

DATE: March 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 13.4-acre parcel in Fremont Township, known as the Quentin Road Bible Baptist Church property, for \$3,994,100 as an addition to Lakewood Forest Preserve.

STRATEGIC DIRECTIONS SUPPORTED: Leadership, Conservation, Organizational Sustainability

FINANCIAL DATA: The purchase price of the Quentin Road Bible Baptist Church property is \$3,994,100 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 (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 Forest Preserve holdings, and will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located on Fairfield Road, approximately one quarter mile north of Route 176 in unincorporated Fremont Township, adjacent to the Lakewood Dog Exercise Area, and is entirely surrounded by current District property.

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 \$3,994,100 for the property. At the time the contract was executed, a land survey was not available to determine the exact acreage of the parcel.

The property includes multiple residential and educational buildings related to its current use as a seminary. Under the proposed contract, following closing, the current occupant of those buildings will lease the buildings from the District for up to twenty-four (24) months. The buildings on the property will then 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, Deputy Director of Finance, Manager of Board Operations and Corporate Counsel.

STATE OF ILLINOIS)
)
COUNTY OF LAKE) SS

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR MARCH MEETING
MARCH 11, 2026**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** present herewith “a Resolution to Purchase an Approximately 13.4-acre Parcel as an Addition to Lakewood Forest Preserve (Quentin Road Bible Baptist Church 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 13.4-ACRE PARCEL
AS AN ADDITION TO LAKEWOOD FOREST PRESERVE
(QUENTIN ROAD BIBLE BAPTIST CHURCH 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 Fremont Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 13.4 acres, is known as the Quentin Road Bible Baptist Church 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 Property is an inholding, completely surrounded by Lakewood, and is located within the Fox River Watershed and the Lake-McHenry Wetlands Ecological Complex; and

WHEREAS, the inholding status of the Property creates the opportunity for invasive species to enter Lakewood, and removal of the inholding will significantly reduce the fragmentation of habitat; 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 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 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 \$3,994,100. 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

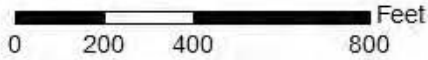
ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

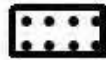
Exhibit No. _____

Exhibit A

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



Legend



Forest Preserve Property



The "Property"

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 2 February 2026

