



DATE: January 5, 2026

MEMO TO: Paul Frank, Chair
Planning Committee

FROM: Ken Jones
Director of Land Preservation

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 0.82-acre property in Unincorporated Grant Township, known as the A. Woodville property, for \$37,000.00 as an addition to Grant Woods Forest Preserve.

STRATEGIC DIRECTIONS SUPPORTED: Leadership, Conservation, Organizational Sustainability

FINANCIAL DATA: The purchase price of the A. Woodville property is \$37,000.00, 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 31504100-801000). 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: 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, prairies and forests, providing scenic vistas, adding to existing preserves, and protecting existing District holdings, and will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located on the east side of Route 59, just south of Monaville Road.

A contract to purchase the property has been negotiated by District staff and signed by the seller. Pursuant to the contract, the District will pay \$37,000.00 for the property. At the time the contract was executed, a land survey was not available to determine the exact acreage of the parcel. Therefore, when the final acreage is determined by a survey, the acreage may be slightly different than the current total estimate of 0.82 acres.

The purchase contract does not require the seller to remove personal property or debris from the house and surrounding real property. As such, the District would be responsible for the removal of the debris and any personal property remaining on the property.

In addition, neither the 2023 nor the 2024 property taxes have been paid. Those taxes were sold at auction, and the purchaser of the taxes now holds a tax certificate that, if not redeemed, would have

vested title to the property in such purchaser. The purchase contract provides that, in addition to the purchase price for the property, the District will redeem the tax sale certificate(s) and pay any property taxes that, as of the closing date, have accrued but are not yet due for 2025 and 2026. .

The property includes a residence and related outbuildings. The buildings on the property will be inspected to determine if they can be used for District purposes. Buildings that have no programmatic purposes 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 JANUARY MEETING
JANUARY 14, 2026**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an Approximately 0.82-acre Parcel as an Addition to Grant Woods Forest Preserve (A. Woodville 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 0.82-ACRE PARCEL
AS AN ADDITION TO GRANT WOODS FOREST PRESERVE
(A. WOODVILLE PROPERTY)**

WHEREAS, the Lake County Forest Preserve District (the “District”) owns a certain parcel of land known as Grant Woods Forest Preserve (“Grant Woods”); and

WHEREAS, the Planning Committee (the “Committee”) of the District has reviewed certain land in unincorporated Grant Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 0.82 acres, is known as the A. Woodville Property, is privately-owned, and is depicted in Exhibit A attached hereto (the “Property”); and

WHEREAS, the Property will expand upon, and enhance, the holding of Grant Woods, 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 seller of the Property pursuant to which the District would purchase the Property from seller (the “Purchase Agreement”), and the seller of the Property has 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 Grant Woods, protect wildlife habitat, protect against flooding, preserving 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 a 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 seller 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 \$37,000.00, plus (i) the cost of redeeming the unpaid 2023 and 2024 property taxes and (ii) any property taxes for 2025 and 2026 that, as of the closing date, have accrued but are not yet due. 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 Seller The Treasurer of the District is hereby authorized to pay for the Property and other costs identified above, 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 _____, 2026

AYES:

NAYS:

APPROVED this ____ day of _____, 2026

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
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 10 October 2025

