



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

Real Estate Committee

Tuesday, January 23, 2024

9:30 AM

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

NOTICE AND AGENDA

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

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have registered, with the Secretary, to speak 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://fpdcc.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, Illinois or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each virtual speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings>, or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room C, Chicago, Illinois. Persons authorized to provide public testimony shall not use vulgar, abusive, discriminatory, profane, or otherwise inappropriate language when addressing the Board; failure to act appropriately, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

24-0110

COMMITTEE MINUTES

Approval of the minutes from the meeting of 12/12/2023

[23-0595](#)

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

PROPOSED ORDINANCE

AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR SPRING LAKE

AN ORDINANCE CREATING A FOREST PRESERVE in part of Section 9, Township 42 North, Range 9, East of the Third Principal Meridian, all in Cook County, Illinois near Spring Lake in District 15.

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 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:

340 OLD SUTTON ROAD, BARRINGTON HILLS, ILLINOIS 60010

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, 1038.00 FEET NORTH FROM THE SOUTHWEST CORNER THEREOF, FOR A POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, 564.17 FEET TO A POINT LYING 363.94 FEET SOUTH (AS MEASURED ON SAID WEST LINE) FROM THE NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9; THENCE EAST 812.10 FEET TO A POINT ON THE CENTERLINE OF SUTTON ROAD LYING 560.04 FEET SOUTHEASTERLY (AS MEASURED ON SAID CENTERLINE) FROM THE AFORESAID NORTH LINE THEREOF; THENCE SOUTH 49 DEGREES 31 MINUTES 40 SECONDS EAST, ALONG SAID CENTERLINE OF SUTTON ROAD, 124.37 FEET; THENCE SOUTH 37 DEGREES 6 MINUTES 40 SECONDS EAST, ALONG SAID CENTERLINE, 290.80 FEET; THENCE SOUTH 22 DEGREES 19 MINUTES 20 SECONDS EAST ALONG SAID CENTERLINE 119.00 FEET; THENCE SOUTH 02 DEGREES 09 MINUTES 40 SECONDS EAST ALONG SAID CENTERLINE, 168.57 FEET; THENCE NORTH 86 DEGREES 03 MINUTES WEST, 297.82 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 30 SECONDS WEST, 838.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 01-09-102-015-0000

SAID PARCEL CONTAINING 589,898 SQUARE FEET, OR 13.54 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 several parcels 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 15

Legislative History : 12/12/23 - FPD Board of Commissioners - refer to the Real Estate Committee

[23-0596](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Parkway Bank and Trust Company, as Trustee under Trust Agreement Dated October 1, 2017 and known as Trust Number 15761 (Owner of Record)

Request: It is respectfully requested that this proposed purchase be approved.

Description of Real Estate: 340 Old Sutton Road, Barrington Hills, Cook County, Illinois 60010

Section: N/A

Parcel(s): PIN: 01-09-102-015-0000

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, 1038.00 FEET NORTH FROM THE SOUTHWEST CORNER THEREOF, FOR A POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, 564.17 FEET TO A POINT LYING 363.94 FEET SOUTH (AS MEASURED ON SAID WEST LINE) FROM THE NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9; THENCE EAST 812.10 FEET TO A POINT ON THE CENTERLINE OF SUTTON ROAD LYING 560.04 FEET SOUTHEASTERLY (AS MEASURED ON SAID CENTERLINE) FROM THE AFORESAID NORTH LINE THEREOF; THENCE SOUTH 49 DEGREES 31 MINUTES 40 SECONDS EAST, ALONG SAID CENTERLINE OF SUTTON ROAD, 124.37 FEET; THENCE SOUTH 37 DEGREES 6 MINUTES 40 SECONDS EAST, ALONG SAID CENTERLINE, 290.80 FEET; THENCE SOUTH 22 DEGREES 19 MINUTES 20 SECONDS EAST ALONG SAID CENTERLINE 119.00 FEET; THENCE SOUTH 02 DEGREES 09 MINUTES 40 SECONDS EAST

ALONG SAID CENTERLINE, 168.57 FEET; THENCE NORTH 86 DEGREES 03 MINUTES WEST, 297.82 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 30 SECONDS WEST, 838.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 589,898 SQUARE FEET, OR 13.54 ACRES, MORE OR LESS.

