



LAKE COUNTY FOREST PRESERVES  
www.LCFPD.org

Preservation, Restoration, Education and Recreation

**DATE:** August 6, 2018

**MEMO TO:** Carol Calabresa, Chair  
Planning Committee

**FROM:** Randall L. Seebach  
Director of Planning and Land Preservation

**RECOMMENDATION:** Recommend approval of a Resolution to purchase an approximately 1-acre property in Lake Villa Township, known as the Vole property, for \$5,500 as an addition to Fourth Lake Forest Preserve.

**STRATEGIC DIRECTION SUPPORTED:** Conservation

**FINANCIAL DATA:** The purchase price of the Vole property is \$5,500.00, and will be funded from the 2008 Referendum Bonds, which are included in the adopted FY 2018/19 Budget (Series 2015A) account number 31314100-801000.

**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, open spaces, adding to existing preserves, and protecting existing Forest Preserve holdings. The property will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located at the intersection of Sistina Road and Riviera Drive, west of Grenada Boulevard, approximately 0.6 miles south of Grand Avenue.

The parcel is located near one of the rarest native plant community types in the Midwest, the Calcareous Floating Mat. A state-wide Illinois Natural Area Inventory completed in 1978 found just 175 acres of this type in Illinois. In addition, Bog Rosemary and Downy Willow Herb, a state-threatened plant, are also known to be near this parcel, as are several other locally rare species.

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 \$5,500.00 for the property. The property is vacant.

**REVIEWED BY OTHERS:** Executive Director, Chief Operations Officer, Corporate Counsel.

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF LAKE )

**BOARD OF COMMISSIONERS  
LAKE COUNTY FOREST PRESERVE DISTRICT  
REGULAR AUGUST MEETING  
AUGUST 14, 2018**

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

Your **PLANNING COMMITTEE** presents herewith “a Resolution to Purchase an Approximately 1-acre Parcel as an Addition to Fourth Lake Forest Preserve (Vole 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 1-ACRE PARCEL AS AN  
ADDITION TO FOURTH LAKE FOREST PRESERVE (VOLE PROPERTY)**

**WHEREAS**, the Lake County Forest Preserve District (the "District") owns a certain parcel of land known as Fourth Lake Forest Preserve ("Fourth Lake"); and

**WHEREAS**, the Planning Committee (the "Committee") of the District has reviewed certain land in Lake Villa Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 1 acre, is known as the Vole 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 Fourth Lake, 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 Property is located near one of the rarest native plant community types in the Midwest, the Calcareous Floating Mat; and

**WHEREAS**, a state-wide Illinois Natural Area Inventory completed in 1978 found just 175 acres of this plant community type in Illinois; and

**WHEREAS**, in addition, Bog Rosemary and Downy Willow Herb, a state-threatened plant, are also known to be near the Property, as are several other locally rare species; 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 Fourth Lake, protect wildlife habitat, 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 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 \$5,500.00. The President, Secretary, and Executive Director of the District (and their 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 \_\_\_\_\_, 2018

AYES:

NAYS:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
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, IL 60048  
847-367-8640  
www.lcfd.org

## Legend

 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.

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

2017 Aerial Photo

Map Prepared 13 July 2018

0 75 150 300 Feet

