



DATE: March 6, 2025

MEMO TO: Paul Frank, Chair
Planning Committee

FROM: Ken Jones
Director of Land Preservation

RECOMMENDATION: Recommend approval of a Resolution to purchase an approximately 34.4-acre property in Antioch Township, known as the Elliott W. Frank, LLC property, for \$960,000.00 as an addition to Lotus Country Conservation Preserve.

STRATEGIC DIRECTIONS SUPPORTED: Leadership; Conservation; Organizational Sustainability; Communication, Education and Outreach

FINANCIAL DATA: The purchase price of the Elliott W. Frank, LLC property is \$960,000.00, 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: The Elliott W. Frank, LLC property is located on Rena Avenue, approximately one-quarter mile south of Grass Lake Road in unincorporated Antioch Township, and is adjacent to Lotus Country Conservation Preserve. 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 and forests, providing scenic vistas, adding to existing preserves, and protecting existing District holdings, and the property will serve as a visual, topographic and ecologic extension of adjoining District properties. The expanded protection of additional rookery areas located on the property makes it especially worthy of protection and preservation.

A contract to purchase the property has been negotiated by District staff and has been signed by the owner. Pursuant to the contract, the District will pay \$960,000.00 for the Property. Currently, a land survey is not available to determine the exact acreage of the parcel.

The Property is vacant.

REVIEW BY OTHERS Executive Director, Chief Operations Officer, 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 MARCH MEETING
MARCH 12, 2025**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “A Resolution to Purchase an Approximately 34.4-acre Parcel as an Addition to Lotus Country Conservation Preserve (Elliott W. Frank, LLC 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 34.4-ACRE PARCEL
AS AN ADDITION TO LOTUS COUNTRY CONSERVATION PRESERVE
(ELLIOTT W. FRANK, LLC PROPERTY)**

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

WHEREAS, the Planning Committee (the "Committee") of the District has reviewed certain land in Antioch Township and within the corporate limits of the District that is suitable for District purposes, which land consists of approximately 34.4 acres, is commonly known as the Elliott W. Frank, LLC Property, is privately owned, and is depicted in Exhibit A attached hereto (the "Property"); and

WHEREAS, the Property will expand upon, and enhance, the holdings of Lotus Country, will provide expanded conservation 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 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 Lotus Country, protect wildlife habitat, protect against flooding, preserve 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 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 \$960,000.00. 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 _____, 2025

AYES:

NAYS:

APPROVED this _____ day of _____, 2025

Jessica Vealitzek, President
Lake County Forest Preserve District

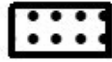
ATTEST:

Julie Gagnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

Exhibit A

Legend



Forest Preserve Property

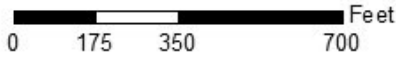


The Property

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



2024 Aerial Photo

Map Prepared 10 February 2025

