



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

Real Estate Committee

Monday, March 15, 2021

3:30 PM

Virtual Meeting

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 virtual public speaker shall only be granted to those individuals who have submitted in writing, their name, email address, phone number, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized virtual public speakers shall 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 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> 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. 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.

[21-0212](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 02/24/2021

[20-0419](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED LICENSE AMENDMENT REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the "Forest Preserves"),

as Licensor to amend a License to the Village of Oak Lawn and other Municipal Customers of the Oak Lawn Regional Water System (“the Grantees”), to locate, operate and maintain a water main in the Tinley Creek Preserves. Additional license area, associated fees and additional benefits would supplement the original license area of roughly 7 acres and original fees and benefits of roughly \$3.7 million approved in 2015 (Agenda No. 15-0201). The applicant is requesting an amendment to shift two (2) proposed shafts west of the original proposed locations to avoid interference with ComEd wires and towers during construction.

Term: Continuous

License Fee: \$24,371.72

License Application Fee: \$500.00

License Review Fee: \$3,000.00

YELAR Fee: \$6,600.00

Total one-time upfront fee of \$34,471.72 for the term of the License
(Sec. 5-2A-4 and 5-2B-4)

Tree Mitigation Fee: \$197,280.93

Additional Mitigation Fees: The Grantees will pay an additional \$50,000.00 for nearby restoration work

The area of the License is: 0.277 Acres

Concurrence(s):

The Chief Financial Officer has approved this item. Final agreement is subject to legal review and approval.

Grantee has met the insurance requirements under the License Agreement.

The Forest Preserves staff have reviewed this license application and plans and have found them to be acceptable; therefore, it is recommended that the Forest Preserves of Cook County Board of Commissioners approve the issuance of this license.

District(s): 17

Legislative History : 11/17/20 - FPD Board of Commissioners - refer to the Real Estate Committee

[21-0005](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Glenwood Academy (Owner of Record)

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

Description of Real Estate: Portion of Glenwood Academy, 500 West 187th St, Village of Glenwood, Cook County, Illinois

Section: N/A

Parcel(s): Part of PIN 32-04-300-018-0000

PARCEL 1

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MINUTES 44 SECONDS EAST ALONG SAID NON-TANGENTIAL LINE AND THE WEST LINE OF SAID STRIP 378.80 FEET, TO THE NORTH LINE OF CHICAGO HEIGHTS-GLENWOOD ROAD; THENCE SOUTH 84 DEGREES 59 MINUTES 10 SECONDS WEST 313.35 FEET, TO THE EASTERLY LINE OF SAID 187TH STREET; THENCE NORTH 19 DEGREES 49 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY LINE OF 187TH STREET 493.78 FEET, TO A TANGENTIAL CURVE; THENCE WESTERLY 403.71 FEET ALONG SAID TANGENTIAL CURVE BEING THE NORTHEASTERLY LINE OF SAID 187TH STREET AND THE ARC OF A CIRCLE CONVEX NORTHEASTERLY HAVING A RADIUS OF 419.60 FEET AND A CHORD BEARING OF NORTH 47 DEGREES 23 MINUTES 37 SECONDS WEST, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF SECTION 4; THENCE NORTH 89 DEGREES 10 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF SECTION 4 A DISTANCE OF 2386.89 FEET, TO THE INTERSECTION WITH THE NORTHERLY LINE OF 187TH STREET, AS HERETOFORE DEDICATED BY PLAT OF DEDICATION RECORDED FEBRUARY 7, 1962 AS DOCUMENT 18395037; THENCE CONTINUE NORTH 89 DEGREES 10 MINUTES 10 SECONDS EAST ALONG SAID NORTH LINE 714.38 FEET, TO A STRIP OF LAND 50 FEET WIDE WESTERLY OF AND PARALLEL WITH AND IMMEDIATELY ADJOINING THE RIGHT-OF-WAY OF THE B. AND O. C. T. RAILROAD COMPANY, FORMERLY CHICAGO TERMINAL RAILROAD COMPANY, CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY QUIT CLAIM DEED DATED DECEMBER 5, 1922 AND RECORDED DECEMBER 16, 1922 AS DOCUMENT 7749522; THENCE SOUTH 00 DEGREES 36 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID STRIP OF LAND 16.39 FEET, TO A NON-TANGENTIAL CURVE; THENCE SOUTHERLY 317.25 FEET ALONG SAID NON-TANGENTIAL CURVE AND THE WEST LINE OF SAID STRIP BEING A CIRCLE CONVEX WESTERLY HAVING A RADIUS OF 3909.22 FEET AND A CHORD BEARING OF SOUTH 02 DEGREES 56 MINUTES 12 SECONDS EAST, TO A NON-TANGENTIAL LINE; THENCE SOUTH 05 DEGREES 15 MINUTES 44 SECONDS EAST ALONG SAID NON-TANGENTIAL LINE AND THE WEST LINE OF SAID STRIP 446.90 FEET, TO THE SOUTHEASTERLY LINE OF CHICAGO HEIGHTS-GLENWOOD ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05 DEGREES 15 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF SAID STRIP 1441.58, TO THE NORTH LINE OF THE SOUTH 428 FEET OF SAID SOUTH HALF OF

