



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

**Minutes of the Real Estate Committee**

**9:15 AM**

**Tuesday, December 16, 2025**

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

**ATTENDANCE**

**Present:** Anaya, Aguilar, Britton, Daley, Degnen, Lowry, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

**Excused Absence:** Moore, Gainer, McCaskill and K. Morrison (4)

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

**Ayes:** Anaya, Aguilar, Britton, Daley, Degnen, Lowry, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

**Excused Absence:** Moore, Gainer, McCaskill and K. Morrison (4)

**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.

**25-0442**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 11/18/2025

**A motion was made by Commissioner Lowry, seconded by Commissioner S. Morrison, to approve 25-0442. The motion carried by the following vote:**

**Ayes:** Anaya, Aguilar, Britton, Daley, Degnen, Lowry, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

**Excused Absence:** Moore, Gainer, McCaskill and K. Morrison (4)

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

**PROPOSED ORDINANCE**

**AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR SPRING LAKE**

**AN ORDINANCE CREATING A FOREST PRESERVE** in part of Section 16, Township 42 North, Range 9, East of the Third Principal Meridian, all in Cook County, Illinois near Spring Lake in District 15.

**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:

316 Old Sutton Road, Barrington Hills, Illinois 60010

THAT PART OF THE SOUTH 710.00 FEET OF THE EAST 768.00 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF ROUTE 62 (ALGONQUIN ROAD), IN COOK COUNTY, ILLINOIS.

PIN: 01-16-102-003-0000

SAID PARCEL CONTAINING 237,402 SQUARE FEET, OR 5.45 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 15..end

**A motion was made by Commissioner Britton, seconded by Commissioner Lowry, to approve 25-0393. The motion carried by the following vote:**

**Ayes:** Anaya, Aguilar, Britton, Daley, Degnen, Lowry, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

**Excused Absence:** Moore, Gainer, McCaskill and K. Morrison (4)

**25-0394**

**Presented by:** ADAM BIANCHI, General Superintendent

**PROPOSED ACQUISITION OF REAL ESTATE**

**Department:** Legal Department

**Other Part(ies):** Gulzina Eshbaeva (Owner of Record)

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

**Description of Real Estate:** 316 Old Sutton Road, Barrington Hills, Cook County, Illinois

**Section:** N/A

**Parcel(s):** PIN: 01-16-102-003-0000

THAT PART OF THE SOUTH 710.00 FEET OF THE EAST 768.00 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF ROUTE 62 (ALGONQUIN ROAD), IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 237,402 SQUARE FEET, OR 5.45 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):** 15

**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 Spring Lake (the “Property”). The Property, commonly known as 316 Old Sutton Road, Barrington Hills, Cook County, Illinois, consists of approximately 5.45 ± acres. The Property is near recent acquisitions in the Spring Lake area.

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 Lowry, to approve 25-0394. The motion carried by the following vote:**

**Ayes:** Anaya, Aguilar, Britton, Daley, Degnen, Lowry, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

**Excused Absence:** Moore, Gainer, McCaskill and K. Morrison (4)

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

**PROPOSED ORDINANCE**

**AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR CERMAK WOODS**

**AN ORDINANCE CREATING A FOREST PRESERVE** in part of Section 36, Township 39 North, Range 12, East of the Third Principal Meridian, all in Cook County, Illinois near Cermak Woods in District 16.

**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:

3803 Gladstone Avenue, Unincorporated Riverside Township, Illinois

THE NORTH 12.5 FEET OF LOT 28 AND ALL OF LOTS 29 AND 30 IN BLOCK 8 IN RIVERSIDE LAWN, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-36-313-032-0000

SAID PARCEL CONTAINING 14,061 SQUARE FEET, OR 0.32 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 16..end

**A motion was made by Commissioner Aguilar, seconded by Commissioner Daley, to approve 25-0395. The motion carried by the following vote:**

