



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

Minutes of the Real Estate Committee

9:40 AM

Tuesday, April 8, 2025

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

ATTENDANCE

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

Excused Absence: Degnen and Moore (2)

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

25-0176

COMMITTEE MINUTES

Approval of the minutes from the meeting of 3/11/2025

A motion was made by Commissioner Scott, seconded by Commissioner Lowry, to approve 25-0176. The motion carried by the following vote:

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

Excused Absence: Degnen and Moore (2)

25-0125

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

Co-Sponsored by: FRANK J. AGUILAR, ALMA E. ANAYA, SCOTT R. BRITTON, JOHN P. DALEY, BRIDGET GAINER, BILL LOWRY, DR. KISHA E. MCCASKILL, DONNA MILLER, JOSINA MORITA, KEVIN B. MORRISON, SEAN M. MORRISON, MICHAEL SCOTT, JR, TARA S. STAMPS and MAGGIE TREVOR, Cook County Board of Commissioners

PROPOSED ORDINANCE

AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR PAUL DOUGLAS PRESERVE

AN ORDINANCE CREATING A FOREST PRESERVE in part of Section 25, Township 42 North, Range 9, East of the Third Principal Meridian, all in Cook County, Illinois near Paul Douglas Preserve 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 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:

20 Freeman Road & 18 N Freeman Road, South Barrington, Illinois

PARCEL 1

That part of Lot 1 in Geh Day Farm, being a subdivision of the East half of the Southeast Quarter of Section 25, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of the East Half of said Southeast Quarter, (also being the Southwest corner of said Lot 1); thence South 89 degrees 02 minutes 59 seconds East along the South line of the East Half of said Southeast Quarter, (and the South line of Lot 1), 440.0 feet; thence North 01 degree 14 minutes 18 seconds East, 220.55 feet to a point on the West line of a 20 foot easement by Document No. 3293858 recorded February 14, 1983 (legal described continues for next 26 courses along the West line of said easement); thence North 03 degrees 38 minutes 35 seconds West, 78.25 feet; thence North 11 degrees 34 minutes 43 seconds West, 100.72 feet; thence North 25 degrees 11 minutes 27 seconds West, 111.95 feet; thence North 09 degrees 56 minutes 09 seconds West, 103.20 feet; thence North 11 degrees 18 minutes 22 seconds West, 42.75 feet; thence North 09 degrees 54 minutes 18 seconds East, 63.62 feet; thence North 22 degrees 10 minutes 51 seconds East, 108.31 feet; thence North 25 degrees 07 minutes 25 seconds East, 108.70 feet; thence North 15 degrees 56 minutes 54 seconds East, 100., 93 feet; thence North 02 degrees 03 minutes 34 seconds West, 97.48 feet; thence North 14 degrees 47 minutes 53 seconds West, 102.01 feet; thence North 26 degrees 06 minutes 01 seconds West, 112.17 feet; thence North 20 degrees 55 minutes 10 seconds West, 109.02 feet; thence North 15 degrees 19 minutes 30 seconds West, 105.31 feet; thence North 10 degrees 29 minutes 08 seconds West, 103.14 feet; thence North 04 degrees 20 minutes 11 seconds West. 101.59 feet; thence North 01 degree 56 minutes 50 seconds East, 100.75 feet; thence North 04 degrees 14 minutes 12 seconds East, 100.81 feet; thence North 09 degrees 54 minutes 18 seconds East, 101.52 feet; thence North 08 degrees 46 minutes 52 seconds East, 101.23 feet; thence North 14 degrees 19 minutes 37 seconds East, 102.71 feet; thence North 09 degrees 54 minutes 18 seconds East, 100.54 feet; thence North 07 degrees 39 minutes 05 seconds East, 100.11 feet; thence North 04 degrees 14 minutes 12 seconds East, 58.90 feet; thence North 05 degrees 45 minutes 03 seconds West, 39.36 feet; thence North 06 degrees 35 minutes 44 seconds West, 138.25 feet to the North line of the East Half of said Southeast Quarter, (also being the North line of Lot 1 aforesaid), North 89 degrees 12 minutes 27 seconds West along said North line, 314.92 feet to the Northwest corner thereof; thence South 01 degrees 29 minutes 41 seconds West along the West line of the East Half of said southeast Quarter, (also being the West line of said Lot 1), 2635.71 feet to the point of beginning, containing 21.1150 acres, in the Village of South Barrington, in Cook County, Illinois.

