



## Legislation Details (With Text)

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| <b>File #:</b>       | 23-0123            | <b>Version:</b>      | 1 | <b>Name:</b>          |  |
| <b>Type:</b>         | Ordinance          | <b>Status:</b>       |   | Approved              |  |
| <b>File created:</b> | 1/5/2023           | <b>In control:</b>   |   | Real Estate Committee |  |
| <b>On agenda:</b>    | 1/24/2023          | <b>Final action:</b> |   | 2/7/2023              |  |
| <b>Title:</b>        | PROPOSED ORDINANCE |                      |   |                       |  |

AUTHORIZING THE ACQUISITION OF LAND VIA DONATION FROM THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES AND CREATING A FOREST PRESERVE NEAR WOLF ROAD PRAIRIE NATURE PRESERVE

AN ORDINANCE CREATING A FOREST PRESERVE in parts of Fractional Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, all in Cook County, Illinois near Wolf Road Prairie Nature Preserve in District 17.

WHEREAS, the Board of Commissioners of the Forest Preserve District of Cook County, Illinois, 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 Forest Preserve 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 Forest Preserve District of Cook County, Illinois 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 Forest Preserve District of Cook County, Illinois 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

WHEREAS, the lands and premises hereinafter described, all of which are situated within the boundaries of the Forest Preserve District of Cook County, Illinois, are necessary and desirable for the lawful uses and purposes of the Forest Preserve District of Cook County, Illinois, as hereinabove set forth, and also are of the character and nature of the lands which the statutes of the State of Illinois authorizes and empowers it to acquire; and

WHEREAS, the Forest Preserve District of Cook County, Illinois recently reached an agreement with the Illinois Department of Natural Resources to acquire five parcels of land located adjacent to Wolf Road Prairie Nature Preserve, consisting of approximately 57 acres ("Property") as described in Exhibit A attached hereto and incorporated herein by reference

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Forest Preserve

District of Cook County, Illinois as follows:

Section 1. That a unified Forest Preserve be and the same is hereby created within the Forest Preserve District of Cook County, Illinois ("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 Exhibit A of this Ordinance, for the purpose of creating a Forest Preserve and for Forest Preserve District uses.

Section 2. That the Property referred to in Section 1 of this Ordinance is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Section 3. The Board hereby determines that the acquisition of the Property from the Illinois Department of Natural Resources is in the public interest. The Board hereby authorizes the acquisition of the Property from the Illinois Department of Natural Resources by quit claim deed, for nominal consideration and closing costs not to exceed TEN THOUSAND DOLLARS and 00/100 CENTS (\$10,000.00), for the public purposes of preserving the existing land in an appropriate manner and as required by applicable laws and protecting and preserving the flora, fauna, and scenic beauties, in accordance with the District's authority. Such acquisition shall be subject only to restrictions, covenants and easements shown of record and shall be "as is" without warranties of any sort

Section 4. The Board hereby authorizes the President or their designee to execute any and all documents necessary to effectuate the acquisitions described herein in accordance with customary terms and conditions, subject to this Ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

EXHIBIT A  
LEGAL DESCRIPTION  
Tract 1

Part of "26th Street and Wolf Road Subdivision", according to the plat thereof, recorded September 30, 1925, as document 9051579, in Book 218 of Plats, Page 8; and part of "31st Street and Wolf Road Subdivision", according to the plat thereof, recorded September 30, 1925, as document 9051580, in Book 218 of Plats, page 7, all in Fractional Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, described more particularly as follows:

Commencing at the Southeast corner of said Section 30 also being the platted intersection of the centerlines of 31st Street and Wolf Road, thence North 02 degrees 37 minutes 22 seconds West, 664.10 feet along the centerline of Wolf Road to the intersection of the centerline of 30th Street; thence South 88 degrees 04 minutes 58 seconds West along the centerline of 30th Street, 50.00 feet to the West right of way line of Wolf Road, also being the Point of Beginning; thence continuing South 88 degrees 04 minutes 58 seconds West along the centerline of 30th Street, 950.41 feet to the intersection of the centerline of Woodlawn Avenue; thence North 02 degrees 33 minutes 08 seconds West along the centerline of Woodlawn Avenue 663.77 feet to the intersection of the centerline of 29th Street; thence North 88 degrees 03 minutes 53 seconds East along the centerline of 29th Street, 333.17 feet to the intersection of the centerline of Park Avenue; thence North 02 degrees 34 minutes 50 seconds West along the centerline of Park Avenue, 663.88 feet to the intersection of the centerline of 28th Street; thence South 88 degrees 02 minutes 47 seconds West along the centerline of 28th Street, 332.72 feet to the intersection of the centerline of Woodlawn Avenue; thence North 02 degrees 32 minutes 47 seconds West along the centerline of Woodlawn Avenue, 623.77 feet to the South right of way line of Constitution Drive (formerly 26th Street); thence North 88 degrees 01 minutes 41 seconds East along the South right of way line of Constitution Drive (formerly 26th Street), 573.86 feet to the Northwest corner of Lot 2 in Block 2; thence South 02 degree 35 minutes 46 seconds East along the West line of Lot 2 in Block 2 extended, 135.01 feet to the centerline of an alley; thence North 88 degree 01 minutes 41 seconds East along the centerline of an alley, 91.28 feet to the

