



**Forest Preserve District of Cook County
Board of Commissioners
Minutes of the Real Estate Committee**

9:40 AM

Tuesday, March 11, 2025

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

ATTENDANCE

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

Excused Absence: Moore and Gainer (2)

A motion was made by Commissioner Daley, seconded by Commissioner Britton, to allow for remote participation in meeting. The motion carried by the following vote:

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

Absent: Moore and Gainer (2)

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 speakers.

25-0146

COMMITTEE MINUTES

Approval of the minutes from the meeting of 02/04/2025.

A motion was made by Commissioner Daley, seconded by Commissioner Lowry, to approve 25-0146. The motion carried by the following vote:

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

Absent: Moore and Gainer (2)

25-0072

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:

Part of 360 E. Glenwood Dyer Road, Glenwood, Illinois

EXCEPTING THAT PART NORTH OF DEER CREEK; THAT PART LYING SOUTH OF THE CENTER LINE OF GLENWOOD DYER ROAD, IN THE EAST ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Part of PIN: 32-10-200-006-0000

SAID PARCEL CONTAINING 849,420 SQUARE FEET, OR 19.50 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

A motion was made by Commissioner Daley, seconded by Commissioner Lowry, to approve 25-0072. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita,
K. Morrison, S. Morrison, Quezada, Scott, Stamps and Trevor (15)
Absent: Moore and Gainer (2)

25-0073

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Walter Shults and Jo Ann Shults (Owners of Record)

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

Description of Real Estate: Part of 360 E. Glenwood Dyer Road, Glenwood, Illinois

Section: N/A

Parcel(s): Part of PIN: 32-10-200-006-0000

EXCEPTING THAT PART NORTH OF DEER CREEK; THAT PART LYING SOUTH OF THE CENTER LINE OF GLENWOOD DYER ROAD, IN THE EAST ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 849,420 SQUARE FEET, OR 19.50 ACRES, MORE OR LESS.

Fiscal Impact: \$835,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$845,000.00 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 a parcel of land for acquisition that would add to the Forest Preserves’ current holdings near Sweet Woods (the “Property”). The Property, commonly known as Part of 360 E. Glenwood Dyer Road, Glenwood, Cook

County, Illinois, consists of approximately 19.50 ± acres. The Property has natural and fallowed land and contains a part of Deer Creek.

Through negotiations, the Owners of Record (the “Sellers”), have agreed to sell the Property to the Forest Preserves for the sum of EIGHT HUNDRED THIRTY-FIVE THOUSAND DOLLARS AND 00/100 (\$835,000.00) plus closing costs up to \$10,000.00 (up to \$845,000.00 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 Daley, seconded by Commissioner Lowry, to approve 25-0073. The motion carried by the following vote:

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

Absent: Moore and Gainer (2)

25-0079

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 Streamwood Park District, Grantee, to locate, operate and maintain water main at a different location a few hundred feet to the south on the same parcel that was previously approved by the Forest Preserves Board of Commissioners on February 7, 2023 (Board Item No. 23-0016). There are no other proposed changes to the existing License #1800 besides the change in the location of the water main.

Term: Ten (10) years (no change from original term)

License Fee: N/A

License Application Fee: N/A

License Review Fee: N/A

YELAR Fee: N/A

Total one-time upfront fee of N/A for the term of the License
(Sec. 5-2A-4 and 5-2B-4)

Tree Mitigation Fee: N/A

The area of the License is: 0.0114 acre(s)

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

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

The Forest Preserves staff have reviewed the amended 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 amended license.

District(s): 15

A motion was made by Commissioner Daley, seconded by Commissioner Lowry, to recommend for approval 25-0079. The motion carried by the following vote:

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

Absent: Moore and Gainer (2)

ADJOURNMENT

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

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

Absent: Moore and Gainer (2)

Respectfully submitted,



Chairwoman



Secretary

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