



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

Real Estate Committee

Tuesday, September 17, 2024

9:45 AM

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

Issued on 9-11-2024

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 F, 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.

24-0393

COMMITTEE MINUTES

Approval of the minutes from the meeting of 07/23/2024

[24-0317](#)

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED SALE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Sargon Zaya (“Purchaser”)

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

Description of Real Estate: Surplus Parcel 14

4834 Kirk Street, Skokie, Cook County, Illinois

LOT 12 AND 13 IN BLOCK 4, IN SUPERIOR COURT COMMISSIONERS SUBDIVISION OF THE EAST 10 ½ ACRES (EXCEPT R.R.) OF LOT 1 IN COUNTY CLERKS DIVISION OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE 3RD PRIME MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-28-209-037

SAID PARCEL CONTAINING 7,446 SQUARE FEET, OR 0.17103 ACRES, MORE OR LESS.

Section: N/A

Parcel(s): Surplus Parcel 14

Fiscal Impact: \$310,000.00 in revenue (minus closing costs not to exceed \$10,000.00)

Accounts: Anticipated Land Sales/Surplus 51006.411466

District(s): 13

Summary: The Forest Preserve District of Cook County (the “Forest Preserves”) recently concluded a bidding process for the sale of a surplus parcel that has been approved for sale by the State Legislature, Surplus Parcel 14, consisting of approximately 0.17103 acres (the “Surplus Parcel”) commonly known as 4834 Kirk Street, Skokie, Cook County, Illinois. The Surplus Parcel is not contiguous with or connected to any other Forest Preserves property.

During the mid-1980s, Forest Preserves staff undertook a comprehensive study of all Forest Preserves holdings, resulting in a list of 30 parcels being considered for disposal. Subsequently, the Forest Preserves sought and obtained permission from the State Legislature via Public Act 84-867 (9/23/1985) to offer 28 of the 30 aforementioned parcels for sale, including Surplus Parcel 14, with the monies to accrue to the Forest Preserves Real Estate Acquisition Fund.

The Forest Preserves marketed the Surplus Parcel for sale through local government outreach, on-site signage, and online. The Forest Preserves requested “best offers” from interested parties in the form of a standardized Letter of Intent (“LOI”), setting a minimum bid price of \$195,000.00, which was based upon M.A.I. certified appraisals obtained by the Forest Preserves. Three (3) bids were received, and Purchaser was the best responsive bidder. The Purchaser has agreed to purchase the Surplus Parcel from the Forest Preserves for the sum of THREE HUNDRED TEN THOUSAND DOLLARS AND 00/100 (\$310,000.00) (the “Purchase Price”).

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 accept the aforementioned Purchase Price, less any customary closing costs, as full compensation for the sale of the Surplus Parcel and to convey by quitclaim deed all of the Forest Preserves’ right, title and interest in the Surplus Parcel.

Legislative History : 7/23/24 - FPD Board of Commissioners - refer to the Real Estate Committee

[24-0299](#)

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED LICENSE REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”), as Licensor to grant a License to Nicor, Grantee, to locate, operate and maintain 903 feet of gas main along Rand Road in Des Plaines. The new line will replace an existing gas line that needs to be relocated to accommodate road construction work by the Illinois Department of Transportation (IDOT). The existing gas line was installed pursuant to License #837 issued in 1970. Conveyance of small easement areas to IDOT for road improvements was approved by the Board of Commissioners separately in 2021 (Board Item No. 21-0123). No trees will need to be removed for this project.

Term: Ten (10) years

License Fee: \$29,851.24

License Application Fee: \$1,500.00

Review Fee: \$3,000.00

YELAR Fee: \$7,200.00

Additional Fee: \$3,000.00. This fee will be used to support restoration work in the Des Plaines River corridor.

Total one-time upfront fee of \$44,551.24 for the term of the License

Tree Mitigation Fee: N/A

The area of the License is: 0.31 acre

Concurrence(s): The Chief Financial Officer has approved this item. Final license agreement is subject to legal review and approval.

Grantee will be required to meet the insurance requirements under the License Agreement.

The Forest Preserves staff have reviewed this license application and plans and have found them to be acceptable; therefore, it is recommended that the Forest Preserves of Cook County Board of Commissioners approve the issuance of this license.

District(s): 17

Legislative History : 7/23/24 - FPD Board of Commissioners - refer to the Real Estate Committee

[24-0266](#)

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED LICENSE AMENDMENT REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”), as Licensor to amend a License to the Village of Crestwood, Grantee, to locate, operate and maintain a new underground drainpipe and related improvements on Forest Preserves land in Rubio Woods to address severe erosion at the base of an existing unauthorized earthen berm. Erosion has occurred in recent months after a new trunk storm sewer and flood control basin were completed in 2023 under the original license (#1782) to the Village of Crestwood (“Village”). The license amendment would expand the license area for the new drainpipe and defer the requirement to remove the unauthorized berm for another year after completion of the proposed new improvements, which are currently in the engineering design phase. Final amendment is subject to Forest Preserves review and approval of final plans and specifications. No trees will be removed for this project, and the original license term will not be changed. Additionally, with the exception of the Review Fee and a License Fee to accommodate the additional license area under the amendment, the other license fees have already been paid by the Village through the original license (See Board Item No. 21-0007).

Term: Seven (7) years

Additional License Fee: \$9,831.36

Additional Review Fee: \$3,000.00

License Application Fee: N/A

YELAR Fee: N/A

Total one-time upfront fee of \$12,831.36 for the remaining term of the amended License (Sec. 5-2A-4 and 5-2B-4)

Tree Mitigation Fee: \$0.00

The area of the License is: 0.1463 acre(s)

Concurrence(s): The Chief Financial Officer has approved this item. Final license amendment is subject to legal review and approval.

Grantee will be required to meet any additional insurance requirements under the License Amendment.

The Forest Preserves staff recommend that the Forest Preserves of Cook County Board of Commissioners approve the issuance of this license amendment, subject to the Department of Planning and Development's review and approval of final plans and specifications.

District(s): 6

Legislative History : 7/23/24 - FPD Board of Commissioners - refer to the Real Estate Committee



Secretary

Chair: Anaya

Vice-Chair: Moore

Members: Committee of the Whole