



**Forest Preserve District of Cook County
Board of Commissioners**

Real Estate Committee

Tuesday, December 15, 2020

9:30 AM

Virtual Meeting

NOTICE AND AGENDA

There will be a virtual meeting of the Real Estate committee of the Forest Preserve District of Cook County Board of Commissioners at the date, time and location listed above.

PUBLIC TESTIMONY

Due to the current health crisis, there is no in-person participation for the County Board meetings. The President and Commissioners will participate remotely. The public can observe the livestream <https://www.cookcountyil.gov/service/watch-live-board-proceedings>

The public can still testify to the Committee Meetings. Only written comment will be accepted for those wishing to provide Public Testimony. Written comments provided prior to the start of the meeting will be read aloud at the meeting. Three minutes per comment will be allowed, though every effort will be made to read statements in their entirety. If you have additional material for the Board to consider, please email testimony to cookcounty.board@cookcountyil.gov and indicate a desire that your testimony be entered into the record. All written comment which complies with County Board Rules will be posted online.

[20-0478](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 02/25/2020

[20-0412](#)

Sponsored by: TONI PRECKWINKLE (President), Forest Preserve District of Cook County Board of Commissioners

PROPOSED ORDINANCE

AUTHORIZING THE ACQUISITION OF LAND VIA DONATION FROM THE COOK COUNTY LAND BANK AUTHORITY AND CREATING A FOREST PRESERVE ON THE ACQUIRED LAND NEAR CERMAK WOODS

AN ORDINANCE CREATING A FOREST PRESERVE in parts of Section 36, Township 39, Range 12 East of the Third Principal Meridian, all in Cook County, Illinois.

WHEREAS, the Forest Preserve District of Cook County, Illinois believes passage of this ordinance is necessary to ensure compliance with the Local Government Property Transfer Act, 50 ILCS 605/0.01 *et seq.*, which provides statutory authority for one municipality to convey title to real estate to another municipality when the territory of transferor municipality is at least partly within the corporate limits of the transferee municipality and it is necessary or convenient to use, occupy or improve real estate held by the transferor municipality in the making of any public improvement or for any public purpose; and

WHEREAS, the Forest Preserve District of Cook County, Illinois recently reached an agreement with the Cook County Land Bank Authority to acquire certain parcels of land, via donation, located in unincorporated Cook County known as Riverside Lawn and adjacent to Forest Preserve District holdings, consisting of approximately 5.84 acres (“Property”) as described in Exhibit A attached hereto and incorporated herein by reference, which Property was previously acquired by the Cook County Land Bank Authority to convert the Property to open space due to repetitive flood damage pursuant to an Intergovernmental Agreement with the Metropolitan Water Reclamation District; and

WHEREAS, the Board of Forest Preserve Commissioners of the Forest Preserve District of Cook County, Illinois, pursuant to the statutes in such case made and provided, has from time to time acquired by purchase, condemnation, gift, grant, or devise, lands necessary and desirable for Forest Preserve 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 Forest Preserve Commissioners of the Forest Preserve District of Cook County, Illinois 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

WHEREAS, the Board of Commissioners of the Forest Preserve District of Cook County, Illinois 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; and

WHEREAS, the lands hereinafter described, all of which are adjacent to the boundaries of the Forest

Preserve District of Cook County, Illinois, which are necessary and desirable for the lawful uses and purposes of the Forest Preserve District of Cook County, Illinois, as hereinabove set forth, and also are of the character and nature of the lands which the statutes of the State of Illinois authorizes and empowers it to acquire.

NOW, THEREFORE, BE IT ORDAINED by the Board of Forest Preserve Commissioners of the Forest Preserve District of Cook County, Illinois as follows:

Section 1. The Board hereby authorizes the President or her designee to execute any and all documents necessary to effectuate the acquisitions described herein in accordance with customary terms and conditions, subject to this ordinance.

