00 per acre 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