Fiscal Impact: \$885,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$895,000.00 in total).

Accounts: Real Estate and Land Acquisition Fund 51006.560010; and Grant Fund 51010.560010

District(s): 15

Summary: The Forest Preserves of Cook County (the “Forest Preserves”) has identified a parcel of land for acquisition that would add to the Forest Preserves’ current holdings near Spring Lake (the “Property”). The Property, commonly known as 340 Old Sutton Road, Barrington Hills, Cook County, Illinois, consists of approximately 13.54 ± acres. The Property is adjacent to Spring Lake Forest Preserve system which totals close to 4,000 acres. Adding the Property will expand Forest Preserve holdings to Old Sutton Road, making it easier for management and access to the preserve, further bolstering the connection from Spring Lake to Horizon Farms to the east. The Property includes some large oak trees, wetlands, and drainages, adding to the diverse Spring Lake habitat.

Through negotiations, the Owner of Record (the “Seller”), has agreed to sell the Property to the Forest Preserves for the sum of EIGHT HUNDRED EIGHTY-FIVE THOUSAND DOLLARS AND 00/100 (\$885,000.00) plus closing costs up to \$10,000.00 (up to \$895,000.00 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. The Forest Preserves has applied for grant assistance for this acquisition through the Illinois Department of Natural Resources for an Open Space Land Acquisition and Development grant, as well as a Land and Water Conservation Fund grant, and would be reimbursed up to 50% of the purchase price if awarded.

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’ Next Century Conservation Plan, and Acquisition and Disposition of Land Position Paper.

Legislative History : 12/12/23 - FPD Board of Commissioners - refer to the Real Estate Committee

[23-0597](#)

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

PROPOSED ORDINANCE

AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR SPRING LAKE

AN ORDINANCE CREATING A FOREST PRESERVE in part of Section 9, Township 42 North, Range 9, East of the Third Principal Meridian, all in Cook County, Illinois near Spring Lake in District 15.

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 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:

339 OLD SUTTON ROAD, BARRINGTON HILLS, ILLINOIS 60010

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF SUTTON ROAD 646.77 FEET NORTH OF (AS MEASURED ALONG SAID CENTER LINE) THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9 THENCE NORTH 29 DEGREES 17 MINUTES 40 SECONDS WEST ALONG A LINE MAKING AN ANGLE WITH THE CENTER LINE OF SUTTON ROAD OF 48 DEGREES 41 MINUTES (AS MEASURED FROM THE NORTHEAST TO NORTHWEST) A DISTANCE OF 345.55 FEET THENCE NORTH 81 DEGREES 27 MINUTES 40 SECONDS WEST 173.95 FEET THENCE SOUTH 52 DEGREES 12 MINUTES WEST A DISTANCE OF 604.64 FEET TO A LINE 240 FEET (MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 0 DEGREES 13 MINUTES 30 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 255.0 FEET TO A LINE 813.0 FEET (AS MEASURED ALONG SAID PARALLEL LINE) NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 240.0 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE 225.0 FEET THENCE SOUTH 89 DEGREES 34 MINUTES 30 SECONDS EAST 838.20 FEET THENCE SOUTH 29 DEGREES 17 MINUTES 40 SECONDS EAST 465.75 FEET TO A POINT ON THE CENTER LINE OF SUTTON ROAD 26.63 FEET (AS MEASURED ALONG SAID CENTER LINE) NORTH OF THE PLACE OF BEGINNING, SOUTH 19 DEGREES 23 MINUTES 20 SECONDS WEST ALONG SAID CENTER LINE 26.63 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF SUTTON ROAD, 673.4 FEET (AS MEASURED ALONG SAID CENTER LINE) NORTHERLY FROM THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE NORTH 29 DEGREES 17 MINUTES 40 SECONDS WEST ALONG A LINE MAKING AN ANGLE WITH THE CENTER LINE OF SUTTON ROAD OF 48 DEGREES 41 MINUTES (AS MEASURED FROM THE NORTHEAST TO NORTH TO NORTHWEST) A DISTANCE OF 465.75 FEET; THENCE SOUTH 86 DEGREES 03 MINUTES EAST, 297.82 FEET TO A POINT IN SUTTON ROAD; THENCE SOUTH 2 DEGREES 09 MINUTES 40 SECONDS EAST ALONG SAID SUTTON ROAD, 170.78 FEET; THENCE SOUTH 19 DEGREES 23 MINUTES 20 SECONDS WEST ALONG THE CENTER LINE OF SAID SUTTON ROAD, 227.95 FEET TO THE POINT OF BEGINNING, IN BARRINGTON TOWNSHIP, COOK COUNTY, ILLINOIS.

