



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 61.4-acre property known as the LEH Limited Partnership, an Illinois limited partnership, and an approximately 59.4-acre property known as the Har-Bar Incorporated property, in the Village of Winthrop Harbor, Benton Township, for approximately \$4,590,400.00, creating a new forest preserve to be named at a later date. LEH Limited Partnership and Har-Bar Incorporated are owned in common.

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

FINANCIAL DATA: The purchase price of the LEH Limited Partnership and the Har-Bar Inc. property is approximately \$4,590,400.00, 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.

BACKGROUND: The LEH Limited Partnership and the Har-Bar Inc. properties (collectively, the “Property”) are contiguous parcels located on Lewis Avenue between 5th Street and 9th Street in the Village of Winthrop Harbor, Benton Township. The Robert McClory Bike Path borders the Property on its east side, and acquisition of the Property will perpetually preserve its open space as well as the scenic views of the Property from that trail. 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 the Property will meet the District’s adopted land acquisition goals of protecting wildlife habitat, preserving wetlands, providing scenic vistas, and creating new preserves, and the Property will serve as a visual, topographic and ecologic extension of other existing District properties.

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 \$38,000.00 per acre for both properties. At the time the contract was executed, a land survey was not available to determine the exact acreage of the properties. Therefore, when the final acreage is determined by an ALTA land survey, the acreage may be slightly different than the current estimate of 120.8 acres and the purchase price may be different than the estimate of approximately \$4,590,400.00. The LEH Limited Partnership property is vacant, and subject to a farm lease that will be assigned to the District at closing. The Har-Bar Inc. property is also subject to a farm lease that will be assigned to the District at closing, and contains a pole barn and silo. The contract includes provisions permitting the owner to remove the pole barn prior to closing, at its discretion. Any buildings remaining on the Property after closing 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, staff recommends that they 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 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 61.4-acre Parcel and an approximately 59.4-acre Parcel creating a new Forest Preserve (LEH Limited Partnership / Har-Bar Inc. 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 61.4-ACRE PARCEL
AND AN APPROXIMATELY 59.4-ACRE PARCEL
CREATING A NEW FOREST PRESERVE
(LEH LIMITED PARTNERSHIP / HAR-BAR INC. PROPERTY)**

WHEREAS, the Planning Committee (the "Committee") of the District has reviewed certain land in the Village of Winthrop Harbor, Benton Township, and within the corporate limits of the District that is suitable for District purposes, which land totals approximately 120.8 acres, is commonly known as the LEH Limited Partnership / Har-Bar Inc. 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 the District, 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 will provide important permanent open space in an underserved portion of Lake County; 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 the District, protect wildlife habitat, protect against flooding, preserve wetlands, provide scenic vistas, and serve as a visual, topographic and ecologic extension of other 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 \$38,000.00 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.

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



Parcel A



Parcel B

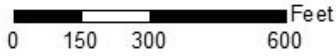


McClory Trail

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



2024 Aerial Photo

Map Prepared 26 June 2025

