



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

Minutes of the Real Estate Committee

9:40 AM

Tuesday, May 6, 2025

**Chicago Botanic Garden, 1000 Lake Cook
Rd, Glencoe, IL 60022**

ATTENDANCE

Present: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (13)

Absent: Gainer, Miller and K. Morrison (3)

Excused Absence: S. Morrison (1)

REMOTE PARTICIPATION

A motion was made by Commissioner Stamps, seconded by Commissioner Scott, to allow for remote participation in meeting

Present: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (13)

Absent: Gainer, Miller and K. Morrison (3)

Excused Absence: S. Morrison (1)

PUBLIC TESTIMONY

Chairwoman Anaya asked the Secretary to the Board to call upon the registered public speakers, in accordance with Forest Preserves Code of Ordinances, Section 1-5-4.

No public speaker

25-0205

COMMITTEE MINUTES

Approval of the minutes from the meeting of 04/08/2025

A motion was made by Commissioner Stamps, seconded by Commissioner Scott, to approve 25-0205. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Morita, Scott, Stamps, Trevor and Vásquez (13)

Absent: Gainer, Miller and K. Morrison (3)

Excused Absence: S. Morrison (1)

25-0070

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

PROPOSED ORDINANCE

AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR SWEET WOODS

AN ORDINANCE CREATING A FOREST PRESERVE in part of Section 10, Township 35 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois near Sweet Woods in District 5.

WHEREAS, the Board of Commissioners of the Forest Preserve District of Cook County, Illinois (the “District”), pursuant to the statutes in such case made and provided, has from time to time acquired by purchase, condemnation, gift, grant, devise, or otherwise, lands necessary and desirable for District purposes containing one or more natural forests or parts thereof, or lands connecting such forests or parts thereof, or lands capable of being reforested for the purpose of protecting and preserving the flora, fauna, and scenic beauties within the Forest Preserve District of Cook County, Illinois, and to restore, restock, protect, and preserve the natural forests and said lands together with their flora and fauna, as nearly as may be, in their natural state and condition, for the purpose of the education, pleasure, and recreation of the public; and

WHEREAS, the said Board of Commissioners of the District also has acquired in like manner lands for the consolidation of such preserves into unit areas of a size and form convenient and desirable for public use and economical maintenance and improvement, and lands for the purpose of connecting such preserves with forested ways or links in order to increase their accessibility, use, and enjoyment, and lands for improvement by forestation, roads, and pathways, and lands for the purpose of constructing, maintaining, and operating recreational facilities; and

WHEREAS, the Board of Commissioners of the District has in a like manner acquired lands along water courses or elsewhere which, in their judgment, were required to control drainage and water conditions and necessary for the preservation of forested areas acquired or to be acquired as preserves and lands for the purpose of extension of roads and forested ways around and by such preserves and for parking space for automobiles and other facilities not requiring forested areas but incidental to the use and protection thereof; and

BE IT ORDAINED by the Board of Commissioners of the District as follows:

Section 1. That a unified Forest Preserve be and the same is hereby created within the District which shall contain and connect lands now owned and lands to be acquired in substantial accordance with the plat now on file in the office of the General Superintendent of the District, which by reference is hereby made a part hereof, and for the purposes of said Forest Preserve and for the carrying out of the statutory purposes more particularly set out in the preamble of this ordinance, it is necessary and desirable for the District to own and it shall acquire property hereinafter described in Section 2 of this ordinance, for the purpose of creating a Forest Preserve and for District uses.

Section 2. That the lands referred to in Section 1 of this ordinance are more particularly described as follows:

290 E. Glenwood Dyer Road, Glenwood, Illinois & Part of 220 E. Glenwood Dyer Road, Unincorporated Cook County, Illinois

EXCEPTING THAT PART NORTH OF DEER CREEK; THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE NORTH 89 DEGREES, 09 MINUTES, 05 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 50.00 FEET; THENCE NORTH 22 DEGREES, 48 MINUTES, 38 SECONDS WEST 53.91 FEET TO A POINT ON THE EAST LINE OF THE WEST 30.00 FEET OF SAID NORTHEAST 1/4 WHICH IS 50 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 01 DEGREE, 02 MINUTES, 05 SECONDS WEST ALONG THE EAST LINE OF THE WEST 30.00 FEET OF SAID NORTHEAST 1/4 2,593.16 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES, 04 MINUTES, 17 SECONDS WEST ALONG SAID NORTH LINE 30.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 01 DEGREES, 02 MINUTES, 05 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 2,643.12 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN GLENWOOD-DYER ROAD), IN COOK COUNTY, ILLINOIS.

Part of PINs: 32-10-200-010-0000 & 32-10-200-011-0000

SAID PARCELS CONTAINING 1,110,780 SQUARE FEET, OR 25.50 ACRES, MORE OR LESS.

