



DATE: March 5, 2026

MEMO TO: Paul Frank, Chair
Planning Committee

FROM: Ken Jones
Director of Land Preservation

Agenda Item # 11.5

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 24.9-acre property in Avon Township, known as the Goshgarian property, for \$923,000.00 as an addition to Kestrel Ridge Forest Preserve.

STRATEGIC DIRECTION SUPPORTED: Conservation, Organizational Sustainability

FINANCIAL DATA: The purchase price of the Goshgarian property is \$923,000.00 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 (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. The purchase and sale agreement provides that, according to seller, the purchase price is below its fair market value and seller intends to treat the difference as a charitable contribution under applicable tax laws.

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 opinions, 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 Nippersink Road in unincorporated Avon Township, approximately one-third of a mile west of Fairfield Road. Acquisition of the property would provide secondary access to the Preserve from Nippersink Road, east of the Commonwealth Edison transmission line right-of-way and will protect nearly 500-feet of Manitou Creek.

A contract to purchase the property has been negotiated by District staff and signed by the owners. Pursuant to the contract, the District will pay \$923,000.00 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 24.9 acres. The contract includes the reservation of a life estate for John and Jeanne Goshgarian in an approximately 1.4-acre portion of the property (the "Life Estate"). The contract includes, and the deed will include, terms and conditions for the Life Estate.

The Life Estate property includes a single-family residence and an outbuilding, and the Life Estate will include the full right of ingress and egress over the existing driveway thereon. When the Life Estate has ended, 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 MARCH MEETING
MARCH 11, 2026**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an Approximately 24.9-acre Parcel as an Addition to Kestrel Ridge Forest Preserve (Goshgarian Property),” and requests its approval.

PLANNING COMMITTEE:

Date: 3-5-2026 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 24.9-ACRE PARCEL
AS AN ADDITION TO KESTREL RIDGE FOREST PRESERVE
(GOSHGARIAN PROPERTY)**

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

WHEREAS, the Planning Committee (the “Committee”) of the District has reviewed certain land in unincorporated Avon Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 24.9 acres, is known as the Goshgarian 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 Kestrel Ridge, 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, pursuant to the Purchase Agreement, life estates, including the full right of ingress and egress over the existing driveway on the Property, are being reserved for John and Jeanne Goshgarian, as depicted on the attached Exhibit A; 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 Kestrel Ridge, 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 owners 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 \$923,000.00. 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 Owners. 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
THE PROPERTY, THE LIFE ESTATE PROPERTY, AND THE EXISTING DRIVEWAY

Exhibit A

Legend



Forest Preserve Parcels

The "Property"



Life Estate Property

Existing Driveway



Lake County Forest Preserve District
 Land Preservation and GIS Dept.
 1899 W Winchester Rd
 Libertyville, Illinois 60048
 847-888-3251

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 60085-4257
 847-277-2373



2024 Aerial Photo

Map Prepared 25 February 2026

