LAKE COUNTY FOREST PRESERVES www.LCFPD.org



Preservation, Restoration, Education and Recreation

Date:

August 31, 2015

Memo to:

Carol Calabresa, Chair

Land Preservation and Acquisition Committee

S. Michael Rummel, Chair

Finance and Administrative Committee

From:

Alex Ty Kovach Executive Director

Subject:

Resolution accepting the conveyance of an approximately .048-acre parcel known

as the Breeden property as an addition to Lakewood Forest Preserve

RECOMMENDATION: Recommend approval of a Resolution accepting the conveyance of an approximately 0.48-acre parcel of property in Fremont Township known as the Breeden property as an addition to Lakewood Forest Preserve.

BACKGROUND: At the direction of the Land Preservation and Acquisition Committee, District staff has reviewed the Breeden property to determine the property's 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 adding to existing preserves, protecting wildlife habitat, protecting against flooding and providing scenic vistas.

The property is located at the southwest corner of Gossell Road and Fairfield Road. The property is adjacent to existing forest preserve property northeast and southwest.

The parcel is formerly right-of-way that was expected to be conveyed to the District by the Village of Wauconda after the ROW was vacated in 2012 due to the re-alignment of Gossell Road. Because the parcel was never formally dedicated as ROW, the County of Lake determined that upon its vacation it must revert to its previous owner, who has agreed to convey the parcel to the District at no cost. Because the parcel is surrounded by District property on two sides and by ROW on its other two sides, a survey will not be required, and the acreage of 0.48 acres was provided by the surveyor who wrote the parcel's legal description.

The property is vacant.

REASON FOR RECOMMENDATION: Committee and Board approval is required in accordance with District policy.

REVIEWED BY OTHERS: Executive Director, Director of Planning and Land Preservation, Chief Operations Officer, Finance Director and Legal Counsel

FINANCIAL DATA: There is no financial impact.

PRESENTER: Alex Ty Kovach

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

BOARD OF COMMISSIONERS LAKE COUNTY FOREST PRESERVE DISTRICT REGULAR SEPTEMBER MEETING SEPTEMBER 8, 2015

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your LAND PRESERVATION AND ACQUISITION COMMITTEE and FINANCE AND ADMINISTRATIVE COMMITTEE present herewith "A Resolution approving the acceptance of the conveyance of an approximately 0.48-acre parcel as an addition to Lakewood Forest Preserve (Breeden property)" and request its adoption.

LAND PRESERVATION AND ACQUISITION COMMITTEE:	FINANCE AND ADMINISTRATIVE COMMITTEE:			
	Yea Nay		Yea	Nay
Carol Calabresa, Chair		S. Michael Rummel, Chair		
Steven W. Mandel, Vice Chair		Linda Pedersen, Vice Chair		
Bonnie Thomson Carter		Steve Carlson		
Linda Pedersen		Bill Durkin	_ 🗆	
Tom Weber	À o	Sandra Hart		
Joffmy A. Wenfer Joff Werfel		Aaron Lawlor	_ 🗆	
Terry Wilke	9 0	Audrey Nixon		

LAKE COUNTY FOREST PRESERVE DISTRICT LAKE COUNTY, ILLINOIS

A RESOLUTION APPROVING THE ACCEPTANCE OF THE CONVEYANCE OF AN APPROXIMATELY 0.48-ACRE PARCEL AS AN ADDITION TO LAKEWOOD FOREST PRESERVE (BREEDEN PROPERTY)

WHEREAS, the Land Preservation and Acquisition Committee (the "Committee") of the Lake County Forest Preserve District (the "District") has reviewed certain land in Fremont Township and within the corporate limits of the District, which land includes approximately 0.48 acres, is known as the Breeden property, and is depicted in Exhibit A attached hereto (the "Property"); and

WHEREAS, the owner of the Property desires to convey the property at no cost to the District, and has executed the attached Trustee's Deed granting title to the District (the "Deed"); and

WHEREAS, the Committee has recommended that the District accept the no-cost conveyance of the Property; and

WHEREAS, the Board of Commissioners finds that (i) Property is suitable for District purposes, (ii) acquisition of the Property would expand upon and enhance the holdings of Lakewood Forest Preserve, provide expanded forest preserve holdings, protect wildlife habitat, provide expanded trail opportunities and 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 accept the conveyance of the Property;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois THAT:

<u>Section 1.</u> <u>Recitals.</u> The recitals set forth above are incorporated as part of this Resolution by this reference.

<u>Section 2</u>. <u>Suitability</u>. The Property is suitable to be used, occupied, and developed for forest preserve and related purposes, and it is necessary, convenient, and desirable that the District use the Property for public purposes.

<u>Section 3. Acceptance of Conveyance.</u> The Deed is hereby approved. The District hereby accepts the conveyance of the Property pursuant to the Deed. The President, Secretary, and Executive Director of the District are hereby authorized and directed to execute and attest to, on behalf of the District, any documents necessary to complete such conveyance, provided that the documents have first been approved by the District's Land Acquisition Counsel.

Section 4.	Effective Date.	This Resolution s	shall be in f	full force and	effect from	and after its passage
and approv	al in the manner	provided by law.				
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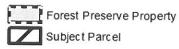
	PASSED this	_ day of		, 2015		
	AYES:					
	NAYS:					
	APPROVED this _	day of		, 2015		
				APPROVI	ED:	
			13 12 28			
					nine, President ty Forest Preserve	District
ATTE	ST:					
	Gragnani, Secretary County Forest Preserv	ve District				
Exhibi	it No	×				

Exhibit A

Lake County Forest Preserve District 1899 W Winchester Rd Libertyville, Illinois 60048 847-367-6640 www.lcfpd.org

Feet 0 50 100 200

Legend



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.

2014 Aerial Photo



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

Map Prepared 9 July 2015

