



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

Real Estate Committee

Tuesday, May 5, 2026

9:40 AM

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

Issued On: 4/28/2026

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 Dan Ryan Woods Pavilion, South Western Avenue and West 87th Street, 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 G, Chicago, Illinois. Persons authorized to provide public testimony are encouraged to speak to an item that is germane to the meeting and 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.

26-0248

COMMITTEE MINUTES

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

[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

Legislative History : 4/14/26 - FPD Board of Commissioners - refer to the Real Estate Committee

A handwritten signature in black ink that reads "Lynne M. Turner". The signature is written in a cursive style and is centered within a light gray rectangular background.

Secretary

Chairwoman: Anaya

Vice-Chair: Moore

Members: Committee of the Whole