**Ayes:** Anaya, Aguilar, Britton, Daley, Degnen, Lowry, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

**Excused Absence:** Moore, Gainer, McCaskill and K. Morrison (4)

**25-0396**

**Presented by:** ADAM BIANCHI, General Superintendent

**PROPOSED ACQUISITION OF REAL ESTATE**

**Department(s):** Legal Department

**Other Part(ies):** 1016A, LLC (Owner of Record)

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

**Description of Real Estate:** 3803 Gladstone Avenue, Unincorporated Riverside Township, Illinois

**Section:** N/A

**Parcel(s):** PIN: 15-36-313-032-0000

THE NORTH 12.5 FEET OF LOT 28 AND ALL OF LOTS 29 AND 30 IN BLOCK 8 IN RIVERSIDE LAWN, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 14,061 SQUARE FEET, OR 0.32 ACRES, MORE OR LESS

**Fiscal Impact:** \$125,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$135,000.00 in total).

**Accounts:** Real Estate and Land Acquisition Fund 51006.560010

**District(s):** 16

**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 Cermak Woods (the “Property”). The Property, commonly known as 3803 Gladstone Ave, Unincorporated Riverside Township, Cook County, Illinois, consists of approximately 0.32 ± acres. The Property is near recent acquisitions in Riverside Lawn.

Through negotiations, the Owner of Record (the “Seller”), has agreed to sell the Property to the Forest Preserves for the sum of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$125,000.00) plus closing costs up to \$10,000.00 (up to \$135,000.00 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 Aguilar, seconded by Commissioner Daley, to approve 25-0396. The motion carried by the following vote:**

**Ayes:** Anaya, Aguilar, Britton, Daley, Degnen, Lowry, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

**Excused Absence:** Moore, Gainer, McCaskill and K. Morrison (4)

25-0397

Presented by: ADAM BIANCHI, General Superintendent

**PROPOSED PREVIOUSLY APPROVED ITEM AMENDMENT**

**Department:** Legal Department

**Request:** It is respectfully requested that this proposed amendment be approved in order to reflect revised acquisition deal terms, including (1) decreasing the purchasing price from \$3,500,000 to \$3,250,000, and (2) decreasing number of acres to be acquired from approximately 74.60 to 53.

**Item Number:** 25-0126

**Original Text of Item:** PROPOSED PURCHASE OF REAL ESTATE

**Department(s):** Legal Department

**Other Part(ies):** Hermann M. Caly Family Trust; 780 Group, LLC, an Illinois Limited Liability Company; ~~Geh Day Holding Company, LLC, an Illinois Limited Liability Company~~ (Owners of Record)

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

**Description of Real Estate:** Part of 20 Freeman Road & 18 N Freeman Road, South Barrington, Illinois

**Section:** N/A

**Parcel(s):** PINs: Part of 01-25-401-004-0000 & 01-25-401-003-0000

**PARCEL 1**

~~That part of Lot 1 in Geh Day Farm, being a subdivision of the East half of the Southeast Quarter of Section 25, Township 42 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of the East Half of said Southeast Quarter, (also being the Southwest corner of said Lot 1); thence South 89 degrees 02 minutes 59 seconds East along the South line of the East Half of said Southeast Quarter, (and the South line of Lot 1), 440.0 feet; thence North 01 degree 14 minutes 18 seconds East, 220.55 feet to a point on the West line of a 20 foot easement by Document No. 3293858 recorded February 14, 1983 (legal described continues for next 26 courses along the West line of said easement); thence North 03 degrees 38 minutes 35 seconds West, 78.25 feet; thence North 11 degrees 34 minutes 43 seconds West, 100.72 feet; thence North 25 degrees 11 minutes 27 seconds West, 111.95 feet; thence North 09 degrees 56 minutes 09 seconds West, 103.20 feet; thence North 11 degrees 18 minutes 22 seconds West, 42.75 feet; thence North 09 degrees 54 minutes 18 seconds East, 63.62 feet; thence North 22 degrees 10 minutes 51 seconds East, 108.31 feet; thence North 25 degrees 07 minutes 25 seconds East, 108.70 feet; thence North 15 degrees 56 minutes 54 seconds East, 100., 93 feet; thence North 02 degrees 03 minutes 34 seconds West, 97.48 feet; thence North 14 degrees 47 minutes 53 seconds West, 102.01 feet; thence North 26 degrees 06 minutes 01 seconds West, 112.17 feet; thence North 20 degrees 55 minutes 10 seconds West, 109.02 feet; thence North 15 degrees 19 minutes 30 seconds West, 105.31 feet; thence North 10 degrees 29 minutes 08 seconds West, 103.14 feet; thence North 04 degrees 20 minutes 11 seconds West, 101.59 feet; thence North 01 degree 56 minutes 50 seconds East, 100.75 feet; thence North 04 degrees 14 minutes 12 seconds East, 100.81 feet; thence North 09 degrees 54 minutes 18 seconds East, 101.52 feet; thence North 08 degrees 46 minutes 52~~



