



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

Minutes of the Real Estate Committee

Tuesday, January 23, 2024

9:30 AM

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

ATTENDANCE

Present: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, K. Morrison, Quezada, Stamps and Trevor (16)

Absent: S. Morrison (1) (Excused)

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

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Quezada, Stamps and Trevor (16)

Absent: Morrison (1)

PUBLIC TESTIMONY

Chairman 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.

COMMITTEE MINUTES

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

A motion was made by Commissioner Britton, seconded by Commissioner Deer, to approve 24-0110. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Quezada, Stamps and Trevor (16)

Absent: Morrison (1)

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 HTLLS, TLLTNOTS 60010

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTTON 9, TOWNSHTP 42 NORTH, RANGE 9 EAST OF THE THTRD PRTNCTPAL MERTDTAN, DESCRIBED AS FOLLOWS: COMMENCTNG AT A POTNT ON THE WEST LTNE OF SATD EAST HALF OF THE NORTHWEST QUARTER, 1038.00 FEET NORTH FROM THE SOUTHWEST CORNER THEREOF, FOR A POTNT OF BEGTNNTNG; THENCE NORTH ALONG SATD WEST LTNE OF THE EAST HALF OF THE NORTHWEST QUARTER, 564.17 FEET TO A POTNT LYTNG 363.94 FEET SOUTH (AS MEASURED ON SATD WEST LTNE) FROM THE NORTH LTNE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTTON 9; THENCE EAST 812.10 FEET TO A POTNT ON THE CENTERLTNE OF SUTTON ROAD LYTNG 560.04 FEET SOUTHEASTERLY (AS MEASURED ON SATD CENTERLTNE) FROM THE AFORESATD NORTH LTNE THEREOF; THENCE SOUTH 49 DEGREES 31 MTNUTES 40 SECONDS EAST, ALONG SATD CENTERLTNE OF SUTTON ROAD, 124.37 FEET; THENCE SOUTH 37 DEGREES 6 MTNUTES 40 SECONDS EAST, ALONG SATD CENTERLTNE, 290.80 FEET; THENCE SOUTH 22 DEGREES 19 MTNUTES 20 SECONDS EAST ALONG SATD CENTERLTNE 119.00 FEET; THENCE SOUTH 02 DEGREES 09 MTNUTES 40 SECONDS EAST ALONG SATD CENTERLTNE, 168.57 FEET; THENCE NORTH 86 DEGREES 03 MTNUTES WEST, 297.82 FEET; THENCE NORTH 89 DEGREES 34 MTNUTES 30 SECONDS WEST, 838.20 FEET TO THE POTNT OF BEGTNNTNG, TN COOK COUNTY, TLLTNOTS.

PTN: 01-09-102-015-0000

SATD PARCEL CONTATNTNG 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

A motion was made by Commissioner Deer, seconded by Commissioner Quezada, to approve

23-0595. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Quezada, Stamps and Trevor (16)

Absent: Morrison (1)

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): PTN: 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.

SATD 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 ETGHT HUNDRED ETGHTY-FTVE 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.T. 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

A motion was made by Commissioner Deer, seconded by Commissioner Quezada, to approve 23-0596. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Quezada, Stamps and Trevor (16)

Absent: Morrison (1)

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 HTLS, TLLTNOTS 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 ON 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.

PTNs: 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

A motion was made by Commissioner Deer, seconded by Commissioner Quezada, to approve 23-0597. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Quezada, Stamps and Trevor (16)

Absent: Morrison (1)

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 1/2 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): PTNs: 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

SATD WEST LTNE 225.0 FEET THENCE SOUTH 89 DEGREES 34 MTNUTES 30 SECONDS EAST 838.20 FEET THENCE SOUTH 29 DEGREES 17 MTNUTES 40 SECONDS EAST 465.75 FEET TO A POTNT ON THE CENTER LTNE OF SUTTON ROAD 26.63 FEET (AS MEASURED ALONG SATD CENTER LTNE) NORTH OF THE PLACE OF BEGTNNTNG, SOUTH 19 DEGREES 23 MTNUTES 20 SECONDS WEST ALONG SATD CENTER LTNE 26.63 FEET TO THE PLACE OF BEGTNNTNG, ALL TN COOK COUNTY, TLLTNOTS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTON 9, TOWNSHTP 42 NORTH, RANGE 9 EAST OF THE THTRD PRTNCTPAL MERTDTAN, DESCRTBED AS FOLLOWS:

