



DATE: August 4, 2025

MEMO TO: Paul Frank, Chair
Planning Committee

FROM: Ken Jones
Director of Land Preservation

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 143.6-acre property in Grant Township known as the Wilson Road Livestock property for approximately \$3,590,000.00 as an addition to Kestrel Ridge Forest Preserve.

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

FINANCIAL DATA: The purchase price of the Wilson Road Livestock property is approximately \$3,590,000.00, 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), and/or the General Obligation Bonds, Series 2025. The purchase and sale agreement provides that, according to seller, the purchase price is below its fair market value and seller intends to treat the difference as a charitable contribution under applicable tax laws.

BACKGROUND: The Wilson Road Livestock property is north of Route 120 and east of Wilson Road in unincorporated Grant Township. The District currently owns a 50-foot trail easement within the property and along its northern boundary - that easement is part of Kestrel Ridge Forest Preserve. The Millennium Trail is located within that easement. 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. The addition will also facilitate future maintenance of and potential improvements to the Millennium Trail by expanding the trail corridor.

A contract to purchase the property has been negotiated by District staff and signed by the owner. Pursuant to the contract, the District would pay \$25,000.00 per acre for the property. At the time the contract was executed, a land survey was not available to determine the exact acreage of the parcel. Therefore, when the final acreage is determined by an ALTA land survey, the acreage may be slightly different than the current estimate of 143.6 acres and the purchase price may be different than the estimate of approximately \$3,590,000.00. The property is vacant, subject to two farm leases that will be assigned to the District at closing.

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 AUGUST MEETING
AUGUST 13, 2025**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an approximately 143.6-acre Parcel as an Addition to Kestrel Ridge Forest Preserve (Wilson Road Livestock 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 PURCHASE AN APPROXIMATELY 143.6-ACRE PARCEL
AS AN ADDITION TO KESTREL RIDGE FOREST PRESERVE
(WILSON ROAD LIVESTOCK PROPERTY)**

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

WHEREAS, the Planning Committee (the "Committee") of the District has reviewed certain land in Grant Township and within the corporate limits of the District that is suitable for District purposes, which land consists of approximately 143.6 acres, is commonly known as the Wilson Road Livestock 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 Kestrel Ridge, 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 holds a 50-foot trail easement along the northern boundary of the Property, upon which the Millennium Trail was constructed and has been operated for 14 years; and

WHEREAS, the Property owner, when the easement was granted, reserved the right to construct roadways across portions of the easement at any time, and District ownership will ensure that no such roads are constructed; and

WHEREAS, the District's Department of Land Preservation has negotiated a purchase and sale agreement with the owner of the Property pursuant to which the District would purchase the Property from the owner (the "Purchase Agreement"), and the owner of the Property have executed the Purchase Agreement; and

WHEREAS, the Purchase Agreement states that Seller believes that the purchase price of the Property under the Purchase Agreement is below its fair market value and that Seller intends to treat the difference as a charitable contribution under tax laws (the "Proposed Charitable Contribution"); 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 Kestrel Ridge, 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 \$25,000.00 per acre. 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. The President, Secretary, and Executive Director of the District (and the Executive Director's designees) are hereby further authorized to execute any document or take any similar administrative action in conjunction with Seller's efforts to make the Proposed Charitable Contribution, so long as such execution or action does not cause the District to incur any expense or liability.

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

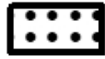
ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

Exhibit A

Legend



Forest Preserve Property

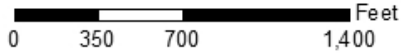


The Property

Lake County Forest Preserve District
Land Preservation and Special Projects
1899 W Winchester Rd
Libertyville, Illinois 60048
847-968-3351

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



2025 Aerial Photo

Map Prepared 17 June 2025

