



Lake County Forest Preserves

General Offices
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www.LCFPD.org

DATE: February 2, 2026

MEMO TO: Paul Frank, Chair
Planning Committee

Agenda Item # 11.6

FROM: Ken Jones
Director of Land Preservation

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 29.4-acre property in unincorporated Fremont and Ela Townships, known as the Jarnowski property, for \$2,100,000.00 as an addition to Lakewood Forest Preserve.

STRATEGIC DIRECTION SUPPORTED: Public Access and Connections, Leadership, Conservation, Organizational Sustainability

FINANCIAL DATA: The purchase price of the Jarnowski property is \$2,100,000.00. The District intends to apply for a Prairie State Conservation Coalition Grant in the amount of \$200,000.00. If successful, the remaining \$1,900,000.00 of the purchase price 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 (Account number 31504100-801000). If the Grant application is unsuccessful, the entire purchase price will be funded from 31344100-801000 and / or 31504100-801000.

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, protecting existing Forest Preserve holdings, and will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located on the northeast side of Highway 12 / Rand Road in unincorporated Fremont and Ela Townships.

A contract to purchase the property has been negotiated by District staff and signed by the owner. Pursuant to the contract, the District will pay \$2,100,000.00 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 29.4 acres.

The residence and outbuildings 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, 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 FEBRUARY MEETING
FEBRUARY 11, 2026**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an Approximately 29.4-acre Parcel as an Addition to Lakewood Forest Preserve (Jarnowski Property),” and requests its approval.

PLANNING COMMITTEE:

Date: 2-2-2026 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 29.4-ACRE PARCEL
AS AN ADDITION TO LAKEWOOD FOREST PRESERVE
(JARNOWSKI PROPERTY)**

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

WHEREAS, the Planning Committee (the “Committee”) of the District has reviewed certain land in unincorporated Fremont and Ela Townships and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 29.4 acres, is known as the Jarnowski 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 Lakewood, 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 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 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 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 \$2,100,000.00. 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 _____, 2026

AYES:

NAYS:

APPROVED this ____ day of _____, 2026

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 GIS Dept.
1859 W Winchester Rd
Libertyville, Illinois 60048
847-968-3251

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 60085-4367
847-377-2373



2025 Aerial Photo

Map Prepared 11 December 2025