PINs: 01-09-102-013-0000 & 01-09-102-016-0000

SAID PARCELS CONTAINING 283,297 SQUARE FEET, OR 6.5 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 several parcels 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 15

Legislative History : 12/12/23 - FPD Board of Commissioners - refer to the Real Estate Committee

[23-0598](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Gilda Jafari, Robert Jafari and Sam Jafari, As Co-Trustees Of The Kianoosh And Soussan Jafari Irrevocable Trust Dated February 8, 1999, as to an Undivided 1/2 Interest; Soussan Jafari, Gilda Jafari, Robert Jafari, And Sam Jafari, as Co-Trustees Of The Kianoosh Jafari 2010 Family Trust

Dated October 14, 2010, as to an Undivided ½ Interest. (Owners of Record)

Request: It is respectfully requested that this proposed purchase be approved.

Description of Real Estate: 339 Old Sutton Road, Barrington Hills, Illinois 60010

Section: N/A

Parcel(s): PINs: 01-09-102-013-0000 & 01-09-102-016-0000

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF SUTTON ROAD 646.77 FEET NORTH OF (AS MEASURED ALONG SAID CENTER LINE) THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9 THENCE NORTH 29 DEGREES 17 MINUTES 40 SECONDS WEST ALONG A LINE MAKING AN ANGLE WITH THE CENTER LINE OF SUTTON ROAD OF 48 DEGREES 41 MINUTES (AS MEASURED FROM THE NORTHEAST TO NORTHWEST) A DISTANCE OF 345.55 FEET THENCE NORTH 81 DEGREES 27 MINUTES 40 SECONDS WEST 173.95 FEET THENCE SOUTH 52 DEGREES 12 MINUTES WEST A DISTANCE OF 604.64 FEET TO A LINE 240 FEET (MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 0 DEGREES 13 MINUTES 30 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 255.0 FEET TO A LINE 813.0 FEET (AS MEASURED ALONG SAID PARALLEL LINE) NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 240.0 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE 225.0 FEET THENCE SOUTH 89 DEGREES 34 MINUTES 30 SECONDS EAST 838.20 FEET THENCE SOUTH 29 DEGREES 17 MINUTES 40 SECONDS EAST 465.75 FEET TO A POINT ON THE CENTER LINE OF SUTTON ROAD 26.63 FEET (AS MEASURED ALONG SAID CENTER LINE) NORTH OF THE PLACE OF BEGINNING, SOUTH 19 DEGREES 23 MINUTES 20 SECONDS WEST ALONG SAID CENTER LINE 26.63 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF SUTTON ROAD, 673.4 FEET (AS MEASURED ALONG SAID CENTER LINE) NORTHERLY FROM THE SOUTH LINE OF THE EAST ½ OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE NORTH 29 DEGREES 17 MINUTES 40 SECONDS WEST ALONG A LINE MAKING AN ANGLE WITH THE CENTER LINE OF SUTTON ROAD OF 48 DEGREES 41 MINUTES (AS MEASURED FROM THE NORTHEAST TO NORTH TO NORTHWEST) A DISTANCE OF 465.75 FEET; THENCE SOUTH 86 DEGREES 03 MINUTES EAST, 297.82 FEET TO A POINT IN SUTTON ROAD; THENCE SOUTH 2 DEGREES 09 MINUTES 40 SECONDS EAST ALONG SAID SUTTON ROAD, 170.78 FEET; THENCE SOUTH 19 DEGREES 23 MINUTES 20 SECONDS WEST ALONG THE CENTER LINE OF SAID SUTTON ROAD, 227.95 FEET TO THE POINT OF BEGINNING, IN BARRINGTON TOWNSHIP, COOK COUNTY, ILLINOIS.

