



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 (Breedon property)" and request its adoption.

**LAND PRESERVATION AND  
ACQUISITION COMMITTEE:**

**FINANCE AND ADMINISTRATIVE  
COMMITTEE:**

	Yea	Nay		Yea	Nay
<u><i>Carol Calabresa</i></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>
Carol Calabresa, Chair			S. Michael Rummel, Chair		
<u><i>Steven W. Mandel</i></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>
Steven W. Mandel, Vice Chair			Linda Pedersen, Vice Chair		
<u><i>Bonnie Thomson Carter</i></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>
Bonnie Thomson Carter			Steve Carlson		
<u><i>Linda Pedersen</i></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>
Linda Pedersen			Bill Durkin		
<u><i>Tom Weber</i></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>
Tom Weber			Sandra Hart		
<u><i>Jeff Werfel</i></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Werfel			Aaron Lawlor		
<u><i>Terry Wilke</i></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>
Terry Wilke			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**:

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

Section 2. Suitability. 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.

Section 3. Acceptance of Conveyance. 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 shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2015

AYES:

NAYS:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2015

APPROVED:

\_\_\_\_\_  
Ann B. Maine, President  
Lake County Forest Preserve District

ATTEST:

\_\_\_\_\_  
Julie Gragnani, Secretary  
Lake County Forest Preserve District



Exhibit No. \_\_\_\_\_

# Exhibit A

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



## Legend

-  Forest Preserve Property
-  Subject Parcel

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/Mapping Division  
18 North County Street  
Waukegan, Illinois 60085-4357  
847-377-2373

Map Prepared 9 July 2015

