



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

Minutes of the Real Estate Committee

9:40 AM

Tuesday, May 5, 2026

**Dan Ryan Woods Pavilion, South
Western Ave & West 87th St, Chicago, Illinois**

ATTENDANCE

Present: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (15)

Absent: Gainer and K. Morrison (2)

PUBLIC TESTIMONY

No public speakers

26-0248

COMMITTEE MINUTES

Approval of the minutes from the meeting of 04/14/2026

A motion was made by Commissioner Moore, seconded by Commissioner Stamps, to approve 26-0248. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (15)

Absent: Gainer and K. Morrison (2)

26-0140

Presented by: ADAM BIANCHI, General Superintendent

EASEMENT REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to grant two small permanent easements to the Illinois Department of Transportation (“IDOT”) at Whistler Woods in Riverdale, Illinois totaling 0.26 acres (11,326 square feet) for storm sewer improvements. Staff recommends that the easements be donated without easement fees because the storm sewer improvements will benefit the Forest Preserves by reducing flooding of the Forest Preserves’ property and nearby streets. Construction is expected to require removal of four (4) trees; however, additional trees may need to be removed than originally estimated. IDOT has agreed to pay tree mitigation fees. 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.

Reason: IDOT is proposing to replace existing storm sewer pipes located on the east side of IL 1 (Halsted Street) at the Little Calumet River to address chronic flooding on the west side of IL 1 at an access drive for the Forest Preserves’ Joe Louis Golf Course. The proposed improvements require 0.26 acres (11,326 square feet) of permanent easement area at the Whistler Woods forest preserve and include replacement and ongoing maintenance of the storm sewer system originally installed in 1980 under License #1179. To expedite an initial phase of drainage improvements within the road right-of-way, Forest Preserves staff agreed to support the donation of the two permanent easements to replace License #1179, subject to future approval by the Forest Preserves Board of Commissioners. The initial phase of right-of-way work was completed in 2025, and IDOT now seeks donation of permanent easements for the next phase of improvements, which will replace the existing storm sewer system outside the right-of-way.

The area for the permanent easements is 0.26 acres (11,326 square feet). IDOT indicates that four (4) trees are expected to be removed for this project.

Easement Fee: \$0.00 (appraised value of donated easements is approximately \$1,000.00.)

Tree Mitigation Fee: \$21,990.66

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

District(s): 5

A motion was made by Commissioner Moore, seconded by Commissioner Stamps, to approve 26-0140. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (15)

Absent: Gainer and K. Morrison (2)

ADJOURNMENT

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

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita,
S. Morrison, Scott, Stamps, Trevor and Vásquez (15)

Absent: Gainer and K. Morrison (2)

Respectfully submitted,



Chairwoman



Secretary

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