



**DATE:** November 4, 2024

**MEMO TO:** Paras Parekh, Chair  
Planning Committee

**FROM:** Ken Jones  
Director of Land Preservation

**RECOMMENDATION:** Recommend approval of a Resolution to purchase an approximately 9.4-acre property in Deer Park, known as the Bowers property, for \$725,000.00 as an addition to Cuba Marsh Forest Preserve.

**STRATEGIC DIRECTIONS SUPPORTED:** Leadership, Conservation, Organizational Sustainability

**FINANCIAL DATA:** The purchase price of the Bowers property is \$725,000.00 and will be funded from the proceeds of the \$17.5 million in General Obligation Limited Tax bonds issued in April 2024 (Account number 31344100-801000 Land).

**BACKGROUND:** At the direction of the Planning Committee, District staff has reviewed the Bowers 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, adding to existing preserves, and protecting existing Forest Preserve holdings, and the property will serve as a visual, topographic and ecologic extension of adjoining District properties.

The property is located on Cuba Road, east of Ela Road, adjacent to the existing Cuba Marsh Forest Preserve. The portion of Cuba Marsh adjacent to the Property is subject to a land and water reserve conservation easement granted to the Illinois Department of Natural Resources and the Illinois Nature Preserves Commission (the "Adjacent Land and Water Reserve Conservation Easement").

Drainage from the property flows onto District property, and acquisition will allow for further hydrologic restoration. In addition, acquisition will make prescribed burns at Cuba Marsh significantly easier. The purchase contract provides that, after closing, the District will apply to the Illinois Nature Preserves Commission for dedication of the parcel as a Nature Preserve, Nature Preserve Buffer, or Land and Water Reserve. In addition, the deed will contain a conservation restriction prohibiting the uses, activities, and structures that are prohibited under the Adjacent Land and Water Reserve Conservation Easement, as well as a prohibition against the construction or use of structures such as parking lots, ball fields, golf facilities, and dog exercise areas.

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 \$725,000.00 for the property. The property is vacant.

**REVIEW BY OTHERS:** Executive Director, Director of Finance, Manager of Board Operations, and Corporate Counsel.

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF LAKE        )

**BOARD OF COMMISSIONERS  
LAKE COUNTY FOREST PRESERVE DISTRICT  
REGULAR NOVEMBER MEETING  
NOVEMBER 13, 2024**

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

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an Approximately 9.4-acre Parcel as an Addition to Cuba Marsh Forest Preserve (Bowers 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 9.4-ACRE PARCEL AS AN  
ADDITION TO CUBA MARSH FOREST PRESERVE (BOWERS PROPERTY)**

**WHEREAS**, the Lake County Forest Preserve District (the “District”) owns a certain parcel of land known as Cuba Marsh Forest Preserve (“Cuba Marsh”); and

**WHEREAS**, the Planning Committee (the “Committee”) of the District has reviewed certain land located in the Village of Deer Park and within the corporate limits of the District that is suitable for District purposes, which land consists of approximately 9.4 acres, is commonly known as the Bowers 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 Cuba Marsh, 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 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 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 Cuba Marsh, protect wildlife habitat, protect against flooding, preserving wetlands, 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 a 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 \$725,000.00. 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 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 \_\_\_\_\_, 2024

AYES:

NAYS:

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Angelo D. Kyle, President  
Lake County Forest Preserve District

ATTEST:

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

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

# Exhibit A

## Legend



Forest Preserve Property



The Property



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

0 175 350 700 Feet

2024 Aerial Photo

Map Prepared 15 October 2024

