



**Forest Preserve District of Cook County
Board of Commissioners
Minutes of the Real Estate Committee**

9:40 AM

Tuesday, February 4, 2025

**Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Gainer, Lowry, McCaskill, Miller,
S. Morrison, Quezada, Scott, Stamps and Trevor (15)

Excused Absence: Morita and K. Morrison (2)

PUBLIC TESTIMONY

Chairwoman Anaya asked the Secretary to the Board to call upon the registered public speakers, in accordance with Forest Preserves Code of Ordinances, Section 1-5-4.

No public speakers.

25-0107

COMMITTEE MINUTES

Approval of the minutes from the meeting of 12/17/2024

A motion was made by Commissioner Daley, seconded by Vice Chairperson Moore, to approve 25-0107. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Gainer, Lowry, McCaskill, Miller,
S. Morrison, Quezada, Scott, Stamps and Trevor (15)

Absent: Morita and K. Morrison (2)

25-0007

Sponsored by: TONI PRECKWINKLE (President), FRANK J. AGUILAR, ALMA E. ANAYA, SCOTT R. BRITTON, JOHN P. DALEY, BRIDGET DEGNEN, BRIDGET GAINER, BILL LOWRY, DR. KISHA E. McCASKILL, DONNA MILLER, JOSINA MORITA, KEVIN B. MORRISON, SEAN M. MORRISON, ANTHONY J. QUEZADA, MICHAEL SCOTT JR. and MAGGIE TREVOR, Forest Preserve District of Cook County Board of Commissioners

PROPOSED ORDINANCE

AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR MICHAEL J. O'MALLEY PRESERVE

AN ORDINANCE CREATING A FOREST PRESERVE in part of Section 30, Township 35, Range 15, all in Cook County, Illinois near Michael J. O'Malley Preserve in District 6.

WHEREAS, the Board of Commissioners of the Forest Preserve District of Cook County, Illinois (the "District"), pursuant to the statutes in such case made and provided, has from time to time acquired by purchase, condemnation, gift, grant, devise, or otherwise, lands necessary and desirable for District purposes containing one or more natural forests or parts thereof, or lands connecting such forests or parts thereof, or lands capable of being reforested for the purpose of protecting and preserving the flora, fauna, and scenic beauties within the Forest Preserve District of Cook County, Illinois, and to restore, restock, protect, and preserve the natural forests and said lands together with their flora and fauna, as nearly as may be, in their natural state and condition, for the purpose of the education, pleasure, and recreation of the public; and

WHEREAS, the said Board of Commissioners of the District also has acquired in like manner lands for the consolidation of such preserves into unit areas of a size and form convenient and desirable for public use and economical maintenance and improvement, and lands for the purpose of connecting such preserves with forested ways or links in order to increase their accessibility, use, and enjoyment, and lands for improvement by forestation, roads, and pathways, and lands for the purpose of constructing, maintaining, and operating recreational facilities; and

WHEREAS, the Board of Commissioners of the District has in a like manner acquired lands along water courses or elsewhere which, in their judgment, were required to control drainage and water conditions and necessary for the preservation of forested areas acquired or to be acquired as preserves and lands for the purpose of extension of roads and forested ways around and by such preserves and for parking space for automobiles and other facilities not requiring forested areas but incidental to the use and protection thereof.

BE IT ORDAINED by the Board of Commissioners of the District as follows:

Section 1. That a unified Forest Preserve be and the same is hereby created within the District which shall contain and connect lands now owned and lands to be acquired in substantial accordance with the plat now on file in the office of the General Superintendent of the District, which by reference is hereby made part hereof, and for the purposes of said Forest Preserve and for the carrying out of the statutory purposes more particularly set out in the preamble of this ordinance, it is necessary and desirable for the District to

own and it shall acquire property hereinafter described in Section 2 of this ordinance, for the purpose of creating a Forest Preserve and for District uses.

Section 2. That the lands referred to in Section 1 of this ordinance are more particularly described as follows:

2730 Sauk Trail, Unincorporated Cook County, Illinois (AKA 2801 E. Sauk Trail, Sauk Village, IL)

THE EAST ONE-HALF OF THE NORTHWEST QUARTER (E ½ NW ¼) OF SECTION THIRTY (30), TOWNSHIP THIRTY-FIVE (35), RANGE FIFTEEN (15), IN BLOOM TOWNSHIP, COOK COUNTY, ILLINOIS.

PIN: 33-30-101-001-0000

SAID PARCEL CONTAINING 3,222,133 SQUARE FEET, OR 73.97 ACRES, MORE OR LESS.