Section 2. The Board hereby determines that the acquisition of the Property from the Cook County Land Bank Authority ("CCLBA") is in the public interest. The Board hereby authorizes the acquisition of the Property from the CCLBA by quit claim deed, for nominal consideration and closing costs not to exceed TEN THOUSAND DOLLARS AND 00/100 CENTS (\$10,000.00), for the public purposes of preserving the existing land in an appropriate manner and as required by applicable laws and protecting and preserving the flora, fauna and scenic beauties, in accordance with the District's authority. Such acquisition shall be subject only to restrictions, covenants and easements shown of record and shall be "as is" without warranties of any sort.

Section 3. 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 thereof, 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 Exhibit A of this ordinance, for the purpose of creating a Forest Preserve and for Forest Preserve uses.

Section 4. That the Property referred to in Sections 2 and 3 of this ordinance is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

EXHIBIT A

LEGAL DESCRIPTIONS

LOTS 21 AND 22 IN BLOCK 3 IN RIVERSIDE LAWN, BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF

THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHERLY OF THE DES PLAINES RIVER, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 15-36-307-028-0000

Address of Real Estate: 3742 Gladstone Avenue, Riverside, Illinois 60546

LOTS 13 AND 14 IN BLOCK 3 IN RIVERSIDE LAWN, BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTH WEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHERLY OF THE DES PLAINES RIVER, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers (PINs): 15-36-307-013-000 & 15-36-307-014-0000

Address of Real Estate: 3743 Stanley Avenue, Riverside, Illinois 60546

LOTS 14 AND 15 IN BLOCK 4 IN RIVERSIDE LAWN BEING A SUBDIVISION OF ALL THAT PART OF SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHERLY OF DES PLAINES RIVER, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers (PINs): 15-36-306-031-0000 & 15-36-306-032-0000

Address of Real Estate: 3744 Stanley Avenue, Riverside, Illinois 60546

LOTS 15, 16, 17, 18, 19, AND 20 IN BLOCK 3 IN RIVERSIDE LAWN, BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHERLY OF THE DES PLAINES RIVER IN THE TOWNSHIP OF RIVERSIDE, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 15-36-307-025-0000

Address of Real Estate: 3747 Stanley Avenue, Riverside, IL 60546

LOT 16 IN BLOCK 4 IN RIVERSIDE LAWN, BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHERLY OF THE DES PLAINES RIVER IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 15-36-306-033-0000

Address of Real Estate: 3748 Stanley Avenue. Riverside, Illinois 60546

LOTS 1 AND 2 IN BLOCK 7 IN RIVERSIDE LAWN, BEING A SUBDIVISION OF ALL THAT

PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHEASTERLY OF DES PLAINES RIVER IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers (PINs): 15-36-312-011-0000 & 15-36-312-012-0000

Address of Real Estate: 3800 Gladstone Avenue, Riverside, Illinois 60546

LOT 1 IN BLOCK 6, IN RIVERSIDE LAWN, BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTH WEST QUARTER OF SECTION 36, TOWN 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHERLY OF THE DES PLAINES RIVER, IN COOK COUNTY. ILLINOIS.

Permanent Index Number (PIN): 15-36-311-014-0000

Address of Real Estate: 3800 Stanley Avenue, Riverside, Illinois 60546

LOTS 29 AND 30 IN BLOCK 7 IN RIVERSIDE LAWN, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHEASTERLY OF THE DESPLAINES RIVER IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers (PINs): 15-36-312-001-0000 & 15-36-312-002-0000

Address of Estate: 3801 Stanley Avenue, Riverside, Illinois 60546

LOT 2 IN BLOCK 6 IN RIVERSIDE LAWN, A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EAST AND SOUTH OF THE DES PLAINES RIVER, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 15-36-311 -015-0000

Address of Real Estate: 3802 Stanley Avenue, Riverside, Illinois 60546

THE NORTH 24 FEET OF LOT 3 IN BLOCK 6 IN RIVERSIDE LAWN A SUBDIVISION OF ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHERLY OF DES PLAINES RIVER, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 15-36-311-016-0000

