



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

Minutes of the Real Estate Committee

9:40 AM

Tuesday, June 10, 2025

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

ATTENDANCE

Present: Anaya, Aguilar, Daley, Degnen, Gainer, McCaskill, Miller, K. Morrison, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

Excused Absence: Moore, Britton, Lowry and Morita (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.

25-0248

COMMITTEE MINUTES

Approval of the minutes from the meeting of 05/06/2025

A motion was made by Commissioner Trevor, seconded by Commissioner Aguilar, to approve 25-0248. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Daley, Degnen, Gainer, McCaskill, Miller, K. Morrison, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

Excused Absence: Moore, Britton, Lowry and Morita (4)

25-0186

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 15, 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:

20278 Cottage Grove Ave., Glenwood, Cook County, Illinois

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 66 FEET THEREOF CONVEYED TO CHICAGO DISTRICT PIPELINE COMPANY, A CORPORATION, BY DEED RECORDED AS DOCUMENT 14832873 AND EXCEPT THE NORTH 49.5 FEET OF THE SOUTH 115.5 FEET OF THE EAST 660.0 FEET THEREOF, CONVEYED TO CHICAGO DISTRICT PIPELINE COMPANY, A CORPORATION, BY DEED RECORDED ON SEPTEMBER 3, 1958 AS DOCUMENT 17306418), IN COOK COUNTY, ILLINOIS.

PIN: 32-15-200-012-0000

SAID PARCEL CONTAINING 1,613,462 SQUARE FEET, OR 37.04 ACRES, MORE OR LESS.

TOGETHER WITH A 60.00-FOOT WIDE NON-EXCLUSIVE CONDITIONAL INGRESS AND EGRESS EASEMENT FROM JOE ORR ROAD ALONG THE EASTERN PROPERTY BOUNDARY OF PIN 32-15-200-011-0000.

SAID EASEMENT CONTAINING 67,500 SQUARE FEET, OR 1.55 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 5...end

A motion was made by Commissioner McCaskill, seconded by Commissioner Daley, to approve 25-0186. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Daley, Degnen, Gainer, McCaskill, Miller, K. Morrison, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

Excused Absence: Moore, Britton, Lowry and Morita (4)

25-0187

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Chicago Title Land Trust Company as Successor Trustee to the First National Bank in Chicago Heights, as Trustee under Trust Agreement dated May 11, 1966 and known as Trust Number 540; Walter J. Nykaza, Beneficiary (“Owners of Record”)

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

Description of Real Estate: 20278 Cottage Grove Ave, Glenwood, Cook County, Illinois

Section: NA

Parcel(s): PIN: 32-15-200-012-0000

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 66 FEET THEREOF CONVEYED TO CHICAGO DISTRICT PIPELINE COMPANY, A CORPORATION, BY DEED RECORDED AS DOCUMENT 14832873 AND EXCEPT THE NORTH 49.5 FEET OF THE SOUTH 115.5 FEET OF THE EAST 660.0 FEET THEREOF, CONVEYED TO CHICAGO DISTRICT PIPELINE COMPANY, A CORPORATION, BY DEED RECORDED ON SEPTEMBER 3, 1958 AS DOCUMENT 17306418), IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 1,613,462 SQUARE FEET, OR 37.04 ACRES, MORE OR LESS.

TOGETHER WITH A 60.00-FOOT WIDE NON-EXCLUSIVE CONDITIONAL INGRESS AND EGRESS EASEMENT FROM JOE ORR ROAD ALONG THE EASTERN PROPERTY BOUNDARY OF PIN 32-15-200-011-0000.SAID EASEMENT CONTAINING 67,500 SQUARE FEET, OR 1.55 ACRES, MORE OR LESS.

Fiscal Impact: \$2,960,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$2,970,000.00 in total).

Accounts: Real Estate and Land Acquisition Fund 51006.560010

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 20278 Cottage Grove Ave, Glenwood, Cook County, Illinois, consists of approximately 37.04 ± acres. The Property has natural and fallowed land and contains a part of Third Creek.

Through negotiations, the Owners of Record (the “Sellers”), have agreed to sell the Property to the Forest Preserves for the sum of TWO MILLION NINE HUNDRED SIXTY THOUSAND DOLLARS AND 00/100 (\$2,960,000.00) plus closing costs up to \$10,000.00 (up to \$2,970,000.00 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.

A motion was made by Commissioner McCaskill, seconded by Commissioner Daley, to approve 25-0187. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Daley, Degnen, Gainer, McCaskill, Miller, K. Morrison, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

Excused Absence: Moore, Britton, Lowry and Morita (4)

ADJOURNMENT

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

Ayes: Anaya, Aguilar, Daley, Degnen, Gainer, McCaskill, Miller, K. Morrison, S. Morrison, Scott, Stamps, Trevor and Vásquez (13)

Excused Absence: Moore, Britton, Lowry and Morita (4)

Respectfully submitted,



Chairwoman



Secretary

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