



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

**Real Estate Committee**

**Tuesday, November 19, 2024**

**9:30 AM**

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

**Issued on 11-13-2024**

**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 County Board Room at 118 N. Clark Street, 5th Floor, 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 F, Chicago, Illinois. Persons authorized to provide public testimony 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.

[24-0486](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 09/17/2024

[24-0479](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 10/22/2024

[24-0311](#)

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

**PROPOSED ORDINANCE AMENDMENT**

FEES AND OCCUPANCY OF DISTRICT LANDS

**BE IT ORDAINED**, by the Forest Preserve District of Cook County Board of Commissioners, that Title 1 (Administrative), Chapter 9 (Land Acquisitions and Dedications) of the Forest Preserve District of Cook County Code of Ordinances is hereby amended as follows:

CHAPTER 9 ~~LAND ACQUISITIONS AND DEDICATIONS~~ FEES AND OCCUPANCY OF DISTRICT LANDS

**1-9-1: [REPEALED] LAND ACQUISITIONS.**

- A. ~~Appraisals Required:~~* All land recommended for purchase by the Land Acquisition Team shall be appraised by a competent real estate appraiser.
- ~~1. No surplus real estate owned by the District shall be sold or exchanged unless two written independent fee appraisal reports have first been obtained and presented to the District Board of Commissioners and the proposed sale or exchange has been presented to the Real Estate Committee. At least one of such appraisals shall be an M.A.I. appraisal. The grantee may be required to pay the cost of such appraisals as a condition of conveyance of the real estate proposed to be sold or exchanged.~~
  - ~~2. Unless the purchase price is \$50,000.00 or less, no real estate shall be purchased by the District unless two written independent fee appraisal reports have first been obtained and presented to the District Board of Commissioners and the proposed purchase has been presented to the Real Estate Committee. At least one of such appraisals shall be an M.A.I. appraisal.~~
- B. ~~Negotiations:~~* All negotiations with the respective owners of lands sought to be acquired by purchase or condemnation shall be carried on by the Chief Attorney, assisted by the Real Estate Agent, who shall give a full report to the Board with recommendations.
- C. ~~Titles to Land:~~* The title to all land ordered purchased by the Board shall be examined and passed upon by the Legal Department of the District before the purchase price is paid.
- D. ~~Reports; Purchasing Land:~~* The Legal Department having examined the title to land ordered to be purchased by the Board shall report in writing to the President of the Board the name of the party or parties in which title in fee simple has been found, the name or names of other parties in interest, if any, the exact acreage of the land, as certified by the Planning and Development Department, the purchase price decided upon by the Board and the compliance with all the conditions imposed by the Board, by date and number of page. When the Legal Department in its report recommends the payment of the purchase price, then the President, Treasurer and Comptroller shall pay as the

~~purchase price, to the grantor or grantors upon the delivery of property instruments, such sum or sum of money by checks or bonds of the District in such manner as may be recommended by the Legal Department and approved by the President.~~  
(1989 Code; Ord. of 1 4 95)

**1-9-2: ~~[REPEALED] DEDICATION OF LANDS FOR HIGHWAY PURPOSES.~~**

~~On all designated County State Aid Roads, and State Bond Issue Roads running through or adjacent and contiguous to the various Forest Preserves in the District, the use of a strip of land fifty feet (50') on either side of the center line of said designated highways, being a part of the Forest Preserve lands, may be designated for highway purposes, subject to the approval of the General Superintendent.~~  
(1989 Code)

**1-9-3: FEES AND OCCUPANCY OF DISTRICT LANDS.**

A. *Occupancy by Other than Forest Preserve District Employees:* Hereafter, all leases, privileges and occupancy must be requested by the applicant from the Board of Forest Preserve Commissioners, and no leases or permits of occupancy shall be given without first having the approval of the Board.

