



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

Minutes of the Real Estate Committee

9:30 AM

Tuesday, March 12, 2024

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

ATTENDANCE

Present: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Morita,
K. Morrison, S. Morrison, Quezada, Stamps and Trevor (16)

Absent: Deer (1) excused

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

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Morita,
K. Morrison, S. Morrison, Quezada, Stamps and Trevor (16)

Absent: Deer (1) excused

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.

24-0167

COMMITTEE MINUTES

Approval of the minutes from the meeting of 1/23/2024

A motion was made by Commissioner Lowry, seconded by Commissioner Britton, to approve 24-0167. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Morita,
K. Morrison, S. Morrison, Quezada, Stamps and Trevor (16)

Absent: Deer (1) excused

24-0090

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 23, 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:

1588 13th Street, Ford Heights, Cook County, Illinois

PARCEL 1:

LOTS 16 TO 30 IN BLOCK 1, LOTS 1 TO 30 IN BLOCK 2, LOTS 1 TO 30 IN BLOCK 3, LOTS 1 TO 30 IN BLOCK 4, LOTS 1 TO 30 IN BLOCK 13, LOTS 1 TO 30 IN BLOCK 14, LOTS 1 TO 30 IN BLOCK 15, LOTS 16 TO 30 IN BLOCK 16, LOTS 16 TO 30 IN BLOCK 17, LOTS 1 TO 30 IN BLOCK 18, LOTS 1 TO 30 IN BLOCK 19, LOTS 1 TO 30 IN BLOCK 20, LOTS 1 TO 30 IN BLOCK 25, LOTS 1 TO 30 IN BLOCK 26, LOTS 1 TO 30 IN BLOCK 27, LOTS 24 TO 30 IN BLOCK 28, LOTS 23 TO 30 IN BLOCK 30, LOTS 1 TO 30 IN BLOCK 31, LOTS 1 TO 30 IN BLOCK 32, LOTS 1 TO 9 IN BLOCK 33, LOTS 22 TO 30 IN BLOCK 33, LOTS 23 TO 30 IN BLOCK 34, ALL IN DE FORREST SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1891 IN BOOK 48 PAGE 30 AS DOCUMENT 1470496 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE LYING WEST OF AND ADJOINING LOTS 16 TO 30 IN BLOCK 4 IN COOK COUNTY, ILLINOIS ALSO PARCEL 3: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE LYING WEST OF AND ADJOINING LOTS 16 TO 30 IN BLOCK 13 IN COOK COUNTY, ILLINOIS ALSO PARCEL 4: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE LYING WEST OF AND ADJOINING LOTS 16 TO 30 IN BLOCK 20 IN COOK COUNTY, ILLINOIS ALSO PARCEL 5: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE LYING WEST OF AND ADJOINING LOTS 16 TO 30 IN BLOCK 25 IN COOK COUNTY, ILLINOIS ALSO PARCEL 6 : THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE FALLING IN SOUTH 1/2 OF 204TH STREET IN COOK COUNTY, ILLINOIS ALSO PARCEL 7: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE FALLING IN 205TH STREET IN COOK COUNTY, ILLINOIS ALSO PARCEL 8: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE FALLING IN 206TH STREET IN COOK COUNTY, ILLINOIS ALSO PARCEL 9: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE FALLING IN 207TH STREET IN COOK COUNTY, ILLINOIS ALSO PARCEL 10: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE FALLING IN 208TH STREET IN COOK COUNTY, ILLINOIS ALSO PARCEL 11: THE EAST 1/2 OF VACATED SUMMIT AVENUE FROM THE SOUTH LINE OF VACATED 208TH STREET TO THE SOUTH LINE OF LOT 22 OF BLOCK 33 IN COOK COUNTY,