SECTION 4; THENCE SOUTH 89 DEGREES 04 MINUTES 11 SECONDS WEST ALONG SAID NORTH LINE 886.69 FEET, TO THE NORTHWEST CORNER OF OUTLOT A IN GLENWOOD SCIENCE PARK, BEING A SUBDIVISION OF PART OF SAID SOUTH HALF OF SECTION 4 ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 21, 1967 AS DOCUMENT 20068371; THENCE NORTH 20 DEGREES 30 MINUTES 12 SECONDS EAST ALONG THE EASTERLY LINE OF CHICAGO HEIGHTS-GLENWOOD ROAD 125.90 FEET; THENCE NORTH 23 DEGREES 21 MINUTES 50 SECONDS EAST ALONG THE EASTERLY LINE OF CHICAGO HEIGHTS-GLENWOOD ROAD 1212.65 FEET, TO A TANGENTIAL CURVE; THENCE NORTHEASTERLY 325.63 FEET ALONG SAID TANGENTIAL CURVE AND THE SOUTHEASTERLY LINE OF SAID CHICAGO HEIGHTS-GLENWOOD ROAD BEING A CIRCLE CONVEX NORTHWESTERLY HAVING A RADIUS OF 405.74 FEET AND A CHORD BEARING OF NORTH 46 DEGREES 21 MINUTES 20 SECONDS EAST, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA = 313,385 SQ. FT. OR 7.194 ACRES

731,734 SQ. FT. OR 16.798 ACRES

1,045,119 SQ. FT. OR 23.992 ACRES

Fiscal Impact: \$125,000.00 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): 6

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 Glenwood Woods (the “Property”). The Property, commonly known as a portion of Glenwood Academy, Glenwood, Cook County, Illinois, consists of approximately 23.992 ± acres. The Property contains the confluence of Butterfield Creek and Thorn Creek, and the acquisition would bolster the Forest Preserves holdings near Glenwood Woods.

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 Next Century Conservation Plan.

Legislative History : 2/24/21 - FPD Board of Commissioners - refer to the Real Estate Committee

[21-0004](#)

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

PROPOSED ORDINANCE

AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR GLENWOOD WOODS

AN ORDINANCE CREATING A FOREST PRESERVE in part of Section 4, Township 35 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois near Glenwood Woods in District 6.

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 part thereof, 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:

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Part of PIN: 32-04-300-018-0000

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 purchases, 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 6

Effective date: This ordinance shall be in effect immediately upon adoption

Legislative History : 2/24/21 - FPD Board of Commissioners - refer to the Real Estate Committee

[21-0156](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED INTERGOVERNMENTAL AGREEMENT

Department: Department of Planning and Development

Other Part(ies): Village of Niles, Illinois

Request: Authority for the Forest Preserves of Cook County (the “Forest Preserves”) to enter into an Intergovernmental Agreement (“IGA”) with the Village of Niles, Illinois (“Niles”).

Goods or Services: Niles is requesting an IGA to construct and maintain trail improvements on the North Branch Trail near the Howard Street crossing. Recently, Niles reduced Howard Street from a 4-lane road to a 2-lane road and added protected bike lanes and a pedestrian refuge island along Howard Street at the North Branch Trail crossing. Niles is looking to add additional safety measures in the form of advance warning signs and refresh other standard trail markings to reinforce awareness by trail users as they approach the crossing.

Agreement Number(s): N/A

Agreement Period: Perpetual, subject to termination after twenty (20) years

Fiscal Impact: None

License Fee: \$4,671.00 (waived)

License Application Fees: \$3,500.00 (waived)

YELAR Fee: \$6,750.00 (waived)

Tree Mitigation Fee: N/A

Accounts: N/A

District(s): 13

Summary: The Forest Preserves operates and maintains the North Branch Bicycle Trail in Northern Cook County. Niles proposes to construct and maintain trail improvements to the North Branch Trail near the Howard Street crossing. Niles will be responsible for design, construction and future maintenance costs associated with the project. No trees are proposed to be removed. The license fee, license application fee, and the Youth Education, Land Acquisition and Restoration (YELAR) program fee will be waived, per the usual practice for trail connection project requests from municipalities. There is no cost to the Forest Preserves. The IGA constitutes a license for Niles to construct and maintain the trail in perpetuity, subject to termination by the Forest Preserves after twenty (20) years. Final agreement is subject to legal review and approval.

Legislative History : 2/24/21 - FPD Board of Commissioners - refer to the Real Estate Committee

[21-0155](#)

Presented by: ARNOLD RANDALL, General Superintendent

EASEMENT REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to grant a permanent easement to Illinois Department of Transportation (“IDOT”) at Roosevelt Road and First Avenue in Miller Meadow for 0.032 acres, or 1,394 square feet.

Reason: IDOT has requested a permanent easement on the south side of Roosevelt Road just east of First Avenue in Miller Meadow to construct approximately 130 linear feet of sidewalk as part of improvements it is making to the nearby intersection. The sidewalk would allow Proviso Mathematics and Science Academy students and others to more safely walk from the bus stop on the south side of Roosevelt Road to its intersection with First Avenue.

The sidewalk will be installed by IDOT and maintained by the Village of Forest Park as part of an intergovernmental agreement between those parties.

The area for the permanent easement is 0.032 acres. IDOT indicates that no trees are expected to be removed for this project.

Easement Fee: \$5,000.00

Tree Mitigation Fee: N/A

Concurrence(s): The Chief Financial Officer has approved this item. Final easement grant is subject to legal review and approval.

District(s): 17

Legislative History : 2/24/21 - FPD Board of Commissioners - refer to the Real Estate Committee

A handwritten signature in blue ink, reading "Matthew B. D'Leon". The signature is written in a cursive style with a large initial 'M'.

Secretary

Chairman: Anaya

Vice-Chairman: Moore

Members: Committee of the Whole