



LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

Preservation, Restoration, Education and Recreation

DATE: August 27, 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 9-acre property in Newport Township, known as the Taylor property for approximately \$151,200.00 as an addition to Wadsworth Savanna Forest Preserve.

STRATEGIC DIRECTIONS SUPPORTED: Public Access & Connections; Organizational Sustainability; Conservation

FINANCIAL DATA: The purchase price of the Taylor property is approximately \$151,200.00, 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. Ownership of the property will also provide (via an easement appurtenant to the property) much-needed maintenance and management access from Kilbourne Road to a remote portion of Wadsworth Savanna Forest Preserve.

The property is located on Kilbourne Road adjacent to the Village of Wadsworth, less than one mile north of Wadsworth Road.

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 the greater of \$151,200, or \$16,800 per acre (based on the survey acreage). 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 an ALTA land survey, the acreage may be slightly different than the current estimate of 9 acres and the purchase price may be different than the estimate of \$151,200.00. 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 SEPTEMBER MEETING
SEPTEMBER 11, 2018**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “a Resolution to Purchase an Approximately 9-acre Parcel as an Addition to Wadsworth Savanna Forest Preserve (Taylor 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 9-ACRE PARCEL AS AN
ADDITION TO WADSWORTH SAVANNA FOREST PRESERVE (TAYLOR PROPERTY)**

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

WHEREAS, the Planning Committee (the "Committee") of the District has reviewed certain land in Newport Township and within the corporate limits of the District that is suitable for District purposes, which land includes approximately 9 acres, is known as the Taylor Property, is privately-owned, and is depicted in Exhibit A attached hereto (the "Property"); and

WHEREAS, a 33-foot wide ingress and egress easement appurtenant to the Property, between its eastern boundary and the Kilbourne Road right-of-way, will provide the District much-needed access to the portion of Wadsworth Savanna located east of the Soo Line Railroad tracks that bisect Wadsworth Savanna, alleviating the current condition in which neither the public nor District staff are allowed to cross the tracks, and wetlands and other natural features make access to the eastern portion of Wadsworth Savanna desirable; and

WHEREAS, the Property will expand upon, and enhance, the holding of Wadsworth Savanna, 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 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 Wadsworth Savanna, protect wildlife habitat, provide scenic vistas, preserve trails, 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 the greater of \$151,200, or \$16,800 per acre (based on the survey acreage). 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

Legend



Forest Preserve Boundary



Subject Parcel



Subject Access Easement



Lake County Forest Preserve District
1899 W Winchester Rd
Libertyville, IL 60048
847-367-8640
www.lcfd.org

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

0 250 500 1,000 Feet

2015 Aerial Photo

Map Prepared 11 July 2018