PARCEL 2

Lot 1 and Lot 2 in Geh Day Farm, being a subdivision of the East Half of the Southeast Quarter of Section 25, Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 26, 1978 as Document No. 24554445, (excepting therefrom that part of said Lot 1 described as follows: Commencing at the Northeast corner of said Lot 1, being the Northeast corner of East Half of Southeast Quarter of said Section 25; thence South 01 degrees 33 minutes 33 seconds West along the East line thereof, 1123.55 feet; thence North 88 degree 26 minutes 19 seconds West, 33.05 feet to the West line of Freeman Road for the point of beginning; thence continuing North 88 degree 26 minutes 19 seconds West, 94.22 feet; thence South 48 degree 51 minutes 11 seconds West, 98.57 feet; thence North 43 degrees 26 minutes 19 seconds West 225.35 feet; thence North 01 degree 33 minutes 33 seconds East and parallel with the East line of said Lot 1, 577.11 feet; thence South 88 degrees 26 minutes 27 seconds East, 326.0 feet to the West line of Freeman Road; thence South 01 degrees 33 minutes 33 seconds West along said West line, 669.61 feet to the point of beginning; And also excepting that part described as follows: Beginning at the Southwest corner of the East Half of said Southeast Quarter, (also being the Southwest corner of said Lot 1); thence South 89 degrees 02 minutes 59 seconds East along the South line of the East Half of said Southeast Quarter, (and the South line of Lot 1), 440.0 feet; thence North 01 degree 14 minutes 18 seconds East, 220.55 feet to a point on the West line of a 20'

easement by document no. 3293858 recorded February 14, 1983 (legal described continues for next 26 courses along the west line of said easement); thence North 03 degrees 38 minutes 35 seconds West, 78.25 feet; thence North 11 degrees 34 minutes 43 seconds West, 100.72 feet; thence North 25 degrees 11 minutes 27 seconds West, 111.95 feet; thence North 09 degrees 56 minutes 09 seconds West, 103.20 feet; thence North 11 degrees 18 minutes 22 seconds West, 42.75 feet; thence North 09 degrees 54 minutes 18 seconds East, 63.62 feet; thence North 22 degrees 10 minutes 51 seconds East, 108.31 feet; thence North 25 degrees 07 minutes 25 seconds East, 108.70 feet; thence North 15 degrees 56 minutes 54 seconds East, 100.93 feet; thence North 02 degrees 03 minutes 34 seconds West, 97.48 feet; thence North 14 degrees 47 minutes 53 seconds West, 102.01 feet; thence North 26 degrees 06 minutes 01 seconds West, 112.17 feet; thence North 20 degrees 55 minutes 10 seconds West, 109.02 feet; thence North 15 degrees 19 minutes 30 seconds West, 105.31 feet; thence North 10 degrees 29 minutes 08 seconds West, 103.14 feet; thence North 04 degrees 20 minutes 11 seconds West, 101.59 feet; thence North 01 degree 56 minutes 50 seconds East, 100.75 feet; thence North 04 degrees 14 minutes 12 seconds East, 100.81 feet; thence North 09 degrees 54 minutes 18 seconds East, 101.52 feet; thence

North 08 degrees 46 minutes 52 seconds East, 101.23 feet; thence North 14 degrees 19 minutes 37 seconds East, 102.71 feet; thence North 09 degrees 54 minutes 18 seconds East, 100.54 feet; thence North 07 degrees 39 minutes 05 seconds East, 100.11 feet; thence North 04 degrees 14 minutes 12 seconds East, 58.90 feet; thence North 05 degrees 45 minutes 03 seconds West, 39.36 feet; thence North 06 degrees 35 minutes 44 seconds West, 138.25 feet to the North line of the East Half of said Southeast Quarter, (also being the North line of Lot 1 aforesaid), North 89 degrees 12 minutes 27 seconds West along said North line, 314.92 feet to the Northwest corner thereof; thence South 01 degrees 29 minutes 41 seconds West along the West line of the East Half of said southeast Quarter, (also being the West line of said Lot 1), 2635.71 feet to the point of beginning.), in Cook County, Illinois.

