



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

Minutes of the Real Estate Committee

9:40 AM

Tuesday, July 1, 2025

**Camp Sullivan, 14630 Oak Park Avenue,
Oak Forest, Illinois**

ATTENDANCE

Present: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita,
S. Morrison, Scott, Stamps, Trevor and Vásquez (14)

Excused Absence: Moore, Gainer and K. Morrison (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.

25-0288

COMMITTEE MINUTES

Approval of the minutes from the meeting of 06/10/2025

A motion was made by Commissioner Lowry, seconded by Commissioner Daley, to approve 25-0288. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita,
S. Morrison, Scott, Stamps, Trevor and Vásquez (14)

Excused Absence: Moore, Gainer and K. Morrison (3)

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:

3850 Columbus Blvd, Unincorporated Riverside Township, Cook County, Illinois

LOT 10 IN BLOCK 5 IN RIVERSIDE LAWN, BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-36-310-012-0000

SAID PARCEL CONTAINING 6,098 SQUARE FEET, OR 0.14 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.

A motion was made by Commissioner Aguilar, seconded by Commissioner Britton, to approve 25-0221. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (14)

Excused Absence: Moore, Gainer and K. Morrison (3)

25-0222

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): 3850 Columbus LLC (Owner of Record)

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

Description of Real Estate: 3850 Columbus Blvd, Unincorporated Riverside Township, Cook County, Illinois

Section: N/A

Parcel(s): PIN: 15-36-310-012-0000

LOT 10 IN BLOCK 5 IN RIVERSIDE LAWN, BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 6,098 SQUARE FEET, OR 0.14 ACRES, MORE OR LESS.

Fiscal Impact: \$130,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$140,000.00 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 3850 Columbus Blvd, Unincorporated Riverside Township, Cook County, Illinois, consists of approximately 0.14 ± acres.

Through negotiations, the Owner of Record (the “Seller”), has agreed to sell the Property to the Forest Preserves for the sum of ONE HUNDRED THIRTY THOUSAND DOLLARS AND 00/100 (\$130,000.00) plus closing costs up to \$10,000.00 (up to \$140,000.00 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, and Acquisition and Disposition of Land Position Paper.

A motion was made by Commissioner Aguilar, seconded by Commissioner Britton, to approve 25-0222. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (14)

Excused Absence: Moore, Gainer and K. Morrison (3)

ADJOURNMENT

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

Ayes: Anaya, Aguilar, Britton, Daley, Degnen, Lowry, McCaskill, Miller, Morita, S. Morrison, Scott, Stamps, Trevor and Vásquez (14)

Excused Absence: Moore, Gainer and K. Morrison (3)

Respectfully submitted,



Chairwoman



Secretary

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