



LAKE COUNTY FOREST PRESERVES

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Preservation, Restoration, Education and Recreation

DATE: October 3, 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

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 10.9-acre property in Vernon Township known as the County of Lake, Trustee property for \$1.00 as an addition to Cahokia Flatwoods Forest Preserve.

STRATEGIC DIRECTIONS SUPPORTED: Conservation; Public Access and Connections

FINANCIAL DATA: The purchase price is \$1.00, which is funded from the 2008 Referendum Bonds and is included in the adopted FY 2016/17 Budget (Series 2013) account number 31334100-801000.

BACKGROUND: At the end of July, the County Clerk's office contacted the District and stated that the County of Lake was the owner of a parcel the District mistakenly believed it owned, and inquired whether the District wished to acquire the property.

In October 1976, the District acquired approximately 133 acres as an addition to what was later named Cahokia Flatwoods Forest Preserve. When the Tax Exemption application for the purchase was prepared, one of the six parcels was omitted, and the Tax Exemption Certificate received in February 1978 included only five parcels. Based upon available records, though County records showed the District as owner, it was not identified as the taxpayer. Since one of the PINs was not tax exempt, and the District was not listed as the taxpayer, the District did not receive a tax bill on the parcel. In 1981 the tax on that PIN was not paid, and the parcel went to the annual Tax Sale. Because no outside party bid on the Tax Sale Certificate, the County of Lake, as Trustee, retained it, and in April 1985, a tax deed was issued, transferring title from the District to the County.

However, the taxpayer information continued to show the District as the owner, and public data sources (such as Lake County Maps Online and the Treasures Office Current (tax) Payment Status website) show only taxpayer, and not owner, information. The District was unaware that the County had taken title to the property.

At the direction of the Land Preservation and Acquisition Committee, District staff has reviewed the County of Lake, Trustee 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 is particularly important since the Des Plaines River Trail passes through the northern portion of the property; the property is otherwise unimproved.

The property consists of two parcels, located west of the Des Plaines River, east of Milwaukee Avenue / Route 21, and north of Lake Cook Road.

Per the terms of the County's "Green Book" bid process, on August 2, the District placed a sealed bid for the parcel of \$1.00, which the County accepted on September 6. Following Board approval, pursuant to the bid, the District would pay \$1.00 for the Property. Once the District pays for the property, the County will issue a quit claim deed and the District will regain ownership.

REVIEWED BY OTHERS: Executive Director, Chief Operations Officer, Corporate Counsel

PRESENTER: Alex Ty Kovach

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR OCTOBER MEETING
OCTOBER 11, 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 an approximately 10.9-acre Parcel as an addition to Cahokia Flatwoods Forest Preserve (County of Lake, Trustee),” and request its approval.

LAND PRESERVATION AND ACQUISITION COMMITTEE:

Date: _____ **Roll Call Vote: Ayes:___ Nays:___**
 Voice Vote Majority Ayes; Nays:___

FINANCE AND ADMINISTRATIVE COMMITTEE:

Date: _____ **Roll Call Vote: Ayes:___ Nays:___**
 Voice Vote Majority Ayes; Nays:___

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

**A RESOLUTION APPROVING THE PURCHASE OF AN APPROXIMATELY 10.9-ACRE
PARCEL AS AN ADDITION TO CAHOKIA FLATWOODS FOREST PRESERVE
(COUNTY OF LAKE, TRUSTEE 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 Vernon Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 10.9 acres, is known as the County of Lake, Trustee Property, and is depicted in Exhibit A attached hereto (the “Property”); and

WHEREAS, the District’s Planning and Land Preservation Department has placed a sealed “Green Book” bid with the County of Lake, Trustee, the owner of the Property, which bid has been accepted by the owner, pursuant to which the District would purchase the Property from the owner; and

WHEREAS, the Committee has recommended that the District 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 Cahokia Flatwood 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 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 \$1.00.

Section 4. Approval of Purchase. The Purchase is hereby approved. The District shall purchase the Property from the owner of the Property, upon the terms and conditions of the owner’s “Green Book” bid process and such other terms and conditions as shall be approved by the District, for \$1.00. 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, all 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. Further, all prior actions by the District and its employees and attorneys to purchase the Property through the “Green Book” process are hereby ratified and approved.

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 \$1.00 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 _____, 2016

AYES:

NAYS:

APPROVED this _____ day of _____, 2016

Ann B. Maine, President
Lake County Forest Preserve District




ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

Exhibit A

Legend

-  Forest Preserve Boundary
-  Des Plaines River Trail
-  Subject Property



Lake County Forest Preserve District
1899 W Winchester Rd
Libertyville, IL 60048
847-367-6640
www.lcfdp.org

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

0 150 300 600 Feet

2014 Aerial Photo

Map Prepared 12 September 2016