ILLINOIS ALSO

PARCEL 12: ALL OF VACATED PULLMAN AVENUE FROM THE CENTER LINE OF 204TH STREET TO THE SOUTH LINE OF LOT 9 BLOCK 33 (EXCEPT THE EAST 1/2 OF SAID VACATED PULLMAN STREET LYING WEST OF AND ADJOINING LOT 22 IN BLOCK 34) IN COOK COUNTY, ILLINOIS ALSO PARCEL 13: ALL OF VACATED STONEY ISLAND FROM THE CENTER LINE OF 204TH STREET TO THE CENTER LINE OF VACATED 209TH STREET (EXCEPT THE EAST 1/2 OF SAID VACATED STONEY ISLAND LYING WEST OF AND ADJOINING LOTS 16 TO 22 IN BLOCK 30) IN COOK COUNTY, ILLINOIS ALSO PARCEL 14: ALL OF VACATED PARK AVENUE FROM THE CENTER LINE OF VACATED 204TH STREET TO THE CENTER LINE OF VACATED 208TH STREET (EXCEPT THE EAST 1/2 OF VACATED PARK AVENUE LYING WEST OF AND ADJOINING LOTS 16 TO 23 IN BLOCK 28) IN COOK COUNTY, ILLINOIS ALSO PARCEL 15: THE SOUTH 1/2 OF VACATED 204TH STREET AND ALL OF VACATED 205TH, 206TH AND 207TH STREETS FROM THE EAST LINE OF VACATED SUMMIT AVENUE TO THE CENTER LINE OF THE 16 FOOT VACATED ALLEY RUNNING THROUGH BLOCKS 1, 16, 17 AND 28; IN COOK COUNTY, ILLINOIS ALSO PARCEL 16: VACATED 208TH STREET FROM THE EAST LINE OF THE VACATED SUMMIT AVENUE TO THE WEST LINE OF PARK AVENUE (EXCEPT THE SOUTH 1/2 OF VACATED 208TH STREET LYING NORTH OF AND ADJOINING LOT 1 AND THE EAST 1/2 OF THE VACATED ALLEY IN BLOCK 30) IN COOK COUNTY, ILLINOIS ALSO PARCEL 17 : VACATED 209TH STREET FROM THE EAST LINE OF VACATED SUMMIT AVENUE TO THE WEST LINE OF VACATED STONEY ISLAND AVENUE (EXCEPT THE SOUTH 1/2 OF VACATED 209TH STREET LYING NORTH OF AND ADJOINING LOT 1 AND THE EAST 1/2 OF THE VACATED ALLEY IN BLOCK 34), IN COOK COUNTY, ILLINOIS ALSO PARCEL 18: ALL OF THE VACATED ALLEYS THROUGH BLOCKS 2, 3, 4, 13, 14, 15, 18, 19, 20, 25, 26, 27, 31 AND 32 IN COOK COUNTY, ILLINOIS ALSO PARCEL 19: THE WEST 1/2 OF THE VACATED ALLEYS ADJACENT TO LOTS 24 TO 30 IN BLOCK 28, LOTS 23 TO 30 IN BLOCKS 30 AND 34 AND THE WEST 1/2 OF THE VACATED ALLEY LYING ADJACENT TO LOTS 22 TO 30 IN BLOCK 33 AND THE EAST 1/2 OF THE VACATED ALLEY ADJACENT TO LOTS 1 TO 9 IN BLOCK 33, IN COOK COUNTY, ILLINOIS ALSO PARCEL 20: THE WEST 1/2 OF THE VACATED PUBLIC ALLEYS RUNNING THROUGH BLOCKS 1, 16 AND 17, ALL IN DE FORREST SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST ¼ OF SAID SECTION 23, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PINs:

32-23-204-031, 32-23-205-031, 32-23-206-031, 32-23-207-032, 32-23-212-031, 32-23-213-031, 32-23-214-031, 32-23-215-033, 32-23-220-031, 32-23-221-031, 32-23-222-031, 32-23-223-034, 32-23-228-031, 32-23-229-031, 32-23-230-031, 32-23-231-032, 32-23-236-031, 32-23-237-031, 32-23-238-032, 32-23-241-033, 32-23-241-034, 32-23-242-032

SAID PARCELS CONTAINING 2,450,773 SQUARE FEET, OR 56.262 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 several parcels 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 Quezada, seconded by Commissioner S. Morrison, to approve 24-0090. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Morita, K. Morrison, Quezada, Stamps and Trevor (15)
Nayes: S. Morrison (1)
Absent: Deer (1)

