



# Lake County Forest Preserves

General Offices  
1899 West Winchester Road  
Libertyville, Illinois 60048  
847-367-6640 • Fax: 847-367-6649  
www.LCFPD.org

**DATE:** January 6, 2025

**MEMO TO:** Paul Frank, Chair  
Planning Committee

**FROM:** Ken Jones  
Director of Land Preservation

**Agenda Item#** 10.6

**RECOMMENDATION:** Recommend approval of a Resolution to purchase an approximately 27.9-acre property in Antioch Township, known as the Yatowt property, for \$954,000.00 as an addition to Raven Glen Forest Preserve.

**STRATEGIC DIRECTIONS SUPPORTED:** Public Access and Connections, Conservation, Organizational Sustainability

**FINANCIAL DATA:** The purchase price of the Yatowt property is \$954,000.00, and will be funded from the proceeds of the \$17.5 million in General Obligation Limited Tax bonds issued in April 2024 (Account number 31344100-801000 Land).

**BACKGROUND:** The Yatowt property is located on Deep Lake Road, approximately one-half mile south of Route 173 in the Village of Antioch, and is adjacent to Raven Glen Forest Preserve. At the direction of the Planning Committee, District staff has reviewed the property to determine its 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 protecting wildlife habitat, preserving wetlands and forests, providing scenic vistas, adding to existing preserves, and protecting existing District holdings, and the property will serve as a visual, topographic and ecologic extension of adjoining District properties.

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 will pay \$954,000.00 for the Property. Currently, a land survey is not available to determine the exact acreage of the parcel.

The Property includes a single-family residence and several outbuildings. The buildings will be inspected to determine if they can be used for District purposes. If the buildings are determined to have no programmatic purposes or historic value, they will be demolished.

**REVIEW BY OTHERS** Executive Director, Chief Operations Officer, Director of Finance, Manager of Board Operations, and Corporate Counsel.

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF LAKE     )

**BOARD OF COMMISSIONERS  
LAKE COUNTY FOREST PRESERVE DISTRICT  
REGULAR JANUARY MEETING  
JANUARY 15, 2025**

**MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:**

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an Approximately 27.9-acre Parcel as an Addition to Raven Glen Forest Preserve (Yatowt Property),” and requests its approval.

**PLANNING COMMITTEE:**

Date: 01-06-2025     Roll Call Vote: Ayes: \_\_\_ Nays: \_\_\_  
                                   Voice Vote Majority Ayes; Nays: 0

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

**A RESOLUTION TO PURCHASE AN APPROXIMATELY 27.9-ACRE PARCEL  
AS AN ADDITION TO RAVEN GLEN FOREST PRESERVE (YATOWT PROPERTY)**

**WHEREAS**, the Lake County Forest Preserve District (the "District") owns a certain parcel of land known as Raven Glen Forest Preserve ("Raven Glen"); and

**WHEREAS**, the Planning Committee (the "Committee") of the District has reviewed certain land in Antioch Township and within the corporate limits of the District that is suitable for District purposes, which land consists of approximately 27.9 acres, is commonly known as the Yatowt Property, is privately owned, and is depicted in Exhibit A attached hereto (the "Property"); and

**WHEREAS**, the Property will expand upon, and enhance, the holdings of Raven Glen, will provide expanded forest preserve opportunities in an ecologically important portion of Lake County, and is a visual, topographic and ecologic extension of District properties; and

**WHEREAS**, the District's Department of Land Preservation has negotiated a purchase and sale agreement with the owners of the Property pursuant to which the District would purchase the Property from the owners (the "Purchase Agreement"), and the owners of the Property have 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) the Property is suitable for District purposes, (ii) acquisition of the Property would expand upon and enhance the holdings of Lakewood, protect wildlife habitat, protect against flooding, preserve wetlands, 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 \$954,000.00. The President, Secretary, and Executive Director of the District (and the Executive Director's 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 the acquisition of the Property.

**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.

**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 \_\_\_\_\_, 2025

AYES:

NAYS:

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Jessica Vealitzek, President  
Lake County Forest Preserve District

ATTEST:

\_\_\_\_\_  
Julie Gragnani, Secretary  
Lake County Forest Preserve District

Exhibit No. \_\_\_\_\_

# Exhibit A

## Legend



Forest Preserve Property



The Property

Lake County Forest Preserve District  
Land Preservation and Special Projects  
1855 W Winchester Rd  
Libertyville, Illinois 60048  
847-988-3251

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  
847-977-2373



2024 Aerial Photo

Map Prepared 3 December 2024