B. *Resident District Employees:* Employee occupancy shall be governed as follows:

1. All Employees occupying residences are required and must agree to perform the following duties.
  - a. Must be thoroughly familiar with District boundaries within their assigned area and make periodic inspections to make certain that District property is protected and report any prohibited or illegal activity and encroachments.
  - b. Be on constant watch for fires. During times of extreme fire dangers, must be available to report for fire duty. All watchman residents must be fire certified as a burn crew member and be in possession of the issued personal fire protection gear, flapper and/or backpack pump.
  - c. Check all bodies of water; clean up all minor debris; check all facilities for vandalism; and during the appropriate seasons check area frequently for illegal hunters.
  - d. Complete and submit Resident Watchman Report on a bi-monthly basis.
  - e. Must be constantly aware that as a public employee residing on public lands assistance must be offered to those visitors who need and request help and/or information. Must ensure that the District provided sign indicating that the residence is a Watchman Residence is prominently posted at all times.
2. All occupants of District residences will pay utilities costs (heat, electric, water and sewage).

3. An employee granted permission to occupy a Residence that is attached to a District facility shall pay an occupancy fee of Four Hundred and sixty-eight dollars (\$468.00) per month.
4. An employee granted permission to occupy a Residence that is adjacent to a District facility shall pay an occupancy fee of Five Hundred and eighty-five dollars (\$585.00) per month.
5. An employee granted permission to occupy a Free Standing residence shall pay an occupancy fee of Seven Hundred and two dollars (\$702.00) per month.
6. Every two years, subject to approval for renewal of the Occupancy Agreement, every resident will sign a new agreement with any changes that have been voted upon by the Housing Committee and approved by the General Superintendent. Any fee increase will commence at this time based on the Consumer Price Index added to the current fee and incorporated into the new Occupancy Agreement.
7. All fees collected will be placed into a Special Revenue fund, which will be used to maintain the major repairs of the residences and/or build standard maintenance facilities with an attached apartment. A house that has been deemed obsolete or is a burden to the District will be authorized for demolition.
8. The Housing Committee shall conduct no less than one annual inspection of all residences. If a house has been deemed by the Housing Committee to be obsolete or a burden to the District, a recommendation for demolition will be presented to the Board of Commissioners. The Housing Committee may authorize random inspections of each residence in the Housing Program as deemed necessary to maintain the integrity of the program and compliance with the terms of the Occupancy Agreement.
9. All residents will be responsible for "Minor Maintenance" and the Forest Preserve District will be responsible for "Major Maintenance", as each term is defined in the Occupancy Agreement.
10. This section, relating to Fees and Occupancy of District Lands, shall be re-evaluated by the Housing Committee and reported to the General Superintendent on an annual basis.
11. Those employees who retire or resign from employment with the District shall be required to vacate the premises within a reasonable time, not to exceed sixty (60) days after their last day of employment. Retirees and employees who resign shall be responsible for paying all required fees.
12. Widows/Widowers of employees shall be required to vacate the premises within a reasonable period of time, not to exceed six (6) months after the spouse's demise, provided widows/widowers are appropriately indicated in the Occupancy Agreement. Widows/Widowers shall be responsible for paying all required fees, but shall not be responsible for providing services of the Occupancy Agreement.

13. The General Superintendent shall establish policies and procedures for the occupancy of District residences as set forth in the Resident Watchman Program Manual. The General Superintendent has the discretion to add or subtract any task necessary to assist in the mission statement of the Forest Preserve District.
14. A Housing Committee shall be appointed and designated by the General Superintendent.
15. The performance of all duties and responsibilities of the resident watchman as set forth in the Occupancy Agreement shall be monitored by the Housing Committee. Failure to perform or to adhere to the terms of the Occupancy Agreement by the resident watchman and authorized occupants of the District residence may result in termination of the Occupancy Agreement.
16. The Forest Preserve District Superintendent shall place on the agenda of the March meeting of the Forest Preserve District Board of Commissioners an Annual report to the Forest Preserve Board of Commissioners listing the names of employees occupying forest preserve homes for part or all of the fiscal year, as well as their job titles and salaries. In addition, the report shall contain copies of all watchman reports filed by employees occupying forest preserve homes.