PINs: 01-25-401-004-0000 & 01-25-401-003-0000

SAID PARCELS CONTAINING 3,249,876 SQUARE FEET, OR 74.60 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 15

A motion was made by Commissioner K. Morrison, seconded by Commissioner Britton, to approve 25-0125. The motion carried by the following vote:

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

Excused Absence: Degnen and Moore (2)

25-0126

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Hermann M. Caly Family Trust; 780 Group, LLC, an Illinois Limited Liability Company; Geh Day Holding Company, LLC, an Illinois Limited Liability Company (Owners of Record)

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

Description of Real Estate: 20 Freeman Road & 18 N Freeman Road, South Barrington, Illinois

Section: N/A

Parcel(s): PINs: 01-25-401-004-0000 & 01-25-401-003-0000

PARCEL 1

That part of Lot 1 in Geh Day Farm, being a subdivision of the East half of the Southeast Quarter of Section 25, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of the East Half of said Southeast Quarter, (also being the Southwest corner of said Lot 1); thence South 89 degrees 02 minutes 59 seconds East along the South line of the East Half of said Southeast Quarter, (and the South line of Lot 1), 440.0 feet; thence North 01 degree 14 minutes 18 seconds East, 220.55 feet to a point on the West line of a 20 foot easement by Document No. 3293858 recorded February 14, 1983 (legal described continues for next 26 courses along the West line of said easement); thence North 03 degrees 38 minutes 35 seconds West, 78.25 feet; thence North 11 degrees 34 minutes 43 seconds West, 100.72 feet; thence North 25 degrees 11 minutes 27 seconds West, 111.95 feet; thence North 09 degrees 56 minutes 09 seconds West, 103.20 feet; thence North 11 degrees 18 minutes 22 seconds West, 42.75 feet; thence North 09 degrees 54 minutes 18 seconds East, 63.62 feet; thence North 22 degrees 10 minutes 51 seconds East, 108.31 feet; thence North 25 degrees 07 minutes 25 seconds East, 108.70 feet; thence North 15 degrees 56 minutes 54 seconds East, 100., 93 feet; thence North 02 degrees 03 minutes 34 seconds West, 97.48 feet; thence North 14 degrees 47 minutes 53 seconds West, 102.01 feet; thence North 26 degrees 06 minutes 01 seconds West, 112.17 feet; thence North 20 degrees 55 minutes 10 seconds West, 109.02 feet; thence North 15 degrees 19 minutes 30 seconds West, 105.31 feet; thence North 10 degrees 29 minutes 08 seconds West, 103.14 feet; thence North 04 degrees 20 minutes 11 seconds West. 101.59 feet; thence North 01 degree 56 minutes 50 seconds East, 100.75 feet; thence North 04 degrees 14 minutes 12 seconds East, 100.81 feet; thence North 09 degrees 54 minutes 18 seconds East, 101.52 feet; thence North 08 degrees 46 minutes 52 seconds East, 101.23 feet; thence North 14 degrees 19 minutes 37 seconds East, 102.71 feet; thence North 09 degrees 54 minutes 18 seconds East, 100.54 feet; thence North 07 degrees 39 minutes 05 seconds East, 100.11 feet; thence North 04 degrees 14 minutes 12 seconds East, 58.90 feet; thence North 05 degrees 45 minutes 03 seconds West, 39.36 feet; thence North 06 degrees 35 minutes 44 seconds West, 138.25 feet to the North line of the East Half of said Southeast Quarter, (also being the North line

of Lot 1 aforesaid), North 89 degrees 12 minutes 27 seconds West along said North line, 314.92 feet to the Northwest corner thereof; thence South 01 degrees 29 minutes 41 seconds West along the West line of the East Half of said southeast Quarter, (also being the West line of said Lot 1), 2635.71 feet to the point of beginning, containing 21.1150 acres, in the Village of South Barrington, in Cook County, Illinois.