SAID PARCELS CONTAINING 283,297 SQUARE FEET, OR 6.5 ACRES, MORE OR LESS.

Fiscal Impact: \$744,500.00 purchase price plus closing costs up to \$10,000.00 (up to \$754,500.00 in total).

Accounts: Real Estate and Land Acquisition Fund 51006.560010; and Grant Fund 51010.560010

District(s): 15

Summary: The Forest Preserves of Cook County (the “Forest Preserves”) has identified two parcels of land for acquisition that would add to the Forest Preserves’ current holdings near Spring Lake (the “Property”). The Property, commonly known as 339 Old Sutton Road, Barrington Hills, Cook County, Illinois, consists of approximately 6.5 ± acres. The Property is adjacent to Spring Lake Forest Preserve system which totals close to 4,000 acres. Adding the Property will expand Forest Preserve holdings to Old Sutton Road, making it easier for management and access to the preserve, further bolstering the connection from Spring Lake to Horizon Farms to the east. The Property includes some large oak trees, wetlands, and drainages, adding to the diverse Spring Lake habitat.

Through negotiations, the Owner of Record (the “Seller”), has agreed to sell the Property to the Forest Preserves for the sum of SEVEN HUNDRED FORTY-FOUR THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$744,500.00) plus closing costs up to \$10,000.00 (up to \$754,500.00 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. The Forest Preserves has applied for grant assistance for this acquisition through the Illinois Department of Natural Resources for

an Open Space Land Acquisition and Development grant, as well as a Land and Water Conservation Fund grant, and would be reimbursed up to 50% of the purchase price if awarded.

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' Next Century Conservation Plan, and Acquisition and Disposition of Land Position Paper.

Legislative History : 12/12/23 - FPD Board of Commissioners - refer to the Real Estate Committee

[23-0599](#)

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

PROPOSED ORDINANCE

AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR SPRING LAKE

AN ORDINANCE CREATING A FOREST PRESERVE in part of Section 9, Township 42 North, Range 9, East of the Third Principal Meridian, all in Cook County, Illinois near Spring Lake in District 15.

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 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:

