



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

Real Estate Committee

Tuesday, May 14, 2024

9:30 AM

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

Issued On: 5/8/2024

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.

[24-0231](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 03/12/2024

[24-0182](#)

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 14, 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:

1413 E Joe Orr Road (aka 1400 E Joe Orr Rd), Lynwood, Cook County, Illinois
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14 (EXCEPT THE EAST 36-2/3 ACRES THEREOF) AND (EXCEPT HIGHWAY) THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE CENTER LINE OF DEER CREEK, IN COOK COUNTY, ILLINOIS.

PINs: 32-14-406-001-0000 & 32-14-405-003-0000

SAID PARCELS CONTAINING 2,022,778 SQUARE FEET, OR 46.44 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 several parcels 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 : 4/16/24 - FPD Board of Commissioners - refer to the Real Estate Committee

[24-0183](#)

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): 1400 E Joe Orr, LLC (Owner of Record)

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

Description of Real Estate: 1413 E Joe Orr Rd (aka 1400 E Joe Orr Rd), Lynwood, Cook County,

Illinois

Section: N/A

Parcel(s): PINs: 32-14-406-001-0000 & 32-14-405-003-0000

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14 (EXCEPT THE EAST 36-2/3 ACRES THEREOF) AND (EXCEPT HIGHWAY) THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE CENTER LINE OF DEER CREEK, IN COOK COUNTY, ILLINOIS.

SAID PARCELS CONTAINING 2,022,778 SQUARE FEET, OR 46.44 ACRES, MORE OR LESS.

Fiscal Impact: \$1,520,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$1,530,000.00 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 two parcels of land for acquisition that would add to the Forest Preserves’ current holdings near Sweet Woods (the “Property”). The Property, commonly known as 1413 E Joe Orr Rd (aka 1400 E Joe Orr Rd), Lynwood, Cook County, Illinois, consists of approximately 46.44 ± acres.

Through negotiations, the Owner of Record (the “Seller”), has agreed to sell the Property to the Forest Preserves for the sum of ONE MILLION FIVE HUNDRED TWENTY THOUSAND DOLLARS AND 00/100 (\$1,520,000.00) plus closing costs up to \$10,000.00 (up to \$1,530,000.00 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 : 4/16/24 - FPD Board of Commissioners - refer to the Real Estate Committee

[24-0184](#)

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:

19101 Cottage Grove Ave, Unincorporated Cook County, Illinois

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 1150 FEET THEREOF), IN COOK COUNTY, ILLINOIS

PIN: 32-11-300-003-0000

SAID PARCELS CONTAINING 1,833,440 SQUARE FEET, OR 42.09 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 several parcels 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 : 4/16/24 - FPD Board of Commissioners - refer to the Real Estate Committee

[24-0185](#)

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Calvary Christian Development Corporation (Owner of Record)

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

Description of Real Estate: 19101 Cottage Grove, Unincorporated, Cook County, Illinois

Section: N/A

Parcel(s): PIN: 32-11-300-003-0000

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 1150 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

SAID PARCELS CONTAINING 1,833,440 SQUARE FEET, OR 42.09 ACRES, MORE OR LESS.

Fiscal Impact: \$1,680,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$1,690,000.00 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 19101 Cottage Grove Ave, Unincorporated Cook County, Illinois, consists of approximately 42.09 ± acres.

Through negotiations, the Owner of Record (the “Seller”), has agreed to sell the Property to the Forest Preserves for the sum of ONE MILLION SIX HUNDRED EIGHTY THOUSAND DOLLARS AND 00/100 (\$1,680,000.00) plus closing costs up to \$10,000.00 (up to \$1,690,000.00 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 : 4/16/24 - FPD Board of Commissioners - refer to the Real Estate Committee

A handwritten signature in black ink on a light gray rectangular background. The signature reads "Lynne M. Turner" in a cursive script.

Secretary

Chair: Anaya

Vice-Chair: Moore

Members: Committee of the Whole