



Legislation Details

File #: 22-0312 **Version:** 1 **Name:**
Type: Sale or Purchase of Real Estate **Status:** Approved
File created: 6/15/2022 **In control:** FPD Board of Commissioners
On agenda: 7/26/2022 **Final action:** 7/26/2022
Title: PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Rescue Society LLC (Owner of Record)

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

Description of Real Estate: 328, 330 & 331 Old Sutton Road, Barrington Hills, Cook County, Illinois

Section: N/A

Parcel(s): 01-09-303-004, 01-09-303-007, and 01-09-303-008

328 AND 330 OLD SUTTON ROAD, BARRINGTON HILLS, ILLINOIS

PARCEL 1: THAT PART OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 9 AT A POINT 608.20 FEET NORTH 89 DEGREES 18 MINUTES EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 0 DEGREES 42 MINUTES WEST 465.81 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE NORTH 0 DEGREES 42 MINUTES WEST 68.19 FEET; THENCE NORTH 12 DEGREES 27 MINUTES EAST 259.40 FEET; THENCE SOUTH 85 DEGREES 20 MINUTES EAST 158.80 FEET; THENCE NORTH 48 DEGREES 25 MINUTES EAST 139.90 FEET; THENCE SOUTH 82 DEGREES 23 MINUTES EAST 561.60 FEET TO THE OLD CENTER OF SUTTON ROAD; THENCE SOUTHWESTERLY ALONG THE SAID OLD CENTER OF SUTTON ROAD, 325.08 FEET TO A POINT LYING 803.45 FEET NORTH 89 DEGREES 18 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 18 MINUTES WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 803.45 FEET TO THE POINT AND PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 9 AT A POINT LYING 608.20 FEET NORTH 89 DEGREES 18 MINUTES EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 9 FOR A POINT AND PLACE OF BEGINNING; THENCE NORTH 0 DEGREES 42 MINUTES WEST, 465.81 FEET; THENCE NORTH 89 DEGREES 18 MINUTES EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 9, 803.45 FEET TO A POINT ON THE OLD CENTER OF SUTTON ROAD; THENCE SOUTHWESTERLY ALONG THE SAID OLD CENTER OF SUTTON ROAD, 478.76 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 9 LYING 692.80 FEET NORTH 89 DEGREES 18 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 18 MINUTES WEST ALONG THE SOUTH LINE OF SAID SECTION 9 A DISTANCE OF 692.80 FEET TO THE POINT AND PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINS: 01-09-303-007-0000, 01-09-303-008-0000

331 OLD SUTTON ROAD, BARRINGTON HILLS, ILLINOIS
THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE CENTER LINE OF SUTTON ROAD (EXCEPT A TRACT IN THE SOUTHWEST CORNER THEREOF DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 20.0 FEET, THENCE SOUTH EASTERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTH LINE OF SAID SECTION 20.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE WEST ALONG SAID SOUTH LINE, 20.0 FEET TO A POINT OF BEGINNING, AND EXCEPT THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, THENCE NORTH 89 DEGREES 18 MINUTES, EAST ALONG THE SOUTH LINE OF SAID SECTION 608.20 FEET FOR A POINT OF BEGINNING, THENCE NORTH 00 DEGREES 42 MINUTES WEST, 534.0 FEET, THENCE NORTH 12 DEGREES 27 MINUTES EAST, 259.40 FEET, THENCE SOUTH 85 DEGREES 20 MINUTES EAST, 158.80 FEET, THENCE NORTH 48 DEGREES 25 MINUTES EAST, 139.90 FEET, THENCE SOUTH 82 DEGREES 23 MINUTES, EAST TO THE CENTER LINE OF THE PUBLIC HIGHWAY, THENCE SOUTH WESTERLY ALONG THE CENTER LINE OF SAID HIGHWAY TO THE SOUTH LINE OF SAID SECTION 9, THENCE SOUTH 89 DEGREES 18 MINUTES WEST ALONG SAID SOUTH LINE TO A POINT OF BEGINNING) IN THE TOWNSHIP OF BARRINGTON, IN COOK COUNTY, ILLINOIS.

PIN: 01-09-303-004-0000

SAID PARCELS CONTAINING 1,918,382 SQUARE FEET, OR 44.04 ACRES, MORE OR LESS.

Fiscal Impact: \$3,080,000.00 plus closing costs up to \$10,000.00 (up to \$3,090,000.00 in total)

Accounts: Real Estate and Land Acquisition Fund 51006.560010; and Grant Fund 51010.560020

District(s): 15

Summary: The Forest Preserves of Cook County (the "Forest Preserves") has identified three parcels of land for acquisition that would add to the Forest Preserves' current holdings near Spring Lake Preserve (the "Property"). The Property, commonly known as 328, 330, & 331 Old Sutton Road, Barrington Hills, Cook County, Illinois, consists of approximately 44.00 ± acres. The Property directly adjoins to the Spring Lake Preserve and will provide a link between the preserve and the Horizon Farms Preserve to the east. This acquisition contains significant natural habitat that includes some very large oaks and will expand habitat for wildlife, as well as increase outdoor recreation opportunities.

Through negotiations, the Owner of Record (the "Seller"), has agreed to sell the Property to the Forest Preserves for the sum of THREE MILLION EIGHTY THOUSAND DOLLARS AND 00/100 (\$3,080,000.00) plus closing costs up to \$10,000.00 (up to \$3,090,000.00 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. The Forest Preserves was awarded an Illinois Clean Energy Community Foundation grant for this acquisition and will be reimbursed up to 80% of the purchase price or up to \$2,464,000.00 (Board Item No. 22-0247).

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.

Sponsors:

Indexes: (Inactive) ARNOLD RANDALL, General Superintendent

Code sections:

Attachments: 1. 328-331 Old Sutton Aerial Map

Date	Ver.	Action By	Action	Result
7/26/2022	1	FPD Board of Commissioners	suspend the rules	Pass
7/26/2022	1	FPD Board of Commissioners	approve	Pass