PARCEL 2

Lot 1 and Lot 2 in Geh Day Farm, being a subdivision of the East Half of the Southeast Quarter of Section 25, Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 26, 1978 as Document No. 24554445, (excepting therefrom that part of said Lot 1 described as follows: Commencing at the Northeast corner of said Lot 1, being the Northeast corner of East Half of Southeast Quarter of said Section 25; thence South 01 degrees 33 minutes 33 seconds West along the East line thereof, 1123.55 feet; thence North 88 degree 26 minutes 19 seconds West, 33.05 feet to the West line of Freeman Road for the point of beginning; thence continuing North 88 degree 26 minutes 19 seconds West, 94.22 feet; thence South 48 degree 51 minutes 11 seconds West, 98.57 feet; thence North 43 degrees 26 minutes 19 seconds West 225.35 feet; thence North 01 degree 33 minutes 33 seconds East and parallel with the East line of said Lot 1, 577.11 feet; thence South 88 degrees 26 minutes 27 seconds East, 326.0 feet to the West line of Freeman Road; thence South 01 degrees 33 minutes 33 seconds West along said West line, 669.61 feet to the point of beginning; And also excepting that part described as follows: Beginning at the Southwest corner of the East Half of said Southeast Quarter, (also being the Southwest corner of said Lot 1); thence South 89 degrees 02 minutes 59 seconds East along the South line of the East Half of said Southeast Quarter, (and the South line of Lot 1), 440.0 feet; thence North 01 degree 14 minutes 18 seconds East, 220.55 feet to a point on the West line of a 20' easement by document no. 3293858 recorded February 14, 1983 (legal described continues for next 26 courses along the west line of said easement); thence North 03 degrees 38 minutes 35 seconds West, 78.25 feet; thence North 11 degrees 34 minutes 43 seconds West, 100.72 feet; thence North 25 degrees 11 minutes 27 seconds West, 111.95 feet; thence North 09 degrees 56 minutes 09 seconds West, 103.20 feet; thence North 11 degrees 18 minutes 22 seconds West, 42.75 feet; thence North 09 degrees 54 minutes 18 seconds East, 63.62 feet; thence North 22 degrees 10 minutes 51 seconds East, 108.31 feet; thence North 25 degrees 07 minutes 25 seconds East, 108.70 feet; thence North 15 degrees 56 minutes 54 seconds East, 100.93 feet; thence North 02 degrees 03 minutes 34 seconds West, 97.48 feet; thence North 14 degrees 47 minutes 53 seconds West, 102.01 feet; thence North 26 degrees 06 minutes 01 seconds West, 112.17 feet; thence North 20 degrees 55 minutes 10 seconds West, 109.02 feet; thence

North 15 degrees 19 minutes 30 seconds West, 105.31 feet; thence North 10 degrees 29 minutes 08 seconds West, 103.14 feet; thence North 04 degrees 20 minutes 11 seconds West, 101.59 feet; thence North 01 degree 56 minutes 50 seconds East, 100.75 feet; thence North 04 degrees 14 minutes 12 seconds East, 100.81 feet; thence North 09 degrees 54 minutes 18 seconds East, 101.52 feet; thence North 08 degrees 46 minutes 52 seconds East, 101.23 feet; thence North 14 degrees 19 minutes 37 seconds East, 102.71 feet; thence North 09 degrees 54 minutes 18 seconds East, 100.54 feet; thence North 07 degrees 39 minutes 05 seconds East, 100.11 feet; thence North 04 degrees 14 minutes 12 seconds East, 58.90 feet; thence North 05 degrees 45 minutes 03 seconds West, 39.36 feet; thence North 06 degrees 35 minutes 44 seconds West, 138.25 feet to the North line of the East Half of said Southeast Quarter, (also being the North line of Lot 1 aforesaid), North 89 degrees 12 minutes 27 seconds West along said North line, 314.92 feet to the Northwest corner thereof; thence South 01 degrees 29 minutes 41 seconds West along the West line of the East Half of said southeast Quarter, (also being the West line of said Lot 1), 2635.71 feet to the point of beginning, in Cook County, Illinois.

SAID PARCELS CONTAINING 3,249,876 SQUARE FEET, OR 74.60 ACRES, MORE OR LESS.

Fiscal Impact: \$3,500,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$3,510,000.00 in total).