~~seconds East, 101.23 feet; thence North 14 degrees 19 minutes 37 seconds East, 102.71 feet; thence North 09 degrees 54 minutes 18 seconds East, 100.54 feet; thence North 07 degrees 39 minutes 05 seconds East, 100.11 feet; thence North 04 degrees 14 minutes 12 seconds East, 58.90 feet; thence North 05 degrees 45 minutes 03 seconds West, 39.36 feet; thence North 06 degrees 35 minutes 44 seconds West, 138.25 feet to the North line of the East Half of said Southeast Quarter, (also being the North line of Lot 1 aforesaid), North 89 degrees 12 minutes 27 seconds West along said North line, 314.92 feet to the Northwest corner thereof; thence South 01 degrees 29 minutes 41 seconds West along the West line of the East Half of said southeast Quarter, (also being the West line of said Lot 1), 2635.71 feet to the point of beginning, containing 21.1150 acres, in the Village of South Barrington, in Cook County, Illinois.~~

## **PARCEL 2**

Lot 1 and Lot 2 in Geh Day Farm, being a subdivision of the East Half of the Southeast Quarter of Section 25, Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 26, 1978 as Document No. 24554445, (excepting therefrom that part of said Lot 1 described as follows: Commencing at the Northeast corner of said Lot 1, being the Northeast corner of East Half of Southeast Quarter of said Section 25; thence South 01 degrees 33 minutes 33 seconds West along the East line thereof, 1123.55 feet; thence North 88 degree 26 minutes 19 seconds West, 33.05 feet to the West line of Freeman Road for the point of beginning; thence continuing North 88 degree 26 minutes 19 seconds West, 94.22 feet; thence South 48 degree 51 minutes 11 seconds West, 98.57 feet; thence North 43 degrees 26 minutes 19 seconds West 225.35 feet; thence North 01 degree 33 minutes 33 seconds East and parallel with the East line of said Lot 1, 577.11 feet; thence South 88 degrees 26 minutes 27 seconds East, 326.0 feet to the West line of Freeman Road; thence South 01 degrees 33 minutes 33 seconds West along said West line, 669.61 feet to the point of beginning; And also excepting that part described as follows: Beginning at the Southwest corner of the East Half of said Southeast Quarter, (also being the Southwest corner of said Lot 1); thence South 89 degrees 02 minutes 59 seconds East along the South line of the East Half of said Southeast Quarter, (and the South line of Lot 1), 440.0 feet; thence North 01 degree 14 minutes 18 seconds East, 220.55 feet to a point on the West line of a 20' easement by document no. 3293858 recorded February 14, 1983 (legal described continues for next 26 courses along the west line of said easement); thence North 03 degrees 38 minutes 35 seconds West, 78.25 feet; thence North 11 degrees 34 minutes 43 seconds West, 100.72 feet; thence North 25 degrees 11 minutes 27 seconds West, 111.95 feet; thence North 09 degrees 56 minutes 09 seconds West, 103.20 feet; thence North 11 degrees 18 minutes 22 seconds West, 42.75 feet; thence North 09 degrees 54 minutes 18 seconds East, 63.62 feet; thence North 22 degrees 10 minutes 51 seconds East, 108.31 feet; thence North 25 degrees 07 minutes 25 seconds East, 108.70 feet; thence North 15 degrees 56 minutes 54 seconds East, 100.93 feet; thence North 02 degrees 03 minutes 34 seconds West, 97.48 feet; thence North 14 degrees 47 minutes 53 seconds West, 102.01 feet; thence North 26 degrees 06 minutes 01 seconds West, 112.17 feet; thence North 20 degrees 55 minutes 10 seconds West, 109.02 feet; thence North 15 degrees 19 minutes 30 seconds West, 105.31 feet; thence North 10 degrees 29 minutes 08 seconds West, 103.14 feet; thence North 04 degrees 20 minutes 11 seconds West, 101.59 feet; thence North 01 degree 56 minutes 50 seconds East, 100.75 feet; thence North 04 degrees 14 minutes 12 seconds East, 100.81 feet; thence North 09 degrees 54 minutes 18 seconds East, 101.52 feet; thence North 08 degrees 46 minutes 52 seconds East, 101.23 feet; thence North 14 degrees 19 minutes 37 seconds East, 102.71 feet; thence North 09 degrees 54 minutes 18 seconds East, 100.54 feet; thence North 07 degrees 39 minutes 05 seconds East, 100.11 feet; thence North 04 degrees 14 minutes 12 seconds East, 58.90 feet; thence North 05 degrees 45 minutes 03 seconds West, 39.36 feet; thence North 06 degrees 35 minutes 44 seconds West, 138.25 feet to the North line of the East Half of said Southeast Quarter, (also being the North line of Lot 1 aforesaid), North 89 degrees 12 minutes 27 seconds West along said North line, 314.92 feet to the Northwest corner thereof; thence South 01 degrees 29 minutes 41 seconds West along the West line

