# LAKE COUNTY FOREST PRESERVES www.LCFPD.org



Preservation, Restoration, Education and Recreation

**Date:** January 4, 2016

**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 of DesMarais Estate property

**RECOMMENDATION:** Recommend approval of a Resolution to purchase a 15-acre parcel of property in Fremont Township known as the DesMarais Estate property for \$29,500 per acre (\$442,500.00) as an addition to Ray Lake Forest Preserve.

**BACKGROUND:** At the direction of the Land Preservation and Acquisition Committee, District staff has reviewed the DesMarais Estate 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 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 Gilmer Road south of Erhart Road and is adjacent to Ray Lake Forest Preserve to the north.

A contract to purchase the property has been negotiated by District staff and has been signed by the owner. The property is vacant.

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

**REVIEWED BY OTHERS:** Chief Operations Officer, Director of Planning and Land Preservation, Finance Director and Legal Counsel

**STRATEGIC DIRECTION(S) SUPPORTED:** Conservation; Leadership

<u>FINANCIAL DATA</u>: The purchase price is \$29,500 per acre (\$442,500), 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

STATE OF ILLINOIS )

( ) SS

( COUNTY OF LAKE )

# BOARD OF COMMISSIONERS LAKE COUNTY FOREST PRESERVE DISTRICT REGULAR JANUARY MEETING JANUARY 12, 2016

#### 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 a 15-acre parcel as an addition to Ray Lake Forest Preserve (DesMarais Estate property)" and request its adoption.

LAND PRESERVATION AND ACQUISITION COMMITTEE:			FINANCE AND ADMINISTRATIVE COMMITTEE:	E	
	Yea	Nay		Yea	Nay
Carol Calabresa, Chair	_ 🗆		S. Michael Rummel, Chair	_□	
Steven W. Mandel, Vice Chair	_ 🗆		Linda Pedersen, Vice Chair		
Bonnie Thomson Carter	_ 🗆		Steve Carlson		
Linda Pedersen	_ 🗆		Bill Durkin	_ 🗆	
Tom Weber	_ 🗆		Sandra Hart	_ 🗆	
Jeff Werfel	_ 🗆		Aaron Lawlor	_ 🗆	
Terry Wilke	_ 🗆		Audrey Nixon	_ 🗆	

### LAKE COUNTY FOREST PRESERVE DISTRICT LAKE COUNTY, ILLINOIS

# A RESOLUTION APPROVING THE PURCHASE OF A 15-ACRE PARCEL AS AN ADDITION TO RAY LAKE FOREST PRESERVE (DESMARAIS ESTATE PROPERTY)

**WHEREAS**, the Land Preservation and Acquisition Committee (the "Committee") of the Lake County Forest Preserve District (the "District") has reviewed certain land in Fremont Township and within the corporate limits of the District, which land includes 15 acres, is known as the DesMarais Estate 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 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 Ray Lake 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:

<u>Section 1</u>. <u>Recitals</u>. 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 owners, upon the terms and conditions of the Purchase Agreement, for \$442,500. 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.

<u>Section 3</u>. <u>Authority to Pay Owner</u>. The Treasurer of the District is hereby authorized to pay for the Property, pursuant to the terms and conditions of the respective Purchase Agreement.

Section 4. Effective Date. and approval in the manner		in full force and effect from and after its passage
PASSED this	_ day of	, 2016
Ayes:		
Nays:		
Approved this	day of	_, 2016
		APPROVED:
ATTEST:		Ann B. Maine, President Lake County Forest Preserve District
Julie Gragnani, Secretary Lake County Forest Preserv	ve 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

## 0 255 510 1,020

### Legend



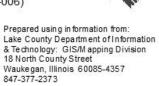
Forest Preserve Boundary

Subject Parcel (Portion of 10-20-200-006)

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.

2014 Aerial Photo



Map Prepared 23 October 2015

