



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

Minutes of the Real Estate Committee

9:15 AM

Tuesday, November 18, 2025

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

ATTENDANCE

Present: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita, K. Morrison, Scott, Stamps, Trevor and Vásquez (14)

Absent: Moore (1)

Excused Absence: Gainer and S. Morrison (2)

A motion was made by Commissioner Daley, seconded by Commissioner Lowry, to allow for remote participation in meeting. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita, K. Morrison, Scott, Stamps, Trevor and Vásquez (14)

Absent: Moore (1)

Excused Absence: Gainer and S. 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.

25-0414

COMMITTEE MINUTES

Approval of the minutes from the meeting of 07/01/2025

A motion was made by Commissioner Britton, seconded by Commissioner Daley, to approve 25-0414. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita, K. Morrison, Scott, Stamps, Trevor and Vásquez (14)

Absent: Moore (1)

Excused Absence: Gainer and S. Morrison (2)

25-0359

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

PROPOSED ORDINANCE

AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR BEAUBIEN WOODS

AN ORDINANCE CREATING A FOREST PRESERVE in parts of Sections 34 and 35, Township 37 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois near Beaubien Woods in District 5.

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; and

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 a 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:

S. Greenwood Avenue & E. 133rd Street, Chicago, Cook County, Illinois

THAT PART OF BLOCK 4 IN ALTGELD GARDENS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34, AND PART OF THE NORTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1947 AS DOCUMENT NO. 14017505, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID BLOCK 4, BEING A 3233.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, 33.23 FEET, THE CHORD OF SAID CURVE BEARS NORTH 06 DEGREES 09 MINUTES 53 SECONDS EAST, 33.23 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 07 SECONDS EAST, 37.50 FEET; THENCE SOUTH 59 DEGREES 34 MINUTES 46 SECONDS EAST, 64.07 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK THAT IS 96.32 FEET EAST OF, THE SOUTHWEST CORNER OF SAID BLOCK, AS MEASURED ON SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 25 MINUTES 07 SECONDS WEST, ON SAID SOUTH LINE, 96.32 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Part of PIN 25-35-100-020-0000

SAID PARCEL CONTAINING 2,224 SQUARE FEET, OR 0.05 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 5

A motion was made by Commissioner Britton, seconded by Commissioner Daley, to approve 25-0359. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita, K. Morrison, Scott, Stamps, Trevor and Vásquez (14)

Absent: Moore (1)

Excused Absence: Gainer and S. Morrison (2)

25-0343

Presented by: ADAM BIANCHI, General Superintendent

PROPOSED ACQUISITION OF REAL ESTATE

Department: Legal Department

Other Part(ies): Chicago Housing Authority (“CHA”), Chicago, Illinois

Request: It is respectfully requested that this proposed purchase through an Intergovernmental Agreement with the CHA be approved.

Description of Real Estate: S. Greenwood Avenue & E. 133rd Street, Chicago, Cook County, Illinois

Section: N/A

Parcel(s): Part of PIN 25-35-100-020-0000

THAT PART OF BLOCK 4 IN ALTGELD GARDENS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34, AND PART OF THE NORTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1947 AS DOCUMENT NO. 14017505, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID BLOCK 4, BEING A 3233.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, 33.23 FEET, THE CHORD OF SAID CURVE BEARS NORTH 06 DEGREES 09 MINUTES 53 SECONDS EAST, 33.23 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 07 SECONDS EAST, 37.50 FEET; THENCE SOUTH 59 DEGREES 34 MINUTES 46 SECONDS EAST, 64.07 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK THAT IS 96.32 FEET EAST OF, THE SOUTHWEST CORNER OF SAID BLOCK, AS MEASURED ON SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 25 MINUTES 07 SECONDS WEST, ON SAID SOUTH LINE, 96.32 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 2,224 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS.

Fiscal Impact: \$5,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$15,000.00 in total).

Accounts: Real Estate and Land Acquisition Fund 51006.560010; and Land Improvements 51009.560019

District: 5

Summary: The proposed 130th Street Chicago Transit Authority (“CTA”) Station will be the new terminal station for the Red Line Extension located just to the east of the CHA Altgeld Gardens housing community. As mitigation for the effects of the extension project on the Forest Preserves of Cook County’s (“Forest Preserves”) Beaubien Woods and to support the CHA and other community members in the area, the CTA agreed to provide funding to the Forest Preserves to connect the Altgeld Gardens community to the Beaubien Woods Boat Launch (See Board Item Nos. 23-0515 and 23-0520).

The CTA therefore transferred two (2) parcels of land to the Forest Preserves for this connection through an intergovernmental agreement. The acquisition now before the Board with the CHA includes an intergovernmental agreement between the parties (the “IGA”) to allow for the CHA to transfer approximately 2,224 square feet of additional CHA land near Greenwood Avenue to complete this trail connection (the “Property”). This new trail connection will encourage the community to use Beaubien Woods and its facilities. This project also includes a new public restroom at Beaubien Woods, which will require a connection for water service through the proposed trail corridor. The IGA and conveyance permits this water connection as well.

Through negotiations, the CHA has agreed to sell the Property to the Forest Preserves for the sum of FIVE THOUSAND DOLLARS AND 00/100 (\$5,000.00) plus closing costs up to \$10,000.00 (up to \$15,000.00 in total). The purchase price is based upon two (2) M.A.I. appraisals obtained by the Forest Preserves and is subject to the Forest Preserves’ satisfactory completion of its due diligence.

Permission is now sought, upon satisfactory completion of all due diligence and negotiation of any and all required documentation, as determined by the Forest Preserves Legal Department, to effectuate payment in the amount of the purchase price plus closing costs as full compensation for the acquisition of the Property.

This land acquisition advances the goals of the Forest Preserves’ Southeast Cook County Land Acquisition Plan, Land Acquisition Plan, and Acquisition and Disposition of Land Position Paper.

A motion was made by Commissioner Britton, seconded by Commissioner Daley, to approve 25-0343. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita, K. Morrison, Scott, Stamps, Trevor and Vásquez (14)

Absent: Moore (1)

Excused Absence: Gainer and S. Morrison (2)

ADJOURNMENT

A motion was made by Commissioner Lowry, seconded by Commissioner Daley, to adjourn. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita, K. Morrison, Scott, Stamps, Trevor and Vásquez (14)

Absent: Moore (1)

Excused Absence: Gainer and S. Morrison (2)

Respectfully submitted,



Chairwoman



Secretary

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