



DATE: October 6, 2025

MEMO TO: Paul Frank, Chair
Planning Committee

Agenda Item # 167

FROM: Ken Jones
Director of Land Preservation

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 80.4-acre property known as the Honey G. Farms property, in unincorporated Fremont Township, for \$1,800,000.00, as an addition to Ray Lake Forest Preserve.

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

FINANCIAL DATA: The purchase price for the Honey G. Farms parcel is \$1,800,000.00, to be funded through General Obligation Bonds. Depending on the timing of this and other pending property closings, the expense will be allocated either to the Limited General Obligation Bonds, Series 2024 (Account 31344100-801000), or to the Referendum General Obligation Bonds, Series 2025 (Account 31354100-801000). The Limited Bonds must be spent first to prevent the creation of an arbitrage liability payable to the IRS. Notably, the Navy property acquisition at Fort Sheridan, originally expected to use a significant portion of the Limited Bonds proceeds, has been delayed.

BACKGROUND: The Honey G. Farms Incorporated parcel (the "Property") is located north of Gilmer Road and west of Erhart Road in Fremont Township. Acquisition of the Property will perpetually preserve its open space and enable the District to expand upon the wetland restoration and mitigation already planned for a portion of Ray Lake Forest Preserve, which is east of the Property. 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 (i) the acquisition, protection and management of the Property will meet the District's adopted land acquisition goals of protecting wildlife habitat, preserving wetlands, and providing scenic vistas; and (ii) the Property will serve as a visual, topographic and ecological 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 \$1,800,000.00 for the Property. At the time the contract was executed, a land survey was not available to determine the exact acreage of the Property. Therefore, when the final acreage is determined by an ALTA land survey, the acreage may be slightly different than the current total estimate of 80.4 acres. The Honey G. Farms property is vacant, and subject to a farm lease that will be assigned to the District at closing.

The Property is adjacent to the Giambrone Property, which is owned by an affiliate of the owner of the Property. District staff has also negotiated a contract to purchase the Giambrone Property. The contract to acquire the Property is contingent, at the District's election, upon the District's acquisition of the Giambrone Property.

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 OCTOBER MEETING
OCTOBER 15, 2025**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an approximately 80.4-acre Property as an Addition to Ray Lake Forest Preserve (Honey G. Farms Property),” and requests its approval.

PLANNING COMMITTEE:

Date: 10-6-2025 Roll Call Vote: Ayes: ___ Nays: ___
 Voice Vote Majority Ayes; Nays: 0

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

**A RESOLUTION TO PURCHASE AN APPROXIMATELY 80.4-ACRE PARCEL
AS AN ADDITION TO RAY LAKE FOREST PRESERVE
(HONEY G. FARMS PROPERTY)**

WHEREAS, the Planning Committee (the "Committee") of the District has reviewed certain land in unincorporated Fremont Township, and within the corporate limits of the District that is suitable for District purposes, which land totals approximately 80.4 acres, is commonly known as the Honey G. Farms 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 enable the District to expand upon the wetland restoration and mitigation work already planned for nearby District property; 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 \$1,800,000.00. 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 Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

Exhibit A

Legend



Forest Preserve Property



The "Parcel"

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

0 250 500 1,000 Feet

2025 Aerial Photo

Map Prepared 28 September 2025