**Effective date:** This ordinance amendment shall be in effect on January 1, 2025.

**Legislative History :** 10/22/24 - FPD Board of Commissioners - refer to the Real Estate Committee

[24-0313](#)

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

**PROPOSED ORDINANCE AMENDMENT**

**ACQUISITION, CONVEYANCE, LICENSE AND USE OF DISTRICT PROPERTY**

**BE IT ORDAINED,** by the Forest Preserve District of Cook County Board of Commissioners, that Title 2 (Forest Preserve Lands and Property), Chapter 5 (Authorized Conveyance of Property) of the Forest Preserve District of Cook County Code of Ordinances is hereby repealed in its entirety and the following ordinance provisions are substituted in its place:

- 2-5-1 Purpose and Policy Objectives
- 2-5-2 Definitions
- 2-5-3 Land Acquisitions

- 2-5-4 Conveyances
- 2-5-5 Licenses
- 2-5-6 Easements and Rights-of-Way
- 2-5-7 Vacations
- 2-5-8 Annexation
- 2-5-9 Eminent Domain
- 2-5-10 Resolution of Encroachments
- 2-5-11 Required Review Factors; Procedure
- 2-5-12 Supplemental Mitigation Measures and Public Amenities and/or Benefits
- 2-5-13 No Net Loss of Land Over Time; Annual Reporting

Click for full text: [<https://bit.ly/3Y7EpJ1>]

**Effective date:** This ordinance amendment shall be in effect on January 1, 2025.

**Legislative History :** 10/22/24 - FPD Board of Commissioners - refer to the Real Estate Committee

[24-0314](#)

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

#### **PROPOSED ORDINANCE AMENDMENT**

#### LICENSE PROCESS

**BE IT ORDAINED**, by the Forest Preserve District of Cook County Board of Commissioners, that Title 5 (Public Utilities), Chapter 2 (Franchises), Article A (Utility Companies and Other "For Profit" Entities) and Article B (Municipalities and Other Governmental Agencies) of the Forest Preserve District of Cook County Code of Ordinances are hereby amended as follows:

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**5-2A-4: LICENSE FEE.**

In addition to those special fees as may be recommended by District staff, the fee for licenses issued under this Article will be determined by multiplying the acres used by the cost per acre. Acres used will be calculated by multiplying the linear footage shown on the license application (or revised application) by the width required for future maintenance of the facilities. The minimum width will be fifteen (15) feet for all licenses regardless of the facilities installed or location of said facilities. Requests for widths above fifteen (15) feet must include an explanation justifying the need for additional width. The minimum license fee will be five (5) percent of the cost per acre for the current year. Additionally, a Youth Education, Land Acquisition and Restoration (YELAR) Program Fee of seven and one-half (7.5) percent of the cost per acre, and a License Review Fee, shall be assessed against all licenses issued. Cost per acre, minimum license fee, License Review Fee and YELAR program fee figures can be found in Appendix A at the end of this Article. All fees due will be paid as a lump-sum up-front one-time payment, unless otherwise approved by the Board. With respect to Appendix A, the license fee for any extended year period shall be calculated as established in paragraph 5-2A-4 using a cost per acre of two thousand dollars (\$2,000.00) higher than the previous year.

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**5-2A-7: EXPIRATION OF THIS ARTICLE.**

~~**[REPEALED]** This Article will expire on December 31, 2024. Any license previously issued by the FPD that expires after the expiration of this Article and before a replacement Article has been adopted shall be automatically renewed for one (1) period(s) until a replacement Article is adopted. The fee for any extended year period shall be calculated as established in paragraph 5 2A 4 using a cost per acre of two thousand dollars (\$2,000.00) higher than the previous year.~~