24-0089

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Larry A. Paarlberg and Marcia Christine Paarlberg, As Joint Tenants (Owners of Record)

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

Description of Real Estate: 1588 13th Street, Ford Heights, Cook County, Illinois

Section: N/A

Parcel(s): PINS

32-23-204-031	32-23-205-031	32-23-206-031	32-23-207-032	32-23-212-031
32-23-213-031	32-23-214-031	32-23-215-033	32-23-220-031	32-23-221-031
32-23-222-031	32-23-223-034	32-23-228-031	32-23-229-031	32-23-230-031
32-23-231-032	32-23-236-031	32-23-237-031	32-23-238-032	32-23-241-033
32-23-241-034	32-23-242-032			

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SAID PARCELS CONTAINING 2,450,773 SQUARE FEET, OR 56.262 ACRES, MORE OR LESS.

Fiscal Impact: \$1,410,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$1,420,000.00 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 several parcels of land for acquisition that would add to the Forest Preserves’ current holdings near Sweet Woods (the “Property”). The Property, commonly known as 1588 13th Street, Ford Heights, Cook County, Illinois, consists of approximately 56.262 ± acres. The Property has natural and fallowed land.

Through negotiations, the Owners of Record (the “Sellers”), have agreed to sell the Property to the Forest Preserves for the sum of ONE MILLION FOUR HUNDRED TEN THOUSAND DOLLARS AND 00/100 (\$1,410,000.00) plus closing costs up to \$10,000.00 (up to \$1,420,000.00 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.

The Property contains three parcels comprising approximately 2.85 ± acres which are located within the Lincoln Highway Corridor Study Area and the Ford Heights-Cottage Grove/Route 30 TIF boundary (the “Study/TIF Area”). The Forest Preserves proposes to use the portion of the Property that overlaps with the Study/TIF Area for Forest Preserves uses authorized under its Enabling Statute. In the interest of full transparency, if within five (5) years of closing on the proposed acquisition another government entity, including without limitation, Cook County, Cook County Land Bank Authority, and the Village of Ford Heights, desires that the Forest Preserves convey the Study/TIF Area to the acquiring government entity for fair market value for a public purpose via the Local Government Property Transfer Act, then the Forest Preserves would be willing to explore such conveyance, subject to approval of the Forest Preserves' Board of Commissioners.

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 24-0089. The motion carried by the following vote:

Ayes:	Anaya, Moore, Aguilar, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Morita, K. Morrison, Quezada, Stamps and Trevor (15)
Nayes:	S. Morrison (1)
Absent:	Deer (1)

24-0137

Presented by: EILEEN FIGEL, Interim General Superintendent

EASEMENT REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to grant a temporary easement to the Illinois Department of Transportation (“IDOT”) at 123rd Street in Palos Hills for 0.082 Acres or 3,572 square feet for construction access. The construction would impact twenty-two (22) living trees and two (2) dead 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.

Reason: IDOT intends to replace an existing culvert under the road at 123rd Street and 93rd Avenue in Palos Hills and requests this temporary easement for site access. The term of the temporary easement is five (5) years, or completion of construction, whichever comes first.

The area needed for construction access will not require a permanent easement but only a temporary easement of approximately 0.082 acres. IDOT indicates that twenty-four (24) trees are expected to be removed for this project.

Easement Fee: \$1,400.00

Tree Mitigation Fee: \$233,343.78

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 Quezada, seconded by Commissioner Britton, to approve 24-0137. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Morita, K. Morrison, S. Morrison, Quezada, Stamps and Trevor (16)

Absent: Deer (1)

ADJOURNMENT

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

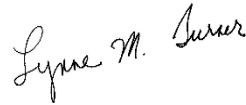
Ayes: Anaya, Moore, Aguilar, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Morita, K. Morrison, S. Morrison, Quezada, Stamps and Trevor (16)

Absent: Deer (1)

Respectfully submitted,



Chairman



Secretary

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