



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

Minutes of the Real Estate Committee

9:40 AM

Tuesday, June 9, 2026

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

ATTENDANCE

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

Absent: Moore (1)

Excused Absence: S. Morrison (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.

26-0295

COMMITTEE MINUTES

Approval of the minutes from the meeting of 05/05/2026

A motion was made by Commissioner Vásquez, seconded by Commissioner McCaskill, to approve 26-0295. The motion carried by the following vote:

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

Absent: Moore (1)

Excused Absence: S. Morrison (2)

Presented by: ADAM BIANCHI, General Superintendent

PROPOSED LICENSE REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”), as Licensor to grant a License to Nicor Gas Company (“Nicor”), Grantee, to locate, operate and maintain approximately 754 feet of existing gas main with new main along the east side of Rand Road from the Des Plaines River to the southeast for approximately 700 feet. The Illinois Department of Transportation (IDOT) is re-building Rand Road, and Nicor’s gas lines need to be relocated to accommodate that construction. The existing mains are licensed under License #837. An original relocation plan was approved by the Board of Commissioners in 2024 (Board Item No. 24-0299 for License #1806), but the license agreement was never signed due to U.S. Army Corps of Engineers restrictions on impacts to an existing and nearby levee (Levee #50). The original plan was subsequently revised to shorten the main and shift the proposed bore pit approximately 150 feet to the west to avoid the levee. The shift would impact fourteen (14) trees, requiring payment of 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 new gas main will be installed via underground boring, and a construction access permit will be needed for a temporary staging area outside the road right-of-way.

Term: Ten (10) years

License Fee: \$24,925.62

License Application Fee: \$1,500.00

Review Fee: \$3,000.00

YELAR Fee: \$7,200.00

Additional Fee: \$3,000.00. This fee will be used to support restoration work in the Des Plaines River corridor.

Total one-time upfront fee of \$39,625.62 for the term of the License

Tree Mitigation Fee: \$146,328.53

The area of the License is: 0.26 Acres

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

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

The Forest Preserves staff have reviewed this license application and 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 license.

District(s): 17

A motion was made by Commissioner Daley, seconded by Commissioner Lowry, to approve 26-0230. The motion carried by the following vote:

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

Absent: Moore (1)

Excused Absence: S. Morrison (2)

26-0243

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

PROPOSED ORDINANCE

AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR ORLAND GRASSLAND

AN ORDINANCE CREATING A FOREST PRESERVE in part of Section 21, Township 36 North, Range 12, East of the Third Principal Meridian, all in Cook County, Illinois near Orland Grassland in District 17.

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:

Common Address: 9750 167th St, Orland Hills, Cook County, Illinois

PIN: 27-21-402-008-0000

THE EAST ½ OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 217,800 SQUARE FEET, OR 5.00 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 17. end

A motion was made by Commissioner Britton, seconded by Commissioner Scott, to approve 26-0243. The motion carried by the following vote:

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

Absent: Moore (1)

Excused Absence: S. Morrison (2)

26-0244

Presented by: ADAM BIANCHI, General Superintendent

PROPOSED PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Marquette Bank, As Trustee Under Trust #30971, Dated 12/7/22 (Owner of Record)

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

Description of Real Estate: 9750 167th St, Orland Hills, Cook County, Illinois

Section: N/A

Parcel(s): 27-21-402-008-0000

THE EAST ½ OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 217,800 SQUARE FEET, OR 5.00 ACRES, MORE OR LESS.

Fiscal Impact: \$600,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$610,000.00 in total).

Accounts: Real Estate and Land Acquisition Fund 51006.560010

District(s): 17

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 Orland Grassland (the “Property”). The Property, commonly known as 9750 167th St, Orland Hills, Cook County, Illinois, consists of approximately 5.00 ± acres. The Property contains a portion of Marley Creek and wetlands.

Through negotiations, the Owner of Record (the “Seller”), has agreed to sell the Property to the Forest Preserves for the sum of SIX HUNDRED THOUSAND DOLLARS AND 00/100 (\$600,000.00) plus closing costs up to \$10,000.00 (up to \$610,000.00 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’ Land Acquisition Plan, Next Century Conservation Plan, and Acquisition and Disposition of Land Position Paper.

A motion was made by Commissioner Britton, seconded by Commissioner Scott, to approve 26-0244. The motion carried by the following vote:

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

Absent: Moore (1)

Excused Absence: S. Morrison (2)

ADJOURNMENT

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

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

Absent: Moore (1)

Excused Absence: S. Morrison (2)

Respectfully submitted,



Chairwoman



Secretary

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