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**5-2B-4: LICENSE FEE.**

In addition to those special fees as may be recommended by District staff, the fee for licenses issued under this Article will be determined by multiplying the acres used by the cost per acre. Acres used will be calculated by multiplying the linear footage shown on the license application (or revised application) by the width required for future maintenance of the facilities. The minimum width will be fifteen (15) feet for all licenses regardless of the facilities installed or location of said facilities. Requests for widths above fifteen (15) feet must include an explanation justifying the need for additional width. The minimum license fee will be five (5) percent of the cost per acre for the current year. Additionally, a Youth Education, Land Acquisition and Restoration (YELAR) Program Fee of seven and one-half (7.5) percent of the cost per acre, and a License Review Fee, shall be assessed against all licenses issued. Cost per acre, minimum



license fee, License Review Fee and YELAR program fee figures can be found in Appendix A at the end of this Article. All fees due will be paid as a lump-sum up-front one-time payment, unless otherwise approved by the Board. With respect to Appendix A, the license fee for any extended year period shall be calculated as established in paragraph 5-2B-4 using a cost per acre of two thousand dollars (\$2,000.00) higher than the previous year.

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**5-2B-6: EXPIRATION OF THIS ARTICLE.**

~~**[REPEALED]** This Article will expire on December 31, 2024. Any license previously issued by the FPD that expires after the expiration of this Article and before a replacement Article has been adopted shall be automatically renewed for one (1) period(s) until a replacement Article is adopted. The fee for any extended year period shall be calculated as established in paragraph 5-2A-4 using a cost per acre of two thousand dollars (\$2,000.00) higher than the previous year.~~

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**Effective date:** This ordinance amendment shall be in effect on January 1, 2025.

**Legislative History :** 10/22/24 - FPD Board of Commissioners - refer to the Real Estate Committee

[24-0412](#)

**Presented by:** EILEEN FIGEL, Interim General Superintendent

**Sponsored by:** KEVIN B. MORRISON, Forest Preserve District of Cook County Board of Commissioners

**PROPOSED INTERGOVERNMENTAL AGREEMENT**

**Department:** Department of Planning and Development

**Other Part(ies):** Elk Grove Village (Village), Illinois

**Request:** Authority to enter into an agreement for use of Forest Preserves of Cook County (the "Forest Preserves") land for construction of a pedestrian bridge and trail spur

**Goods or Services:** Design, construction and maintenance of a new pedestrian bridge structure, ramps and trail spur to the Busse Woods paved trail on the west side of Arlington Heights Road approximately

900 feet south of Higgins Road. The bridge structure and trail spur would impact approximately 0.28 acres (12,000 s.f.) of Forest Preserves land. An additional 0.25 acres would be impacted during construction, primarily to remove and restore an existing trail spur. No trees would be impacted.

**Agreement Number(s):** IGA #24-0412

**Agreement Period:** Forty (40) years with automatic one (1) year renewals with an option to renew for an additional forty (40) year term with no additional license fees, subject to future approval by the Board of Commissioners

**Fiscal Impact:** N/A

**License Fees:** \$26,655.65 (waived)

**License Application Fee:** \$500.00 (waived)

**Level One Review Fee:** \$3,000.00 (waived)

**YELAR Fee:** \$7,200.00 (waived)

**Tree Mitigation Fees:** N/A

**Total Fees:** \$37,355.65 (waived)

**Accounts:** N/A

**District(s):** 15

**Summary:** Elk Grove Village is proposing to construct a new pedestrian bridge over Arlington Heights Road between Higgins Road and Oakton Street to serve a major new mixed-use development, as well as adjacent residential areas, as part of a bigger Village bike plan. The new mid-block crossing would reduce the need for an existing at-grade crossing and trail spur from the southwest corner of Higgins and Arlington Heights roads. In addition to the Village's removal and restoration of that trail spur, the Village would also install wayfinding and information signs approved by Forest Preserves staff both at the bridge and on nearby trails to educate and guide visitors to the Forest Preserves. Waiver of all fees is recommended due to the minimal impact to Forest Preserves land and the above benefits of the proposed use. This project enhances the Forest Preserves and is in accordance with its mission. Final

intergovernmental agreement subject to legal review and approval.

