



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

**Real Estate Committee**

**Tuesday, December 17, 2019**

**9:50 AM**

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

**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 submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall 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 be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

[19-0545](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 11/19/2019

[19-0455](#)

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

**PROPOSED RESOLUTION**

**AUTHORIZING THE TRANSFER OF REAL ESTATE FROM THE FOREST PRESERVE DISTRICT OF COOK COUNTY TO THE VILLAGE OF MORTON GROVE**

**WHEREAS**, the Forest Preserve District of Cook County, an Illinois Special District (“District”), is the owner of real estate located in Morton Grove, Cook County, Illinois, legally described on Exhibit A (“District Real Estate”); and

**WHEREAS**, the Village of Morton Grove, a body politic and corporate of the State of Illinois (“Village”), has a District issued license to locate, operate and maintain a water reservoir on the District Real Estate; and

**WHEREAS**, the District Real Estate is located wholly within the corporate limits of the Village; and

**WHEREAS**, the Village desires to obtain title to the District Real Estate for the public purpose of operating and maintaining a water reservoir; and

**WHEREAS**, the provisions of Article VII, Section 10 of the 1970 Illinois Constitution and the provisions of the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.* authorize and encourage the intergovernmental cooperation set forth in this Resolution; and

**WHEREAS**, the Local Government Property Transfer Act, 50 ILCS 605/0.01 *et seq.* provides statutory authority for one municipality to convey title to real estate to another municipality when the territory of the transferor municipality is at least partly within the corporate limits of the transferee municipality and it is necessary or convenient to use, occupy or improve real estate held by the transferor municipality in the making of any public improvement or for any public purpose; and

**WHEREAS**, pursuant to the Local Government Property Transfer Act, 50 ILCS 605/0.01 *et seq.*, this Resolution is conditioned upon the Village adopting an Ordinance which declares that it is necessary or convenient for the Village to use, occupy or improve the District Real Estate for the aforementioned public purposes and the Ordinance shall further declare that the Village is authorized by law to receive title to the District Real Estate and will accept any transfer of title to the District Real Estate made by the District to the Village; and

**WHEREAS**, the District’s Board of Commissioners hereby finds and determines that the transfer of the District Real Estate to the Village is in the best interests of the District and the District’s Board of Commissioners hereby authorizes and directs that such transfer shall proceed as set forth in the instant

Resolution notwithstanding the terms, conditions and procedures of Title 2, Chapter 5 Code of Ordinances of the District; and

**WHEREAS**, the Village has agreed to purchase the District Real Estate for the sum of Two Hundred Ninety-Five Thousand Dollars (\$295,000.00) payable in ten (10) annual installments of Twenty-Nine Thousand Five Hundred Dollars (\$29,500.00) beginning in 2021; and

**WHEREAS**, the Village has agreed to accept title to the District Real Estate with a covenant or deed restriction limiting use of the District Real Estate to its current use as a water reservoir or other Village uses that benefit the public; and

**WHEREAS**, the District adopts this Resolution, by a vote of two-thirds or more of its members, which Resolution authorizes the conveyance of the District Real Estate to the Village pursuant to its statutory authority, including the Local Government Property Transfer Act, 50 ILCS 605/0.01 *et seq.*

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF FOREST PRESERVE DISTRICT OF COOK COUNTY, ILLINOIS AS FOLLOWS:**

**Section 1:**

The foregoing recitals are incorporated herein as findings of the Board of Commissioners of the Forest Preserve District of Cook County, Illinois.

**Section 2:**

The President of the Forest Preserve District of Cook County Board of Commissioners is hereby authorized to execute on behalf of the District, a quit claim deed conveying the District Real Estate to the Village, subject to any covenants, conditions and restrictions contained therein, which quit claim deed shall be attested and delivered by the appropriate District officials.

**Section 3:**

The President of the Forest Preserve District of Cook County Board of Commissioners and the General Superintendent of the District are hereby authorized to execute and deliver any and all other documents or instruments and take any and all steps necessary or desirable to effectuate such conveyance.

**Section 4:**

This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

**EXHIBIT A**

**DISTRICT REAL ESTATE**

**LEGAL DESCRIPTION**

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF CALDWELL AVENUE, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 152,460 SQUARE FEET, OR 3.5 ACRES, MORE OR LESS.

**Legislative History:** 11/19/19 FPD Board of Commissioners refer to the Real Estate Committee

[19-0465](#)

**Presented by:** ARNOLD RANDALL, General Superintendent

**PROPOSED INTERGOVERNMENTAL AGREEMENT**

**Department:** Department of Planning and Development

**Other Part(ies):** Metropolitan Water Reclamation District of Greater Chicago (“MWRD”)

**Request:** Authorize the Forest Preserves of Cook County (the “Forest Preserves”) to enter into an Intergovernmental Agreement with, and convey permanent and temporary easements to, MWRD.

**Goods or Services:** Construction and maintenance of stormwater conveyance improvements along a portion of 1st Avenue between Roosevelt Road and Cermak Road in Maywood

**Agreement Number(s):** N/A

**Agreement Period:** Continuous

**Fiscal Impact:** Revenue Generating. Estimated compensation \$122,000.00 (\$108,000.00 for permanent easement and \$14,000.00 for temporary easement)

**Accounts:** N/A

**District(s):** 1

**Summary:** MWRD proposes to construct new stormwater conveyance improvements along 1st Avenue between Roosevelt Road and Cermak Road in Maywood to alleviate chronic flooding conditions affecting access to several hospitals including Loyola University Medical Center. The flood control project includes tree removal prior to installation of new underground storm sewer pipes along the 1st Avenue Cutoff at the south end of Miller Meadow, a new outlet to the Des Plaines River, new storm sewers and on each side of 1st Avenue from Roosevelt Road to Cermak Avenue and a new bioswale and other drainage improvements on the east side of 1st Avenue at Miller Meadow.

MWRD is requesting temporary and permanent easement areas for construction staging and future

maintenance of all improvements by the Illinois Department of Transportation except for mowing or maintenance of vegetation in a new hybrid bioswale along 1st Avenue that would be maintained by the Forest Preserves. MWRD will make improvements at their sole cost and expense and provide additional benefits to the Forest Preserves by installing new storm conveyance infrastructure to alleviate flooding on Forest Preserve land, relocating underground pipes to the edge of the Forest Preserves to minimize future tree impacts and installing a new water line under 1st Avenue to provide service to the Forest Preserves Central Garage Compound from the west side of 1st Avenue.

Tree mitigation and other fees will be waived for MWRD consistent with a Memorandum of Understanding providing for mutual waiver of fees between MWRD and the Forest Preserves approved by the Forest Preserves' Board of Commissioners on May 11, 2017. The final agreement is subject to legal review and approval.

**Legislative History:** 11/19/19 FPD Board of Commissioners refer to the Real Estate Committee



---

Secretary

Chairman: Moore  
Vice-Chairman: K. Morrison  
Members: Committee of the Whole