



LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

Preservation, Restoration, Education and Recreation

Date: January 4, 2016

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: Purchase of DesMarais Estate property

RECOMMENDATION: Recommend approval of a Resolution to purchase a 15-acre parcel of property in Fremont Township known as the DesMarais Estate property for \$29,500 per acre (\$442,500.00) as an addition to Ray Lake Forest Preserve.

BACKGROUND: At the direction of the Land Preservation and Acquisition Committee, District staff has reviewed the DesMarais Estate 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 adding to existing preserves, protecting wildlife habitat, protecting against flooding and providing scenic vistas and will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located on the east side of Gilmer Road south of Erhart Road and is adjacent to Ray Lake Forest Preserve to the north.

A contract to purchase the property has been negotiated by District staff and has been signed by the owner. The property is vacant.

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

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

STRATEGIC DIRECTION(S) SUPPORTED: Conservation; Leadership

FINANCIAL DATA: The purchase price is \$29,500 per acre (\$442,500), which is funded from the 2008 Referendum Bonds and is included in the adopted FY 2014/15 Budget (Series 2013A) account number 31334100-801000.

PRESENTER: Alex Ty Kovach

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
 LAKE COUNTY FOREST PRESERVE DISTRICT
 REGULAR JANUARY MEETING
 JANUARY 12, 2016**

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 purchase of a 15-acre parcel as an addition to Ray Lake Forest Preserve (DesMarais Estate property)" and request its adoption.

LAND PRESERVATION AND ACQUISITION COMMITTEE:

FINANCE AND ADMINISTRATIVE COMMITTEE:

	Yea	Nay
_____	<input type="checkbox"/>	<input type="checkbox"/>
Carol Calabresa, Chair		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Steven W. Mandel, Vice Chair		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Bonnie Thomson Carter		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Linda Pedersen		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Tom Weber		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Werfel		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Terry Wilke		

	Yea	Nay
_____	<input type="checkbox"/>	<input type="checkbox"/>
S. Michael Rummel, Chair		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Linda Pedersen, Vice Chair		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Steve Carlson		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Bill Durkin		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Sandra Hart		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Aaron Lawlor		
_____	<input type="checkbox"/>	<input type="checkbox"/>
Audrey Nixon		

**LAKE COUNTY FOREST PRESERVE DISTRICT
LAKE COUNTY, ILLINOIS**

**A RESOLUTION APPROVING THE PURCHASE OF A 15-ACRE PARCEL AS AN
ADDITION TO RAY LAKE FOREST PRESERVE
(DESMARAIS ESTATE 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 15 acres, is known as the DesMarais Estate property, and is depicted in Exhibit A attached hereto (the “Property”); and

WHEREAS, the District’s Department of Planning and 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 the 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 Ray Lake Forest Preserve, protect wildlife habitat, protect against flooding, 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 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, upon the terms and conditions of the Purchase Agreement, for \$442,500. 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 respective 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 _____, 2016

Ayes:

Nays:

Approved this _____ day of _____, 2016

APPROVED:

Ann B. Maine, President
Lake County Forest Preserve District



ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

Exhibit A

Legend

-  Forest Preserve Boundary
-  Subject Parcel (Portion of 10-20-200-006)



Lake County Forest Preserve District
Land Preservation and Special Projects
1899 W Winchester Rd
Libertyville, Illinois 60048
847-968-3351

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 60085-4357
847-377-2373

0 255 510 1,020 Feet

2014 Aerial Photo

Map Prepared 23 October 2015