338 OLD SUTTON ROAD, BARRINGTON HILLS, ILLINOIS 60010

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING ON THE CENTER LINE OF SUTTON ROAD 646.77 FEET NORTH OF (MEASURED ALONG SAID CENTER LINE) THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 29 DEGREES 17 MINUTES 40 SECONDS WEST ALONG A LINE MAKING AN ANGLE WITH THE CENTER LINE OF SUTTON ROAD OF 48 DEGREES 41 MINUTES (AS MEASURED FROM NORTHEAST TO NORTHWEST) A DISTANCE OF 345.55 FEET; THENCE NORTH 81 DEGREES 27 MINUTES 40 SECONDS WEST 173.95 FEET; THENCE SOUTH 52 DEGREES 12 MINUTES WEST A DISTANCE OF 604.64 FEET TO A LINE 240.0 FEET (MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0 DEGREES 13 MINUTES 30 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 95.0 FEET; THENCE SOUTH 68 DEGREES 08 MINUTES 20 SECONDS EAST A DISTANCE OF 100.61 FEET; THENCE SOUTH 37 DEGREES 52 MINUTES 45 SECONDS EAST A DISTANCE OF 188.86 FEET; THENCE NORTH 46 DEGREES 23 MINUTES 20 SECONDS EAST A DISTANCE OF 545.0 FEET; THENCE SOUTH 70 DEGREES 36 MINUTES 40 SECONDS EAST A DISTANCE OF 220 FEET TO A POINT ON THE CENTER LINE OF SUTTON ROAD 23.37 FEET (AS MEASURED ALONG SAID CENTER LINE)

SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH 19 DEGREES 23 MINUTES 20 SECONDS EAST ALONG SAID CENTER LINE 23.37 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 01-09-102-014-0000

SAID PARCEL CONTAINING 242,141 SQUARE FEET, OR 5.56 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 several parcels 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 15

Legislative History : 12/12/23 - FPD Board of Commissioners - refer to the Real Estate Committee

[23-0600](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Gilda Jafari, Robert Jafari and Sam Jafari, as Co-Trustees of The Kianoosh And Soussan Jafari Irrevocable Trust Dated February 8, 1999, as to an Undivided ½ Interest; Soussan Jafari, Gilda Jafari, Robert Jafari, and Sam Jafari, as Co-Trustees of The Kianoosh Jafari 2010 Family Trust Dated October 14, 2010, as to an Undivided ½ Interest. (Owners of Record)

Request: It is respectfully requested that this proposed purchase be approved.

Description of Real Estate: 338 Old Sutton Road, Barrington Hills, Illinois, 60010

Section: N/A

Parcel(s): PIN: 01-09-102-014-0000

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING ON THE CENTER LINE OF SUTTON ROAD 646.77 FEET NORTH OF (MEASURED ALONG SAID CENTER LINE) THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 29 DEGREES 17 MINUTES 40 SECONDS WEST ALONG A LINE MAKING AN ANGLE WITH THE CENTER LINE OF SUTTON ROAD OF 48 DEGREES 41 MINUTES (AS MEASURED FROM NORTHEAST TO NORTHWEST) A DISTANCE OF 345.55 FEET; THENCE NORTH 81 DEGREES 27 MINUTES 40 SECONDS WEST 173.95 FEET; THENCE SOUTH 52 DEGREES 12 MINUTES WEST A DISTANCE OF 604.64 FEET TO A LINE 240.0 FEET (MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0 DEGREES 13 MINUTES 30 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 95.0 FEET; THENCE SOUTH 68 DEGREES 08 MINUTES 20 SECONDS EAST A DISTANCE OF 100.61 FEET; THENCE SOUTH 37 DEGREES 52 MINUTES 45 SECONDS EAST A DISTANCE OF 188.86 FEET; THENCE NORTH 46 DEGREES 23 MINUTES 20 SECONDS EAST A DISTANCE OF 545.0 FEET; THENCE SOUTH 70 DEGREES 36 MINUTES 40 SECONDS EAST A DISTANCE OF 220 FEET TO A POINT ON THE CENTER LINE OF SUTTON ROAD 23.37 FEET (AS MEASURED ALONG SAID CENTER LINE) SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH 19 DEGREES 23 MINUTES 20 SECONDS EAST ALONG SAID CENTER LINE 23.37 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 242,141 SQUARE FEET, OR 5.56 ACRES, MORE OR LESS.

Fiscal Impact: \$634,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$644,000.00 in total).

