



DATE: May 4, 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 0.85-acre parcel as an addition to Grant Woods Forest Preserve (D. Woodville property) for \$37,500.00.

STRATEGIC DIRECTION SUPPORTED: Leadership, Conservation, Organizational Sustainability

FINANCIAL DATA: The purchase price of the D. Woodville property is \$37,500.00, to be funded through the Referendum General Obligation Bonds, Series 2025 (Account 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 and protecting existing Forest Preserve holdings, and will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located east of Route 59, just south of Monaville Road, in unincorporated Grant Township. It is surrounded on three sides by District-owned 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 \$37,500.00 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 0.85 acres.

There is currently a judgment lien on the property from Lake County for \$28,800.00 plus court costs. The Lake County Department of Building, Planning and Development has stated it will work with the District to have the related lien released. There is debris present on the property, and under the proposed contract, the District would accept responsibility for the removal of the debris after closing.

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 MAY MEETING
MAY 13, 2026**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an Approximately 0.85-acre Parcel as an Addition to Grant Woods Forest Preserve (D. 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 0.85-ACRE PARCEL
AS AN ADDITION TO GRANT WOODS FOREST PRESERVE
(D. 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 0.85 acres, is known as the D. 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 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 Grant Woods, 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 \$37,500.00. 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

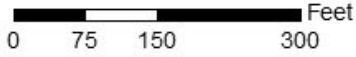
ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

Exhibit A

Lake County Forest Preserve District
Land Preservation and GIS Dept.
1899 W Winchester Rd
Libertyville, Illinois 60048
847-988-3351



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.

2024 Aerial Photo

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

Map Prepared 24 April 2026