Accounts: Real Estate and Land Acquisition Fund 51006.560010

District(s): 15

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 Paul Douglas Preserve (the “Property”). The Property, commonly known as 20 Freeman Road & 18 N Freeman Road, South Barrington, Illinois, consists of approximately 74.60 ± acres. The Property will expand Forest Preserves holdings in the vicinity and will serve wildlife such as grassland birds, which need expansive areas to breed. It will also provide ecological services such as stormwater retention and carbon sequestration.

Through negotiations, the Owners of Record (the “Sellers”), have agreed to sell the Property to the Forest Preserves for the sum of THREE MILLION FIVE HUNDRED THOUSAND DOLLARS AND 00/100 (\$3,500,000.00) plus closing costs up to \$10,000.00 (up to \$3,510,000.00 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 the Acquisition and Disposition of Land Position Paper.

A motion was made by Commissioner K. Morrison, seconded by Commissioner Britton, to approve 25-0126. The motion carried by the following vote:

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

Excused Absence: Degnen and Moore (2)

25-0118

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED INTERGOVERNMENTAL AGREEMENT

Department: Department of Planning and Development

Other Part(ies): City of Oak Forest, Illinois (the “City”)

Request: Authorization is sought for the Forest Preserves of Cook County (the “Forest Preserves”) to enter into an Intergovernmental Agreement (IGA) to convey permanent and temporary easements to the City

Goods or Services: Construction by the City of a new shoulder area and other safety improvements on a portion of Oak Park Avenue near the intersection with 147th Street. The work will require the conveyance of a Permanent Easement (“PE”) for 0.016 acres, more or less, to relocate existing drainage structures and a Temporary Easement (“TE”) for 0.067 acres, more or less, for grading. As this is a benefit for the Forest Preserves, waiver of compensation and fees is recommended. No trees would be impacted by the work.

Agreement Number(s): IGA #25-0118

Agreement Period: From date of full execution to final acceptance and restoration of site but no later than 12/31/2029.

Fiscal Impact: N/A (\$2,150.00 for PE and \$4,400.00 for TE appraised value compensation to be waived)

Accounts: N/A

District(s): 6

Summary: This project is to improve the safety of an intersection with recurring incidents involving cars veering off the road into Forest Preserves of Cook County property, causing damage to the fence at Camp Sullivan and the Tinley Creek Resource Management yard. The proposed improvements will create a safer intersection by the addition of a shoulder and other safety features (striping and signage, etc.) that the City will construct and maintain upon conveyance of the easements. Final intergovernmental agreement subject to legal review and approval.

A motion was made by Commissioner Miller, seconded by Commissioner Britton, to approve 25-0118. The motion carried by the following vote:

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

Excused Absence: Degnen and Moore (2)

25-0117

Presented by: EILEEN FIGEL, Interim General Superintendent

EASEMENT REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to grant two (2) permanent easements to Cook County Department of Transportation and Highways at 143rd Street east of Ridgeland Avenue in Oak Forest for a total of 5.266 acres or 229,387 square feet,

more or less.

Reason: The bridge over 143rd Street was built in 1933 and now needs replacement. The dedication of the right-of-way for the existing bridge was never documented and recorded. The proposed easements include areas for the bridge replacement, construction staging, and future maintenance. The bridge will be re-built in two (2) stages with the north half first followed by the south half. The work would impact a small portion of the Tinley Creek Bike Trail that is supported by the bridge as well as ten (10) trees, resulting in tree mitigation fees. In practice, more trees may need to be removed than originally estimated. Any increase in the tree mitigation fee will be in accordance with the Tree Mitigation Plan (see Board Item No. 20-0279), and if such increase is more than 20% of the original estimate, then approval will be sought from the Forest Preserves of Cook County Board of Commissioners.

The area for the permanent easements is 5.266 acres. Cook County Department of Transportation and Highways indicates that ten (10) trees are expected to be removed for this project.

Easement Fee: \$5,000.00

Tree Mitigation Fee: \$71,868.12

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

District(s): 17

A motion was made by Commissioner S. Morrison, seconded by Commissioner Britton, to approve 25-0117. The motion carried by the following vote:

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

Excused Absence: Degnen and Moore (2)

25-0074

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED PREVIOUSLY APPROVED ITEM AMENDMENT

Department: Legal Department

Request: It is respectfully requested that this proposed amendment be approved in order to correct an error in the legal description.

