

**DATE:** April 6, 2026

**MEMO TO:** Paul Frank, Chair  
Planning Committee

**FROM:** Ken Jones  
Director of Land Preservation

**RECOMMENDATION:** Recommend approval of a Resolution to sell an approximately 2.0-acre parcel (the “Property”) adjacent to Ray Lake Forest Preserve in unincorporated Fremont Township to Earle Johnson for approximately \$42,000.00 to divest the District of property encumbered by a driveway easement, private irrigation lines, and a stormwater outfall obtained in the recent acquisition of the Honey G. Farms, Inc. tract.

**STRATEGIC DIRECTION SUPPORTED:** Organizational Sustainability

**FINANCIAL DATA:** The approximate sale price of the Property is \$42,000.00, and the funds will be credited to account number 31342000-402000 Sales of Fixed Assets.

**BACKGROUND:** The title commitment prepared for the District's acquisition of the Honey G. Farms parcel identified a driveway easement within the Property, extending from Gilmer Road serving an adjacent parcel owned by Mr. Earle Johnson. Subsequent discussions with Mr. Johnson and inspections of the Honey G. Farms parcel led to the identification of private irrigation lines and a stormwater outfall on another portion of the Property.

Staff recommends that the District divest itself of the Property, because it is primarily devoted to private use and to avoid potential future maintenance, operations, and liability concerns.

The Downstate Forest Preserve District Act permits the sale of a parcel of land that is part of a new acquisition if:

- the sale price of the subject parcel is at least its fair market value,
- a resolution is passed by the affirmative vote of at least 2/3 of all Board members, and
- the resolution to sell a portion of a new acquisition is passed within 30 days after the District acquires the larger parcel (the District closed on the purchase of the Honey G. Farms parcel on March 31, 2026).

A contract to sell the Property has been negotiated by District staff and signed by Mr. Johnson. Pursuant to the contract, he will pay \$21,000.00 per acre, based upon survey measurement, for the Property, which reflects fair market value and is based on an appraisal prepared by an MAI appraiser. 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 a survey, the acreage may be slightly different than the current estimate of 2.0 acres and the purchase price may be different than the estimate of approximately \$42,000.00.

**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 APRIL MEETING  
APRIL 15, 2026**

**MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:**

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Sell an approximately 2.0-acre Parcel adjacent to Ray Lake Forest Preserve (Johnson Parcel),” 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 SELL AN APPROXIMATELY 2.0-ACRE PARCEL  
ADJACENT TO RAY LAKE FOREST PRESERVE  
(JOHNSON PARCEL)**

**WHEREAS**, on March 31, 2026 the Lake County Forest Preserve District (the "District") acquired certain property from Honey G. Farms, Inc. (the "Subject Property"), which is adjacent to Ray Lake Forest Preserve and a portion of which is depicted on the attached Exhibit A; and

**WHEREAS**, there currently exists (and existed prior to the District's acquisition of the Subject Property) on a two-acre portion of the Subject Property (the "Sale Parcel") (i) a private driveway within an ingress-egress easement (the "Easement Area"), (ii) irrigation lines, and (iii) a stormwater outfall, all of which serve an adjacent private residential property (the "Purchaser's Property") owned by Earle Johnson (the "Purchaser"), all as depicted on the attached Exhibit A; and

**WHEREAS**, an appraisal of the Sale Parcel determined that its fair market value is \$21,000.00 per acre; and

**WHEREAS**, the Planning Committee (the "Committee") of the District has recommended that, under the unique circumstances present, it is in the best interests of the District to divest itself of the Sale Parcel, by selling it to Purchaser for fair market value and, by doing so, to avoid potential future maintenance, operations, and liability concerns; and

**WHEREAS**, Section 6 of the Downstate Forest Preserve District Act (70 ILCS 805/6) provides that the District may purchase a parcel of land and sell a portion thereof for not less than its fair market value, pursuant to a resolution of the District Board of Commissioners passed within 30 days after acquisition by the District of the larger parcel; and

**WHEREAS**, the District's Department of Land Preservation has negotiated a purchase and sale agreement with the Purchaser pursuant to which the Purchaser would purchase the Sale Parcel from the District (the "Purchase and Sale Agreement") for approximately \$42,000.00, and the Purchaser has executed the Purchase Agreement; and

**WHEREAS**, the Committee has recommended that the District approve the Purchase and Sale Agreement and sell the Sale Parcel; and

**WHEREAS**, the Board of Commissioners finds that (i) the Sale Parcel is used primarily for private purposes, (ii) the Sale Parcel is unsuitable for District purposes, (iii) divestiture of the Sale Parcel would minimize potential future maintenance, operations, and liability concerns, and (iv) it is in the best interests of the District to approve the Purchase and Sale Agreement and sell the Sale Parcel to the Purchaser;

**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 and Sale Agreement.** The Purchase and Sale Agreement is hereby approved. The District shall sell the Sale Parcel to the Purchaser, upon the terms and conditions of the Purchase and Sale Agreement and such other terms and conditions as shall be approved by the District, for \$21,000.00 per acre. 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 and Sale Agreement and all other documents that are necessary to complete the divestiture of the Sale Parcel 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 sale of the Sale Parcel.

**Section 3: Authority to Accept Payment from Purchaser.** The Treasurer of the District is hereby authorized to accept payment for the Sale Parcel, pursuant to the terms and conditions of the Purchase and Sale 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. \_\_\_\_\_

# Legend

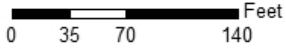
# Exhibit A

-  Subject Property
-  Easement Area
-  Sale Parcel
-  Purchaser's Property

Lake County Forest Preserve District  
1899 W Winchester Rd  
Libertyville, IL 60048  
847-968-3351  
www.lcfd.org

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 Nearmap & Lake County Department of Information and Technology: GIS/Mapping Division  
18 North County Street  
Waukegan, Illinois 60085-4357  
847-377-2373



2025 Aerial Photo

Map Prepared 19 March 2026

