



DATE: June 2, 2025

MEMO TO: Paul Frank, Chair
Planning Committee

FROM: Ken Jones
Director of Land Preservation

RECOMMENDATION: Recommend approval of a Resolution to accept the donation of an approximately 2.5-acre property in Newport Township known as the Raymond property as an addition to Dutch Gap Forest Preserve.

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

FINANCIAL DATA: The Raymond property (the “Property”) is being donated to the District at no cost.

BACKGROUND: The Property is part of a larger parcel owned by the owner that is located on State Line Road, is approximately 600 feet west of Crawford Road in unincorporated Newport Township, and is adjacent to Dutch Gap 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 donation agreement for the Property has been negotiated by District staff and has been signed by the owner. Pursuant to the agreement, the District would accept the donation of the Property at no cost. The Property is vacant.

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 JUNE MEETING
JUNE 11, 2025**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Accept the Donation of an approximately 2.5-acre Parcel as an Addition to Dutch Gap Forest Preserve (Raymond Property),” and requests its approval.

PLANNING COMMITTEE:

Date: _____ Roll Call Vote: Ayes:_____ Nays:_____

Voice Vote Majority Ayes; Nays:_____

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

**A RESOLUTION TO ACCEPT THE DONATION OF AN APPROXIMATELY
2.5-ACRE PARCEL AS AN ADDITION TO DUTCH GAP FOREST PRESERVE
(RAYMOND PROPERTY)**

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

WHEREAS, the Planning Committee (the "Committee") of the District has reviewed certain land in Newport Township and within the corporate limits of the District that is suitable for District purposes, which land consists of 2.5 acres, is commonly known as the Raymond 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 Dutch Gap, 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 Property contains an approximately 280-year-old bur oak tree in excellent condition that the owner wishes to protect and conserve via a donation to the District; and

WHEREAS, the District's Department of Land Preservation has negotiated a donation agreement with the owner of the Property pursuant to which the District would accept the donation of the Property from the owner subject to the terms and conditions set forth therein, (the "Donation Agreement"), and the owner of the Property has executed the Donation Agreement; and

WHEREAS, the Committee has recommended that the District approve the Donation Agreement and accept the donation of 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 Dutch Gap, 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 Donation 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 Donation Agreement. The Donation Agreement is hereby approved. The District shall accept the donation of the Property from the owner of the Property, subject to the terms and conditions of the Donation Agreement and such other terms and conditions as shall be approved by the District. 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 Donation 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; provided, however, that if the Executive Director, in consultation with Corporate Counsel, determines in accordance with the Donation Agreement that title, environmental, or other feasibility issues render the Property unsuitable for District purposes, then the Executive Director is authorized to reject the donation of the Property in writing. The donation of the Property shall become effective only upon execution and recordation of the deed as contemplated by the Donation Agreement.

Section 3: 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

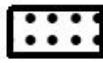
ATTEST:

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
1899 W Winchester Rd
Libertyville, Illinois 60048
847-988-3351

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



2024 Aerial Photo

Map Prepared 12 May 2025