Accounts: Real Estate and Land Acquisition Fund 51006.560010; and Grant Fund 51010.560010

District(s): 15

Summary: The Forest Preserves of Cook County (the "Forest Preserves") has identified a parcel of land for acquisition that would add to the Forest Preserves' current holdings near Spring Lake (the "Property"). The Property, commonly known as 338 Old Sutton Road, Barrington Hills, Cook County, Illinois, consists of approximately 5.56 ± acres. The Property is adjacent to Spring Lake Forest Preserve

system which totals close to 4,000 acres. Adding the Property will expand Forest Preserve holdings to Old Sutton Road, making it easier for management and access to the preserve, further bolstering the connection from Spring Lake to Horizon Farms to the east. The Property includes some large oak trees, wetlands, and drainages, adding to the diverse Spring Lake habitat.

Through negotiations, the Owner of Record (the "Seller"), has agreed to sell the Property to the Forest Preserves for the sum of SIX HUNDRED THIRTY-FOUR THOUSAND DOLLARS AND 00/100 (\$634,000.00) plus closing costs up to \$10,000.00 (up to \$644,000.00 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. The Forest Preserves has applied for grant assistance for this acquisition through the Illinois Department of Natural Resources for an Open Space Land Acquisition and Development grant, as well as a Land and Water Conservation Fund grant, and would be reimbursed up to 50% of the purchase price if awarded.

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' Next Century Conservation Plan, and Acquisition and Disposition of Land Position Paper.

Legislative History : 12/12/23 - FPD Board of Commissioners - refer to the Real Estate Committee

[23-0612](#)

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

PROPOSED ORDINANCE

AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR CAMP SULLIVAN WOODS

AN ORDINANCE CREATING A FOREST PRESERVE in part of Section 18, Township 36 North, Range 13, East of the Third Principal Meridian, all in Cook County, Illinois near Camp Sullivan 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; 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 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:

15701 151ST STREET, ORLAND PARK, ILLINOIS 60462

THE NORTH 12 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 70 FEET), IN COOK COUNTY, ILLINOIS.

PINs: 28-18-100-001-0000

SAID PARCEL CONTAINING 490,050 SQUARE FEET, OR 11.25 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 several parcels 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

Legislative History : 12/12/23 - FPD Board of Commissioners - refer to the Real Estate Committee

[23-0613](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Feras Alhaj (Owner of Record)

Request: It is respectfully requested that this proposed purchase be approved.

Description of Real Estate: 15701 151st Street, Orland Park, Cook County, Illinois 60462

Section: N/A

Parcel(s): PIN: 28-18-100-001-0000

THE NORTH 12 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 70 FEET), IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 490,050 SQUARE FEET, OR 11.25 ACRES, MORE OR LESS.

Fiscal Impact: \$475,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$485,000.00 in

total).

Accounts: Real Estate and Land Acquisition Fund 51006.560010

District(s): 6

Summary: The Forest Preserves of Cook County (the “Forest Preserves”) has identified a parcel of land for acquisition that would add to the Forest Preserves’ current holdings near Camp Sullivan Woods (the “Property”). The Property, commonly known as 15701 151st Street, Orland Park, Cook County, Illinois, consists of approximately 11.25 ± acres. The Property is adjacent to, and expands, the Camp Sullivan Woods property which currently totals over 300 acres. Adding the Property will protect open space in a densely populated region, allow for alternative access to Camp Sullivan Woods, protect wetlands, and increase habitat for wildlife.

Through negotiations, the Owner of Record (the “Seller”), has agreed to sell the Property to the Forest Preserves for the sum of FOUR HUNDRED SEVENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$475,000.00) plus closing costs up to \$10,000.00 (up to \$485,000.00 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’ Next Century Conservation Plan, and Acquisition and Disposition of Land Position Paper.

Legislative History : 12/12/23 - FPD Board of Commissioners - refer to the Real Estate Committee

A handwritten signature in black ink that reads "Lynne M. Turner". The signature is written in a cursive style and is centered within a light gray rectangular background.

Secretary

Chair: Anaya

Vice-Chair: Moore

Members: Committee of the Whole