



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

Minutes of the Real Estate Committee

9:15 AM

Tuesday, January 13, 2026

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

ATTENDANCE

Present: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, S. Morrison, Scott, Trevor and Vásquez (11)

Absent: Gainer, Miller and K. Morrison (3)

Excused Absence: Moore, Morita and Stamps (3)

A motion was made by Commissioner Lowry, 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, S. Morrison, Scott, Trevor and Vásquez (11)

Absent: Gainer, Miller and K. Morrison (3)

Excused Absence: Moore, Morita and Stamps (3)

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.

26-0125

COMMITTEE MINUTES

Approval of the minutes from the meeting of 12/16/2025

A motion was made by Commissioner Daley, seconded by Commissioner S. Morrison, to approve 26-0125. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, S. Morrison, Scott, Trevor and Vásquez (11)

Absent: Gainer, Miller and K. Morrison (3)

Excused Absence: Moore, Morita and Stamps (3)

25-0423

Sponsored by: STANLEY MOORE, Forest Preserve District of Cook County Board of Commissioners

PROPOSED PARTNERSHIP AGREEMENT

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to enter into a Partnership Agreement with the Eugene S. Pike House Foundation, Inc. (the “Foundation”) and the Beverly Area Arts Alliance (the “Alliance”) for the preservation, restoration, operation and long-term maintenance of the Eugene S. Pike House located at 1826 W. 91st Street, Chicago, Illinois (the “Pike House”).

Reason: This former watchman residence that was built in 1894 has fallen into disrepair and requires significant expenditure to restore the building. Under the proposed agreement, the building and adjacent yard area, approximately 0.3 acres (the “Licensed Area”), would be restored and maintained by the Foundation and the Alliance as a community center at no cost to the Forest Preserves for uses that support the Forest Preserves mission by providing nature-based education, recreation and cultural opportunities.

The critical repairs necessary to stabilize and preserve the Pike House would need to be completed by the Foundation within three (3) years of the effective date of the proposed agreement. The Foundation is proposing to fund most of the work with a major grant from the Illinois Department of Commerce and Economic Opportunity. All construction, including non-critical repair work, shall be completed within five (5) years of the effective date of the proposed agreement, unless otherwise mutually agreed to in writing by the respective parties. If construction on the project does not commence within two (2) years of the effective date, the Partnership/License Agreement will automatically terminate.

The Alliance will be responsible for the daily maintenance of all property within the Licensed Area except for any trees, including but not limited to, keeping the property in good repair, clean, and safe to the public.

The proposed agreement includes terms and conditions relating to the use of the Pike House property by the Alliance that ensures that programs, exhibits and events support the Forest Preserves mission and do not adversely affect the Forest Preserves or adjacent neighbors. Various types of insurance would be maintained by the Foundation and the Alliance throughout the proposed agreement term, and an annual community outreach plan would also be submitted to the Forest Preserves to ensure there is outreach to Cook County residents outside the Beverly Area for the center’s various events.

The Forest Preserves previously issued a Request for Expressions of Interest in connection with the Pike House. Emergency roof repairs were previously authorized by the Board of Commissioners on 10/22/2024 (Board Item No. 24-0371). With respect to Title 2, Chapter 5 of the Forest Preserves' Code of Ordinances (Acquisition, Conveyance, License, and Use of District Property), waiver of license related fees and non-applicable provisions is recommended due to the minimal impact to Forest Preserves land and the above benefits of the proposed use.

Contract Period: Twenty-five (25) years from the effective date of the proposed agreement, with automatic renewal in five (5) year increments up to a maximum term of forty (40) years

Fiscal Impact: N/A

Account(s): N/A

Concurrences: The Chief Financial Officer has approved this item. Final agreement is subject to legal review and approval.

District(s): 4

A motion was made by Commissioner Daley, seconded by Commissioner Lowry, to approve 25-0423. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, S. Morrison, Scott, Trevor and Vásquez (11)

Absent: Gainer, Miller and K. Morrison (3)

Excused Absence: Moore, Morita and Stamps (3)

25-0424

Presented by: ADAM BIANCHI, 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 Forestway Drive for 0.13 acre or 5,445 square feet for road improvements. Construction is expected to require removal of six (6) trees. 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: The request includes the granting of two (2) small temporary easement areas on either side of Forestway Drive to allow re-construction of the underlying culvert built in 1937 that is very worn and in disrepair. Work in the temporary easement areas would include some excavation and erosion control measures. The Forest Preserves would be responsible for long-term maintenance of the proposed improvements in the temporary easement areas after construction is complete. IDOT would be responsible for the culvert and all other improvements within the existing road Right-of-Way. The term of the temporary easement is five (5) years, or completion of construction, whichever comes first.

Easement Fee: \$2,000.00

Tree Mitigation Fee: \$94,563.47

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

District(s): 14

A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to approve 25-0424. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, S. Morrison, Scott, Trevor and Vásquez (11)

Absent: Gainer, Miller and K. Morrison (3)

Excused Absence: Moore, Morita and Stamps (3)

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, S. Morrison, Scott, Trevor and Vásquez (11)

Absent: Gainer, Miller and K. Morrison (3)

Excused Absence: Moore, Morita and Stamps (3)

Respectfully submitted,



Chairwoman



Secretary

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