intersection of the centerline of Drake Avenue; thence North 02 degree 35 minutes 46 seconds West along the centerline of Drake Avenue, 135.37 feet to the South right of way line of Constitution Drive (formerly 26th Street); thence North 88 degree 01 minutes 41 seconds East along the South right of way line of Constitution Drive (formerly 26th Street), 282.57 feet to the West right of way line of Wolf Road; thence South 02 degrees 37 minutes 22 seconds East along the West right of way line of Wolf Road, 1952.25 feet to the Point of Beginning.

Tract 2

Part of "31st Street and Wolf Road Subdivision", according to the plat thereof, recorded September 30, 1925, as document 9051580, in Book 218 of Plats, page 7, all in Fractional Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, described more particularly as follows:

Commencing at the Southeast corner of said Section 30 also being the platted intersection of the centerlines of 31st Street and Wolf Road, thence North along the centerline of Wolf Road to the North right of way line of 31st Street extended easterly; thence West along said North right of way line of 31st Street to the Southeast corner of Lot 24 of Block 8, being the Point of Beginning; thence continuing West along the North right of way line of 31st Street to the Southwest corner of Lot 25 of Block 8; thence North along the West line of Lot 25, Block 8 extended to the centerline of a 20.00 wide alley; thence East along the centerline of said alley to the intersection of the East line of Lot 24 of Block 8 extended; thence South along said East line to the Point of Beginning.

ALSO,

The West half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO,

The South half of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO,

The South half of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

AND,

Tract 1:

The North half of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Tract 2:

Easement for the ingress and egress for the benefit of Tract 1 aforesaid as created by Grant from Joseph C. Steiner and Georgianna Steiner, his wife and Catholic Bishop of Chicago to Albert B. Bunta dated October 11, 1966 and recorded December 21, 1966 as Document 20027273, over and across the West 40.0 feet of the Southwest Quarter of the Southeast Quarter of Section 30, Township 39 North, Range 12 East of the Third Principal Meridian, lying South of and adjoining above described property and extending South to 31st Street, all in Cook County, Illinois (EXCEPT that part falling in Tract 1 aforesaid).

Subject to: (1) existing public utilities, existing public roads, and any and all reservations, easements, encumbrances, covenants, and restrictions of record; and (2) the express condition that if the real property ceases to be used for public purposes, it shall revert to the State of Illinois, Department of Natural Resources.

PINs: 15-30-419-001-0000, 15-30-400-018-0000, 15-30-400-010-0000, 15-30-400-022-0000, & 15-30-400-023-0000

SAID PARCELS CONTAINING 2,482,920 SQUARE FEET, OR 57.00 ACRES, MORE OR LESS.

**Sponsors:** TONI PRECKWINKLE (President)

**Indexes:**

**Code sections:**

**Attachments:**

| Date      | Ver. | Action By                  | Action  | Result |
|-----------|------|----------------------------|---------|--------|
| 2/7/2023  | 1    | FPD Board of Commissioners | approve | Pass   |
| 2/7/2023  | 1    | Real Estate Committee      | approve | Pass   |
| 1/24/2023 | 1    | FPD Board of Commissioners | refer   | Pass   |

**PROPOSED ORDINANCE**

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**WHEREAS**, the said Board of Commissioners of the Forest Preserve District of Cook County, Illinois 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 Forest Preserve District of Cook County, Illinois 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

**WHEREAS**, the lands and premises hereinafter described, all of which are situated within the boundaries of the Forest Preserve District of Cook County, Illinois, are necessary and desirable for the lawful uses and purposes of the Forest Preserve District of Cook County, Illinois, as hereinabove set forth, and also are of the character and nature of the lands which the statutes of the State of Illinois authorizes and empowers it to acquire; and

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**Section 2.** That the Property referred to in Section 1 of this Ordinance is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

**Section 3.** The Board hereby determines that the acquisition of the Property from the Illinois Department of Natural Resources is in the public interest. The Board hereby authorizes the acquisition of the Property from the Illinois Department of Natural Resources by quit claim deed, for nominal consideration and closing costs not to exceed TEN THOUSAND DOLLARS and 00/100 CENTS (\$10,000.00), for the public purposes of preserving the existing land in an appropriate manner and as required by applicable laws and protecting and preserving the flora, fauna, and scenic beauties, in accordance with the District's authority. Such acquisition shall be subject only to restrictions, covenants and easements shown of record and shall be "as is" without warranties of any sort.

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