Section 3. This ordinance is hereby made and ordained to be severable as to each parcel of land or portion thereof or right of interest in any of the same hereby authorized to be acquired, and failure to acquire any of the said parcels of land described in Section 2 hereof or right of interest in any of the same shall not impair or invalidate the authority by this ordinance granted to hold, own, or acquire any other of said parcels or any right or interest therein, it being the intention of said Board of Commissioners of the District to carry out the general plan provided in this ordinance so far as legally and financially practicable, and to negotiate for purchase, condemn, or otherwise acquire from time to time the parcel(s) of land described in Section 2 hereof and all right or interest therein.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

District 6

A motion was made by Vice Chairperson Moore, seconded by Commissioner Daley, to approve 25-0007. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Gainer, Lowry, McCaskill, Miller, S. Morrison, Quezada, Scott, Stamps and Trevor (15)

Absent: Morita and K. Morrison (2)

25-0006

Presented by: EILEEN FIGEL, Interim General Superintendent

WETLAND MITIGATION BANK AGREEMENT AND PROPOSED ACCEPTANCE OF REAL ESTATE DONATION

Department(s): Department of Resource Management

Vendor: HGS, LLC D/B/A RES Environmental Operating Company, LLC, Bellaire, Texas

Request: Authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to enter into and execute

Good(s) or Service(s): Agreement for HGS, LLC to develop, manage and maintain a wetland mitigation bank on Forest Preserves property in unincorporated Cook County near Sauk Village, and authorization for the Forest Preserves to accept donated property from HGS, LLC with a corresponding deed restriction or similar instrument.

Contract Value: Not to exceed \$10,000.00 in miscellaneous real estate fees, such as closing costs.

Contract Period: From date of execution until Mitigation Bank Closeout as determined by the appropriate federal authorities (the Forest Preserves will assume long-term maintenance responsibilities thereafter).

Estimated Fiscal Impact: Not to Exceed \$10,000.00. After Mitigation Bank Closeout, the Forest Preserves expects to receive approximately \$260,000.00 via a fund established by HGS, LLC and held by the Forest Preserves or a third-party fiduciary for the long-term management, maintenance, and stewardship of the mitigation site.

Accounts: Professional Services 51034.520830; Real Estate Capital Outlay 51006.560010; and all future Professional Services accounts

Contract Number(s): N/A

Concurrences: The Chief Financial Officer has approved this item. Final agreement is subject to legal review and approval.

District(s): 6

Summary: HGS, LLC (“HGS”) is a subsidiary of Resource Environmental Solutions, which provides comprehensive ecological restoration and water resource solutions, serving public and private sector clients with full-delivery, land-based projects that build and sustain natural resiliency in ecosystems. HGS has rights to purchase an approximately (±) 71.7 acre parcel directly adjacent to Forest Preserves property located at Torrence Avenue and Sauk Trail Road near Sauk Village (the “Donation Parcel”). HGS seeks to develop a wetland mitigation bank utilizing all or a portion of this property together with approximately (±) 32.9 acres of Forest Preserves land, subject to the approval of the applicable federal agencies. Upon acquisition of the Donation Parcel and federal approval with respect to the mitigation bank, HGS will conduct ecological restoration of wetlands within the boundaries of the mitigation bank site, as approved by the Forest Preserves. This ecological restoration will benefit wildlife and restore native vegetation. HGS will also sell credits from the wetland mitigation bank to third parties.

Upon approval of the wetland mitigation bank plan, the Donation Parcel owned by HGS will then be donated to the Forest Preserves. Per federal regulations, the Forest Preserves will then be required to record a deed to the donated property that includes a declaration of a restrictive covenant, a deed restriction or a similar instrument restricting use of the property in accordance with the federally-approved Mitigation Banking Instrument and Plan. After Closeout of the Mitigation Bank, the Forest Preserves will then serve as the long-term steward of the mitigation site, which will include the Donation Parcel. The Donation Parcel is more fully described in the legal description included in related Board Item No. 25-0007. The acquisition of the Donation Parcel would advance the goals of the Forest Preserves’ Southeast Cook County Land Acquisition Plan, Next Century Conservation Plan, and Acquisition and Disposition of Land Position Paper.

The area of the wetland mitigation bank is expected to total approximately (±) 104 acres, which will be restored by HGS at no direct cost to the Forest Preserves. Upon successful completion of all performance standards for a period of at least seven (7) years and the official Closeout of the Mitigation Bank, the Forest Preserves will assume long-term maintenance and stewardship responsibilities for the mitigation site with the support of a monetary fund established by HGS on behalf of the Forest Preserves and held by the Forest Preserves or a third-party fiduciary. If the federal authorities require a third-party fiduciary to hold these long-term maintenance funds per the approved Mitigation Plan, the Forest Preserves will bring the details of any such agreement before the Board for approval.

A motion was made by Vice Chairperson Moore, seconded by Commissioner Daley, to approve 25-0006. The motion carried by the following vote:

- Ayes:** Anaya, Moore, Aguilar, Britton, Daley, Degnen, Gainer, Lowry, McCaskill, Miller, S. Morrison, Quezada, Scott, Stamps and Trevor (15)
- Absent:** Morita and K. Morrison (2)

ADJOURNMENT

**A motion was made by Vice Chairperson Moore, seconded by Commissioner Daley, to adjourn.
The motion carried by the following vote:**

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Gainer, Lowry, McCaskill, Miller,
S. Morrison, Quezada, Scott, Stamps and Trevor (15)

Absent: Morita and K. Morrison (2)

Respectfully submitted,



Chairwoman



Secretary

A complete record of this meeting is available at <https://fpdcc.legistar.com>.