**Legislative History :** 10/22/24 - FPD Board of Commissioners - refer to the Real Estate Committee

[24-0413](#)

**Presented by:** EILEEN FIGEL, Interim General Superintendent

**Sponsored by:** KEVIN B. MORRISON, Forest Preserve District of Cook County Board of Commissioners

**PROPOSED INTERGOVERNMENTAL AGREEMENT**

**Department:** Department of Planning and Development

**Other Part(ies):** Cook County Department of Transportation and Highways (“DOTH”)

**Request:** Authority to execute agreement and convey temporary easement for construction of trail spur

**Goods or Services:** Construction of trail spur to the Paul Douglas paved trail at the northeast corner of Central Road and Freeman Road in Hoffman Estates, Illinois. The work will require one temporary easement for 0.317 acres (13,811 square feet) and the removal of thirteen (13) trees.

**Agreement Number(s):** IGA #24-0413

**Agreement Period:** From full execution date of the IGA to the completion of the work by DOTH and acceptance by the Forest Preserves (but no later than five (5) years from the date of execution)

**Fiscal Impact:** N/A

**Easement Fee:** \$4,000.00 appraised value of temporary easement (waived)

**Tree Mitigation Fee:** \$24,725.24 (waived)

**Accounts:** N/A

**District(s):** 15

**Summary:** DOTH is seeking temporary use of Forest Preserves of Cook County land to construct a trail connection from a proposed shared use path to the existing Paul Douglas bike trail as part of a larger

Central Road improvement project. DOTH intends to reconstruct several miles of Central Road that would include a shared use path in the right of way (“ROW”) east of Barrington Road to Freeman Road. A trail spur to the Paul Douglas Trail would be included. Resource Management Department staff have inspected the area to be impacted and do not have any concerns. In consideration of the benefits to the Forest Preserves of improved access to the Paul Douglas Trail through this new trail spur, Forest Preserves staff recommends waiver of all easement compensation (\$4,000.00) and tree mitigation fees (\$24,725.24 for the removal of thirteen (13) trees). The Forest Preserves has waived all fees for other shorter “complete streets” trail spurs at intersections that are mission-related and where the Forest Preserves has agreed to long-term ownership and maintenance. Final intergovernmental agreement subject to legal review and approval.

**Legislative History :** 10/22/24 - FPD Board of Commissioners - refer to the Real Estate Committee

[24-0416](#)

**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 11, 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:

Parts of 19100 E. Glenwood Dyer Road & 2990 Ridge Road, Unincorporated Cook County, Illinois

PARCEL C:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER LYING SOUTH OF GLENWOOD-DYER ROAD OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND THAT PART OF THE WEST HALF (EXCEPT THE EAST 990.0 FEET THEREOF MEASURED ON SOUTH LINE) OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF GLENWOOD-DYER ROAD, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89° 39' 53" WEST A DISTANCE OF 1322.00

FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 01° 02' 19" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 2,650.68 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 89° 38' 28" EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 350.00 FEET; THENCE DEPARTING SAID NORTH LINE, ON A LINE PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER ON A BEARING OF SOUTH 01° 02' 19" EAST, A DISTANCE OF 600.00 FEET; THENCE SOUTH 54° 01' 29" EAST, A DISTANCE OF 1,217.48 FEET TO THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER, ALSO BEING THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11; THENCE CONTINUING ALONG LAST SAME LINE ON A BEARING OF SOUTH 54° 01' 29" EAST, A DISTANCE OF 412.84 FEET TO THE WEST LINE OF THE EAST 990.0 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11; THENCE SOUTH 01° 03' 52" EAST ALONG LAST SAID WEST LINE OF THE EAST 990.0 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, A DISTANCE OF 1,085.40 FEET TO THE SOUTHWEST CORNER OF THE EAST 990.0 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89° 40' 26" WEST ALONG THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 330.38 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH A NON-EXCLUSIVE 24-FOOT-WIDE INGRESS AND EGRESS EASEMENT FROM GLENWOOD-DYER ROAD ALONG THE EASTERN PROPERTY BOUNDARY OF PIN 32-11-400-004.