Item Number: 23-0111

Fiscal Impact: N/A

Account(s): N/A

District(s): 5

Original Text of Item: PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): The Catholic Bishop of Chicago, an Illinois Corporation Sole (Owner of Record)

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

Description of Real Estate: 19400 & Part of 19330 South Cottage Grove, Glenwood, Cook County, Illinois

Section: N/A

Parcel(s): 32-10-401-008-0000 & Part of 32-10-401-007-0000

PARCEL 2:

THE SOUTHWEST QUARTER (EXCEPT THE EAST 325 FEET THEREOF) AND (EXCEPT FAIRWAYS OF GLENWOOD SUBDIVISION) OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

PARCEL 5:

THE NORTHEAST QUARTER (EXCEPT THE SOUTH ~~475~~ 525 FEET THEREOF) AND (EXCEPT FAIRWAYS OF GLENWOOD SUBDIVISION) AND EXCEPT ROAD OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SAID PARCELS CONTAINING 1,113,785 SQUARE FEET, OR 25.569 ACRES, MORE OR LESS.

Fiscal Impact: \$255,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$265,000.00 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 19400 & Part of 19330 S Cottage Grove Avenue, Glenwood, Cook County, Illinois, consists of approximately 25.569 ± acres. The Property has natural and fallowed land and contains a part of Third Creek.

Through negotiations, the Owner of Record (the “Seller”), has agreed to sell the Property to the Forest Preserves for the sum of TWO HUNDRED FIFTY-FIVE THOUSAND DOLLARS AND 00/100 (\$255,000.00) plus closing costs up to \$10,000.00 (up to \$265,000.00 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. This acquisition advances the Forest Preserves’ Southeast Land Acquisition Plan and 100% of the acquisition, site preparation, and restoration costs will be reimbursed from a \$7 million American Rescue Plan Act grant sub-awarded by Cook County (See Board Item No. 22-0289).

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 McCaskill, seconded by Commissioner Britton, to approve 25-0074. The motion carried by the following vote:

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

Excused Absence: Degnen and Moore (2)

25-0134

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED PREVIOUSLY APPROVED ITEM AMENDMENT

Department: Department of Planning and Development

Request: Amend item to slightly adjust total area of temporary easement

Item Number: 24-0373

Original Text of Item:

EASEMENT REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to grant a permanent easement and a temporary easement to the Illinois Department of Transportation (IDOT) at Joliet Road and Brainard Avenue in Countryside, Illinois for a safety improvement project. Reason: IDOT plans to complete a safety improvement project at the intersection utilizing the easement areas for sidewalk construction and re-grading of existing Forest Preserves trail.

The area for the permanent easement is 0.006 acres (or 261 square feet), and the area for the temporary easement is ~~0.054~~ 0.055 acres (or ~~2,352~~ 2,396 square feet). IDOT indicates that no trees are expected to be removed for this project.

Easement Fee: \$300.00 for the permanent easement and \$700.00 for the temporary easement

Tree Mitigation Fee: \$0

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

District(s): 17

A motion was made by Commissioner S. Morrison, seconded by Commissioner Britton, to approve 25-0134. The motion carried by the following vote:

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

Excused Absence: Degnen and Moore (2)

25-0082

Presented by: EILEEN FIGEL, Interim General Superintendent

REPORT

Department: Department of Planning and Development

Request: Receive and File

Report Title: Land Use Request Report 2024

Report Period: 1/1/2024 - 12/31/2024

Summary: The Forest Preserves' Code of Ordinances (Section 2-5-11.B.) requires the Forest Preserves' General Superintendent to submit a list of rejected proposals for conveyance, license or easement to the Forest Preserves' Board of Commissioners. The enclosed report is the annual report.

A motion was made by Commissioner Daley, seconded by Commissioner Lowry, to receive and filed 25-0082. The motion carried by the following vote:

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

Excused Absence: Degnen and Moore (2)

ADJOURNMENT

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

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

Excused Absence: Degnen and Moore (2)

Respectfully submitted,



Chairwoman



Secretary

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