Address of Real Estate: 3804 Stanley Avenue, Riverside, Illinois 60546

LOT 26, 27, AND 28 (EXCEPT THE NORTH 12.5 FEET THEREOF) OF BLOCK 8, IN RIVERSIDE LAWN SUBDIVISION IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 15-36-313-030-0000

Address of Real Estate: 3805 Gladstone Avenue, Riverside, Illinois 60546

LOTS 3, 4 AND 28 IN BLOCK 7 IN RIVERSIDE LAWN, BEING A SUBDIVISION OF THAT PART OF THE SOUTH WEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHERLY OF THE DES PLAINES RIVER IN THE TOWNSHIP OF RIVERSIDE.

Permanent Index Numbers (PINs): 15-36-312-003-0000 & 15-36-312-031-0000

Address of Real Estate: 3806 Gladstone Avenue and 3803 Stanley Avenue, Riverside, Illinois 60546

LOT 4 (EXCEPT THE NORTH TEN (10) FEET THEREOF) AND LOT 5 (EXCEPT THE SOUTH THIRTY (30) FEET THEREOF) IN BLOCK SIX (6), ALL IN RIVERSIDE LAWN, BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST TEN (10) CHAINS THEREOF AND EASTERLY AND SOUTHERLY OF THE DES PLAINES RIVER, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 15-36-311-018-0000

Address of Real Estate: 3808 Stanley Avenue, Riverside, Illinois 60546

THE SOUTH 30 FEET OF LOT 5 AND LOT 6 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 6 IN RIVERSIDE LAWN, BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHERLY OF THE DES PLAINES RIVER IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 15-36-311-019-0000

Address of Real Estate: 3810 Stanley Avenue, Riverside, Illinois 60546

LOTS 26 AND 27 IN BLOCK 7 IN RIVERSIDE LAWN, A SUBDIVISION OF ALL THAT PART OF THE SOUTH WEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHERLY OF DES PLAINES RIVER, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers (PINs): 15-36-312-004-0000 & 15-36-312-005-0000

Address of Real Estate: 3809 Stanley Avenue, Riverside, Illinois 60546

LOT 24 AND 25 IN BLOCK 7 IN RIVERSIDE LAWN, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 15-36-312-034-0000

Address of Real Estate: 3813 Stanley Avenue, Riverside, Illinois 60546

PARCEL 1:

LOTS 23, 24 AND 25 IN BLOCK 8 IN RIVERSIDE LAWN BEING A SUBDIVISION OF ALL THAT PART OF THE SOUTH WEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY, AND SOUTHERLY OF DES PLAINES RIVER IN TOWNSHIP OF RIVERSIDE, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 5 AND 6 IN BLOCK 8 IN RIVERSIDE LAWN, A SUBDIVISION OF THAT PART OF THE SOUTH WEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EAST AND SOUTH OF THE DES PLAINES RIVER, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers (PINs): 15-36-313-007-0000, 15-36-313-008-0000, 15-36-313-014-0000, & 15-36-313-015-0000

Address of Real Estate: 3815 Gladstone Avenue, 3808 Washington Avenue, and 3810 Washington Avenue, Riverside, Illinois 60546

LOTS 7, 8, 9 AND 10 IN BLOCK 8 IN RIVERSIDE LAWN, BEING A SUBDIVISION OF ALL THAT PART OF SOUTH WEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 10 CHAINS THEREOF AND EASTERLY AND SOUTHERLY OF DES PLAINES RIVER IN THE TOWNSHIP OF RIVERSIDE, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 15-36-313-031-0000

Address of Real Estate: 3842 Washington Avenue, Riverside, Illinois 60546

Effective date: This ordinance shall be in effect from and after its passage and approval.

Legislative History : 11/17/20 - FPD Board of Commissioners - refer to the Real Estate Committee

A handwritten signature in blue ink that reads "Matthew B. DeLeon". The signature is written in a cursive style with a horizontal line underneath it.

Secretary

Chairman: Anaya

Vice-Chairman: Moore

Members: Committee of the Whole