of the East Half of said southeast Quarter, (also being the West line of said Lot 1), 2635.71 feet to the point of beginning,), in Cook County, Illinois.

SAID PARCEL(S) CONTAINING ~~3,249,876~~ 2,308,680 SQUARE FEET, OR ~~74.60~~ 53.00 ACRES, MORE OR LESS.

**Fiscal Impact:** ~~\$3,500,000.00~~ \$3,250,000.00 purchase price plus closing costs up to \$10,000.00 (up to ~~\$3,510,000.00~~ \$3,260,000.00 in total).

**Accounts:** Real Estate and Land Acquisition Fund 51006.560010

**District(s):** 15

**Summary:** The Forest Preserves of Cook County (the “Forest Preserves”) has identified ~~two (2) parcels~~ a parcel of land for acquisition that would add to the Forest Preserves’ current holdings near Paul Douglas Preserve (the “Property”). The Property, commonly known as 20 Freeman Road & 18 N Freeman Road, South Barrington, Illinois, consists of approximately ~~74.60~~ 53.00 ± acres. The Property will expand Forest Preserves holdings in the vicinity and will serve wildlife such as grassland birds, which need expansive areas to breed. It will also provide ecological services such as stormwater retention and carbon sequestration.

Through negotiations, the Owners of Record (the “Sellers”), have agreed to sell the Property to the Forest Preserves for the sum of THREE MILLION ~~FIVE~~ TWO HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 (~~\$3,500,000.00~~) (\$3,250,000.00) plus closing costs up to \$10,000.00 (up to ~~\$3,510,000.00~~ \$3,260,000.00 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’ Next Century Conservation Plan and the Acquisition and Disposition of Land Position Paper.

**A motion was made by Commissioner Britton, seconded by Commissioner Aguilar, to defer 25-0397. The motion carried by the following vote:**

**Ayes:** Anaya, Aguilar, Britton, Daley, Degnen, Lowry, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

**Excused Absence:** Moore, Gainer, McCaskill and K. Morrison (4)

## ADJOURNMENT

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

**Ayes:** Anaya, Aguilar, Britton, Daley, Degnen, Lowry, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

**Excused Absence:** Moore, Gainer, McCaskill and K. Morrison (4)

Respectfully submitted,



Chairwoman



Secretary

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