Parts of PINs: 32-11-301-001-0000 & 32-11-400-004-0000

SAID PARCEL CONTAINING 2,969,287 SQUARE FEET, OR 68.17 ACRES, MORE OR LESS.

SAID EASEMENT CONTAINING 31,200 SQUARE FEET, OR 0.72 ACRE, 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

**Legislative History :** 10/22/24 - FPD Board of Commissioners - refer to the Real Estate Committee

[24-0417](#)

**Presented by:** EILEEN FIGEL, Interim General Superintendent

**PROPOSED PURCHASE OF REAL ESTATE**

**Department(s):** Legal Department

**Other Part(ies):** The Conservation Fund, A Nonprofit Corporation (Owner of Record)

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

**Description of Real Estate:** Parts of 19100 E. Glenwood Dyer Road & 2990 Ridge Road, Unincorporated Cook County, Illinois

**Section:** N/A

**Parcel(s):** Part of PINs: 32-11-301-001-0000 & 32-11-400-004-0000

PARCEL C:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER LYING SOUTH OF GLENWOOD-DYER ROAD OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND THAT PART OF THE WEST HALF (EXCEPT THE EAST 990.0 FEET THEREOF MEASURED ON SOUTH LINE) OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF GLENWOOD-DYER ROAD, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST

QUARTER OF SAID SECTION 11; THENCE SOUTH 89° 39' 53" WEST A DISTANCE OF 1322.00 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 01° 02' 19" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 2,650.68 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 89° 38' 28" EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 350.00 FEET; THENCE DEPARTING SAID NORTH LINE, ON A LINE PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER ON A BEARING OF SOUTH 01° 02' 19" EAST, A DISTANCE OF 600.00 FEET; THENCE SOUTH 54° 01' 29" EAST, A DISTANCE OF 1,217.48 FEET TO THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER, ALSO BEING THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE CONTINUING ALONG LAST SAME LINE ON A BEARING OF SOUTH 54° 01' 29" EAST, A DISTANCE OF 412.84 FEET TO THE WEST LINE OF THE EAST 990.0 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE SOUTH 01° 03' 52" EAST ALONG LAST SAID WEST LINE OF THE EAST 990.0 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 1,085.40 FEET TO THE SOUTHWEST CORNER OF THE EAST 990.0 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89° 40' 26" WEST ALONG THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 330.38 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH A NON-EXCLUSIVE 24.00-FOOT-WIDE INGRESS AND EGRESS EASEMENT FROM GLENWOOD-DYER ROAD ALONG THE EASTERN PROPERTY BOUNDARY OF PIN 32-11-400-004.

SAID PARCEL CONTAINING 2,969,287 SQUARE FEET, OR 68.17 ACRES, MORE OR LESS.

SAID EASEMENT CONTAINING 31,200 SQUARE FEET, OR 0.72 ACRE, MORE OR LESS.

**Fiscal Impact:** \$1,310,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$1,320,000.00 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 Parts of 19100 E. Glenwood Dyer Road & 2990 Ridge Road, Unincorporated Cook County, Illinois, consists of approximately 68.17 ± acres plus an approximately 0.72 acre ± Ingress and Egress Easement. The Property has natural and fallowed land and contains a part of Deer Creek.

Through negotiations, the Owner of Record (the “Seller”), has agreed to sell the Property to the Forest Preserves for the sum of ONE MILLION THREE HUNDRED TEN THOUSAND DOLLARS AND 00/100 (\$1,310,000.00) plus closing costs up to \$10,000.00 (up to \$1,320,000.00 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.

**Legislative History :** 10/22/24 - FPD Board of Commissioners - refer to the Real Estate Committee



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Secretary

Chair: Anaya  
Vice-Chair: Moore  
Members: Committee of the Whole