



DATE: June 2, 2025

Agenda Item # 11.4

MEMO TO: Paul Frank, Chair
Planning Committee

FROM: Ken Jones
Director of Land Preservation

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 38.7-acre property in Fremont Township known as the Sidhu property for \$1,160,000.00 as an addition to Ray Lake Forest Preserve.

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

FINANCIAL DATA: The purchase price of the Sidhu property (the “Property”) is \$1,160,000.00, and will be funded from the proceeds of the \$17.5 million General Obligation Limited Tax bonds issued in April 2024 (Account number 31344100-801000 Land).

BACKGROUND: The Property is located on Fremont Township Road, approximately one-quarter mile north of Gilmer Road in unincorporated Fremont Township, and is adjacent to Ray Lake 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 owners. Pursuant to the contract, the District would pay \$1,160,000.00 for the Property. At the time the contract was executed, a land survey was not available to determine the exact acreage of the Property.

The Property includes a single-family residence, and two outbuildings. The buildings on the Property 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 JUNE MEETING
JUNE 11, 2025**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an approximately 38.7-acre Parcel as an Addition to Ray Lake Forest Preserve (Sidhu Property),” and requests its approval.

PLANNING COMMITTEE:

Date: 6-2-2025 Roll Call Vote: Ayes: _____ Nays: _____
 Voice Vote Majority Ayes; Nays: _____

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

**A RESOLUTION TO PURCHASE AN APPROXIMATELY 38.7-ACRE PARCEL
AS AN ADDITION TO RAY LAKE FOREST PRESERVE
(SIDHU PROPERTY)**

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

WHEREAS, the Planning Committee (the "Committee") of the District has reviewed certain land in Fremont Township and within the corporate limits of the District that is suitable for District purposes, which land consists of approximately 38.7 acres, is commonly known as the Sidhu 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 Ray Lake, 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 \$1,160,000.00. 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

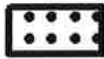
ATTEST:

Julie Gagnani, 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
1888 W Winchester Rd
Libertyville, Illinois 60048
847-568-3351

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