Section 3. This ordinance is hereby made and ordained to be severable as to each parcel of land or portion thereof or right of interest in any of the same hereby authorized to be acquired, and failure to acquire any of the said parcels of land described in Section 2 hereof or right of interest in any of the same shall not impair or invalidate the authority by this ordinance granted to hold, own, or acquire any other of said parcels or any right or interest therein, it being the intention of said Board of Commissioners of the District to carry out the general plan provided in this ordinance so far as legally and financially practicable, and to negotiate for purchase, condemn, or otherwise acquire from time to time the parcel(s) of land described in Section 2 hereof and all right or interest therein.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

District 5..end

A motion was made by Commissioner K. Morrison, seconded by Commissioner Scott, to approve

25-0070. The motion carried by the following vote:

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

Absent: Gainer and Miller (2)

Excused Absence: S. Morrison (1)

25-0071

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Neil Nielsen, independent executor of the estate of Mary T. Bailey, deceased (Owner of Record)

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

Description of Real Estate: 290 E. Glenwood Dyer Road, Glenwood, Illinois & Part of 220 E. Glenwood Dyer Road, Unincorporated Cook County, Illinois

Section: N/A

Parcel(s): Part of PINs: 32-10-200-010-0000 & 32-10-200-011-0000

EXCEPTING THAT PART NORTH OF DEER CREEK; THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE NORTH 89 DEGREES, 09 MINUTES, 05 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 50.00 FEET; THENCE NORTH 22 DEGREES, 48 MINUTES, 38 SECONDS WEST 53.91 FEET TO A POINT ON THE EAST LINE OF THE WEST 30.00 FEET OF SAID NORTHEAST 1/4 WHICH IS 50 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 01 DEGREE, 02 MINUTES, 05 SECONDS WEST ALONG THE EAST LINE OF THE WEST 30.00 FEET OF SAID NORTHEAST 1/4 2,593.16 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES, 04 MINUTES, 17 SECONDS WEST ALONG SAID NORTH LINE 30.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 01 DEGREES, 02 MINUTES, 05 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 2,643.12 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN GLENWOOD-DYER ROAD), IN COOK COUNTY, ILLINOIS.

SAID PARCELS CONTAINING 1,110,780 SQUARE FEET, OR 25.50 ACRES, MORE OR LESS.

Fiscal Impact: \$950,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$960,000.00 in total).

Accounts: Real Estate and Land Acquisition Fund 51006.560010; and ARPA Fund 51032.560010

District(s): 5

Summary: The Forest Preserves of Cook County (the “Forest Preserves”) has identified two (2) parcels of land for acquisition that would add to the Forest Preserves’ current holdings near Sweet Woods (the “Property”). The Property, commonly known as 290 E. Glenwood Dyer Road, Glenwood, Illinois & Part of 220 E. Glenwood Dyer Road, Unincorporated Cook County, Illinois, consist of approximately 25.50 ± acres. The Property has natural and fallowed land and contains a part of Deer Creek.

Through negotiations, the Owner of Record (the “Seller”), has agreed to sell the Property to the Forest Preserves for the sum of NINE HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 (\$950,000.00) plus closing costs up to \$10,000.00 (up to \$960,000.00 in total). The purchase price is based upon two (2) M.A.I. appraisals obtained by the Forest Preserves and is subject to the Forest Preserves’ satisfactory completion of its due diligence.

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

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

A motion was made by Commissioner K. Morrison, seconded by Commissioner Scott, to approve 25-0071. The motion carried by the following vote:

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

Absent: Gainer and Miller (2)

Excused Absence: S. Morrison (1)

25-0019

Presented by: EILEEN FIGEL, Interim General Superintendent

Sponsored by: SCOTT R. BRITTON, Forest Preserve District of Cook County Board of Commissioners

PROPOSED INTERGOVERNMENTAL AGREEMENT

Department: Department of Planning and Development

Other Part(ies): New Trier Township High School District 203 (“School District”), Northfield, Illinois

Request: Authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to enter into an Intergovernmental License Agreement (“IGA”) with the School District

Goods or Services: Maintenance of a portion of an access drive and underground sewer line (total area 0.23 acres) on Forest Preserves land and priority status for Forest Preserves playfield seasonal permits in exchange for payment of license fees and other benefits to the Forest Preserves including use of School District parking for Forest Preserves patrons and permittees

Agreement Number(s): IGA #25-0019

Agreement Period: Twenty (20) years from date of execution with option to extend at the discretion of the General Superintendent for one additional ten (10) year renewal term subject to then applicable per-acre license fees.

Fiscal Impact: N/A (revenue generating)

License Fees: \$22,243.20 for the initial 20-year term

License Application Fee: N/A (\$500.00 fee waived)

License Review Fee: N/A (\$3,000.00 fee waived)

YELAR Fee: N/A (\$7,200.00 fee waived)

Tree Mitigation: N/A

Total one-time upfront fee of \$22,243.20 for the initial term of the license. The renewal term will require additional payment of per-acre license fees to be determined upon renewal.

Accounts: N/A

District(s): 14

Summary: The School District constructed certain infrastructure on Forest Preserves land over sixty (60) years ago and is seeking a new agreement to continue to maintain this infrastructure on Forest Preserves land. The proposed intergovernmental license agreement will replace an expired license (#528) that was issued in 1963 for twenty (20) years and then renewed for another twenty (20) years in 1990. The Forest Preserves is recommending approval for another twenty (20) years, consistent with past license periods in exchange for payment of license fees that would otherwise be due for a new 10-year license and other benefits. As an additional benefit to the Forest Preserves, the School District has agreed to allow shared use of a portion of its parking lot near Forest Preserves playfields and the North Branch Bike Trail at times when it is not needed for school operations. The School District will also install signs to identify the designated shared parking area. Final agreement is subject to legal review and approval.

A motion was made by Commissioner Britton, seconded by Commissioner Daley, to approve 25-0019. The motion carried by the following vote:

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

Absent: Gainer and Miller (2)

Excused Absence: S. Morrison (1)

ADJOURNMENT

A motion was made by Commissioner Britton, seconded by Commissioner K. Morrison, to adjourn the meeting. The motion carried by the following vote:

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

Absent: Gainer and Miller (2)

Excused Absence: S. Morrison (1)

Respectfully submitted,

A stylized, cursive handwritten signature in blue ink, likely belonging to the Chairman.

Chairman

A handwritten signature in blue ink that reads "Lynne M. Turner".

Secretary

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