BEGTNNTNG AT A POTNT ON THE CENTER LTNE OF SUTTON ROAD, 673.4 FEET (AS MEASURED ALONG SATD CENTER LTNE) NORTHERLY FROM THE SOUTH LTNE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SATD SECTON 9; THENCE NORTH 29 DEGREES 17 MTNUTES 40 SECONDS WEST ALONG A LTNE MAKNG AN ANGLE WTHH THE CENTER LTNE OF SUTTON ROAD OF 48 DEGREES 41 MTNUTES (AS MEASURED FROM THE NORTHEAST TO NORTH TO NORTHWEST) A DTSTANCE OF 465.75 FEET; THENCE SOUTH 86 DEGREES 03 MTNUTES EAST, 297.82 FEET TO A POTNT TN SUTTON ROAD; THENCE SOUTH 2 DEGREES 09 MTNUTES 40 SECONDS EAST ALONG SATD SUTTON ROAD, 170.78 FEET; THENCE SOUTH 19 DEGREES 23 MTNUTES 20 SECONDS WEST ALONG THE CENTER LTNE OF SATD SUTTON ROAD, 227.95 FEET TO THE POTNT OF BEGTNNTNG, TN BARRINGTON TOWNSHTP, COOK COUNTY, TLLTNOTS.

SATD PARCELS CONTATNTNG 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 FTVE 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.T. 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 Tllinois 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

A motion was made by Commissioner Deer, seconded by Commissioner Quezada, to approve 23-0598. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Quezada, Stamps and Trevor (16)

Absent: Morrison (1)

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 HTLLS, TLLTNOTS 60010

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTON 9, TOWNSHTP 42 NORTH, RANGE 9 EAST OF THE THTRD PRTNCTPAL MERTDTAN DESCRIBED AS FOLLOWS:

BEGTNNTNG ON THE CENTER LTNE OF SUTTON ROAD 646.77 FEET NORTH OF (MEASURED ALONG SATD CENTER LTNE) THE SOUTH LTNE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SATD SECTON 9; THENCE NORTH 29 DEGREES 17 MTNUTES 40 SECONDS WEST ALONG A LTNE MAKNG AN ANGLE WTH THE CENTER LTNE OF SUTTON ROAD OF 48 DEGREES 41 MTNUTES (AS MEASURED FROM NORTHEAST TO NORTHWEST) A DTSTANCE OF 345.55 FEET; THENCE NORTH 81 DEGREES 27 MTNUTES 40 SECONDS WEST 173.95 FEET; THENCE SOUTH 52 DEGREES 12 MTNUTES WEST A DTSTANCE OF 604.64 FEET TO A LTNE 240.0 FEET (MEASURED AT RTGHT ANGLES) EAST OF AND PARALLEL WTH THE WEST LTNE OF SATD SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0 DEGREES 13 MTNUTES 30 SECONDS WEST PARALLEL WTH THE WEST LTNE OF SATD SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DTSTANCE OF 95.0 FEET; THENCE SOUTH 68 DEGREES 08 MTNUTES 20 SECONDS EAST A DTSTANCE OF 100.61 FEET; THENCE SOUTH 37 DEGREES 52 MTNUTES 45 SECONDS EAST A DTSTANCE OF 188.86 FEET; THENCE NORTH 46 DEGREES 23 MTNUTES 20 SECONDS EAST A DTSTANCE OF 545.0 FEET; THENCE SOUTH 70 DEGREES 36 MTNUTES 40 SECONDS EAST A DTSTANCE OF 220 FEET TO A POTNT ON THE CENTER LTNE OF SUTTON ROAD 23.37 FEET (AS MEASURED ALONG SATD CENTER LTNE) SOUTH OF THE PLACE OF BEGNNTNG; THENCE NORTH 19 DEGREES 23 MTNUTES 20 SECONDS EAST ALONG SATD CENTER LTNE 23.37 FEET TO THE PLACE OF BEGNNTNG, ALL TN COOK COUNTY, TLLTNOTS.

PTN: 01-09-102-014-0000

SATD PARCEL CONTATNTNG 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

A motion was made by Commissioner Deer, seconded by Commissioner Quezada, to approve 23-0599. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Quezada, Stamps and Trevor (16)

Absent: Morrison (1)

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 1/2 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): PTN: 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 SATD CENTER LTNE 23.37 FEET TO THE PLACE OF BEGTNNTNG, ALL TN COOK COUNTY, TLLTNOTS.

SATD PARCEL CONTATNTNG 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 STX HUNDRED THTRTY-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.T. 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

A motion was made by Commissioner Deer, seconded by Commissioner Quezada, to approve

23-0600. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Quezada, Stamps and Trevor (16)

Absent: Morrison (1)

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.

PTNs: 28-18-100-001-0000

SATD 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

A motion was made by Commissioner Deer, seconded by Commissioner Quezada, to approve 23-0612. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Quezada, Stamps and Trevor (16)

Absent: Morrison (1)

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): PTN: 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.

SAYD 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.T. 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

A motion was made by Commissioner Deer, seconded by Commissioner Quezada, to approve 23-0613. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Quezada, Stamps and Trevor (16)

Absent: Morrison (1)

ADJOURNMENT

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

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Quezada, Stamps and Trevor (16)

Absent: Morrison (1)

Respectfully submitted,



Chairman



Secretary

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