



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

Minutes of the Real Estate Committee

Tuesday, March 19, 2019

9:45 AM

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

ATTENDANCE

Present: Moore, Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Lowry, Miller, Morrison, Silvestri, Sims and Tobolski (13)

Absent: Deer, Gainer, Johnson and Suffredin (4)

PUBLIC TESTIMONY

Vice Chairman Kevin Morrison asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107(dd)

1. Mark Armstrong - Chicago Urban Fine Arts Commonwealth

[19-0207](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 2/19/2019

A motion was made by Commissioner Silvestri, seconded by Commissioner Arroyo, to approve 19-0207. The motion carried by the following vote:

Ayes: Moore, Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Lowry, Miller, Morrison, Silvestri, Sims and Tobolski (13)

Absent: Deer, Gainer, Johnson and Suffredin (4)

[19-0122](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Village of Schiller Park, Illinois

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

Description of Real Estate: Surplus Parcel 12

2.66 ± acres described as follows:

That portion of Block 5 in the Superior Court Partition of that part of the South Section of Robinson's Reserve lying West of the West Right of Way Line of new Des Plaines Avenue and North of North Right of Way Line of Irving Park Boulevard in Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: Part of 12-15-400-004-0000

Section: N/A

Parcel(s): Surplus Parcel 12

Fiscal Impact: \$625,000.00 in revenue

Accounts: Anticipated Land Sales/Surplus 510006.411466

District(s): 9

Summary: The Forest Preserves of Cook County (the "Forest Preserves") recently concluded negotiations for the sale of a Surplus Parcel that has been approved for sale by the State Legislature, Surplus Parcel 12, consisting of approximately 2.66 acres (the "Surplus Parcel") located in the Village of Schiller Park, Cook County, Illinois. The Surplus Parcel is not contiguous with or connected to any other Forest Preserves property.

During the mid-80's, Forest Preserves staff undertook a comprehensive study of all Forest Preserves holdings, resulting in a list of 30 parcels being considered for disposal. At the June 3, 1985 meeting of the Forest Preserves of Cook County Board of Commissioners (the "Board"). The Board approved the divestiture and procedure for disposal of 28 of the 30 parcels, based on the recommendation of its

Advisory Committee. Subsequently, the Forest Preserves sought and obtained permission, on September 23, 1985 via Public Act 84-867, from the State Legislature to offer the 30 aforementioned parcels, including Surplus Parcel 12, for sale with the monies to accrue to the Forest Preserves Real Estate Acquisition Fund.

The Village of Schiller Park (the “Buyer”), has agreed to buy the Surplus Parcel from the Forest Preserves for the sum of SIX HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$625,000.00) (the “Purchase Price”). The Purchase Price is consistent with M.A.I. certified appraisals obtained by the Forest Preserves. The Purchase Price will be payable in ten (10) annual cash installments to begin on the effective date of the agreement, and each year thereafter, in the amount of \$60,000.00 prior to closing and \$25,000.00 at the time of closing. No interest rate, fee or penalty provision shall be applicable. If any cash installment is not received by the Forest Preserves on the effective date of the agreement, and each year thereafter, the Forest Preserves shall send written notice to the Buyer demanding such payment and the Buyer shall have ninety (90) days from the date of the notice to comply. If the Buyer does not comply within the ninety (90) day period, the Forest Preserves shall have the option to terminate the agreement and keep any cash installments already received. Additionally, the Buyer has agreed to accept title to the Surplus Parcel with a covenant or deed restriction limiting use of the Surplus Parcel to recreational space for public use.

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 accept the aforementioned Purchase Price and terms, less any customary closing costs, as full compensation for the sale of the Surplus Parcel and to convey by quitclaim deed all of the Forest Preserves’ right, title and interest in the Surplus Parcel.

A motion was made by Commissioner Silvestri, seconded by Commissioner Morrison, to approve 19-0122. The motion carried by the following vote:

Ayes: Moore, Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Lowry, Miller, Morrison, Silvestri, Sims and Tobolski (13)

Absent: Deer, Gainer, Johnson and Suffredin (4)

[18-0345](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED LICENSE REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”), as Licensor to grant a License to the Village of Schiller Park (“the Village”), Grantee, to locate, operate and maintain a 227-foot-long and 16.5-foot-wide paved access road along the west side of the east half of vacated Boylan Avenue in Catherine Chevalier Woods, on Forest Preserves’ land that is currently in degraded condition. The access road will provide fire and emergency access, as well as parking access,

for the 5035 N. River Road, LLC building, which is being redeveloped from a vacant industrial building to a banquet hall. The Village indicates that three (3) trees are proposed for removal, with a Tree Mitigation value of \$13,063.17. The proposed License is related to the sale of two (2) nearby surplus parcels. On November 2, 2018, 5035 N. River Road, LLC purchased the Preserves' Surplus Parcel A, an isolated 0.201-acre tract adjacent to the building, for \$93,000.00 (Agenda Item 18-0347) and the Village has agreed to purchase an isolated 2.7-acre surplus parcel on the west side of River Road (Surplus Parcel 12), currently used by the Village as part of Stalica Park (Agenda Item 19-0122)

In light of the 5035 N. River Road, LLC's recent purchase of Surplus Parcel A, which was facilitated by the Village, and the Village's proposed purchase of Surplus Parcel 12, the Village also hereby requests that the Forest Preserves agree not to object to the future vacation or sale of any portion of Florence Ave that is adjacent to Forest Preserves property.

Term: Ten (10) years

License Fee: \$7,222.73

License Application Fee: \$500.00

License Review Fees: \$7,000.00

YELAR Fee: \$6,300.00

Total one-time upfront fee of \$21,022.73 for the term of the License
(Sec. 5-2A-4 and 5-2B-4)

Tree Mitigation Fee: \$13,063.17

The area of the License is: 0.086 acre

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): 9

A motion was made by Commissioner Silvestri, seconded by Commissioner Arroyo, to amend

18-0345. The motion carried by the following vote:

Ayes: Moore, Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Lowry, Miller, Morrison, Silvestri, Sims and Tobolski (13)

Absent: Deer, Gainer, Johnson and Suffredin (4)

A motion was made by Commissioner Silvestri, seconded by Commissioner Arroyo, to recommend for approval as amended 18-0345. The motion carried by the following vote:

Ayes: Moore, Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Lowry, Miller, Morrison, Silvestri, Sims and Tobolski (13)

Absent: Deer, Gainer, Johnson and Suffredin (4)

ADJOURNMENT

A motion was made by Commissioner Morrison, seconded by Commissioner Arroyo, to adjourn the meeting. The motion carried by the following vote:

Ayes: Moore, Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Lowry, Miller, Morrison, Silvestri, Sims and Tobolski (13)

Absent: Deer, Gainer, Johnson and Suffredin (4)

Respectfully submitted,



Vice Chairman



Secretary

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