



Legislation Text

File #: 19-0381, **Version:** 1

PROPOSED ACCEPTANCE OF REAL ESTATE DONATION

Department(s): Legal Department

Other Part(ies): City of Elgin, Illinois

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

Description of Real Estate: Five (5) parcels of vacant land consisting of approximately 20.5 acres adjacent to Bluff Springs Fen Nature Preserve.

Section: N/A

Parcel(s):

06-19-321-057

That part of the Southwest Quarter of Section 19, Township 41 North, Range 9 East of the Third Principal Meridian, being a part of Bluff Fen Subdivision, described as follows:

Commencing at the intersection of the East line of Cookane Avenue with the South line of Dixon Avenue extended, said point being 453.16 feet South of the South line of Bluff City Boulevard; thence South along said East line of Cookane Avenue, 99.0 feet, then East parallel with the South line of Dixon Avenue extended, 424.45 feet for a Place of Beginning; thence South parallel with the East line of Cookane Avenue, 480.85 feet; thence East at right angles to said East line of Cookane Avenue, 63.95 feet; thence South parallel with the East line of Cookane Avenue, 264.0 feet; thence North 89 degrees 07 minutes 40 seconds West 488.41 feet to the East line of Cookane Avenue; thence North along said East line of Cookane Avenue 25.0 feet; thence North 89 degrees 07 minutes 40 seconds East, 173 feet; thence North 31 degrees 25 minutes 09 seconds East, 70.97 feet; thence North 39 degrees 26 minutes 51 seconds East, 78.68 feet; thence North 23 degrees 17 minutes 08 seconds East, 65.75 feet; thence North 5 degrees 43 minutes 07 seconds West 60.21 feet; thence North 15 degrees 45 minutes 10 seconds East 62.61 feet; thence North 13 degrees 01 minutes 02 seconds East, 51.87 feet; Thence North 0 degrees 00 minutes 00 seconds East 40 feet; thence North 56 degrees 18 minutes 36 seconds West, 36.06 feet; thence North 35 degrees 33 minutes 59 seconds West, 52.77 feet; thence North 18 degrees 26 minutes 25 seconds East, 126.50 feet; thence North 0 degrees 00 minutes 00 seconds East, 124.44 feet; thence North 89 degrees 08 minutes 17 seconds East along the said East line parallel with the South line of Dixon Avenue extended, 129.42 feet to the Point of Beginning, being situated in the City of Elgin, Cook County, Illinois and, containing 136,406.2 square feet, more or less.

06-19-321-007 East

That part of Lot 17 of the County Clerk's Subdivision of part of Section 19, Township 41 North, Range 9 East of the Third Principal Meridian, in the City of Elgin, Cook County, Illinois, described as follows:

Commencing at the Southwest corner of said Lot 17; thence North 89 degrees 23 minutes 35 seconds East, 595.00 feet along the South line of said Lot 17 to the Point of Beginning; thence North 28 degrees 26 minutes 35 seconds East, 343.75 feet; thence North 85 degrees 13 minutes 35 seconds East, 204.17 feet; thence South 69 degrees 17 minutes 27 seconds East, 267.36 feet; thence South 79 degrees 15 minutes 30 seconds East, 555.05 feet; thence South 89 degrees 18 minutes 19 seconds East, 389.68 feet; thence South 0 degrees 51 minutes 25 seconds East, 98.26 feet to the South line of said Lot 17; thence South 89 degrees 08 minutes 35 seconds West, 415.26 feet along the South line of said Lot 17 to the Southeast corner of the Southwest Quarter of Section 19, Township 41 North, Range 9 East of the Third Principal

Meridian; thence South 89 degrees 23 minutes 35 seconds West, 1,138.58 feet to the Point of Beginning, containing 6.510 acres, more or less.

06-19-321-007 West

That part of Lot 17 of the County Clerk's Subdivision of part of Section 19, Township 41 North, Range 9 East of the Third Principal Meridian, in the City of Elgin, Cook County, Illinois, described as follows:

Beginning at the Southwest corner of said Lot 17; thence North 21 degrees 11 minutes 59 seconds West, 1,384.82 feet to the South Right of Way line of Bluff City Boulevard; thence North 89 degrees 44 minutes 02 seconds East, 120.00 feet along the South Right of Way line of Bluff City Boulevard; thence South 81 degrees 21 minutes 25 seconds East, 301.26 feet; thence South 21 degrees 54 minutes 22 seconds East, 631.97 feet; thence South 6 degrees 08 minutes 20 seconds West 147.70 feet; thence South 9 degrees 46 minutes 05 seconds East, 518.34 feet to the South line of said Lot 17; thence South 89 degrees 23 minutes 35 seconds West, 225.00 feet to the Point of Beginning, containing 10.274 acres, more or less.

06-30-100-004 & 005

Parcel 1

Of that part of Section 30, Township 41 North, Range 9 East of the Third Principal Meridian, in the Hanover Township, described as follows: Township and Range aforesaid, a distance of 1003.00 feet East of the Northwest corner of said Section; thence East a distance of 263.00 feet; thence Southeast at an angle of 50 degrees 18 minutes 00 seconds to the right, a distance of 83.00 feet; thence Southwest at an angle of 89 degrees 45 minutes 00 seconds to the right, a distance of 297.00 feet; thence Westerly at an angle of 37 degrees 10 minutes 00 seconds to the right, a distance of 53.00 feet; thence Northerly 259.57 feet, (Deed being 245.00 feet) to the Point of Beginning (except that part of said Section; beginning at a point on North line of said Section 30, a distance of 1003.00 feet East of the Northwest corner of said Section; thence East along said North line, a distance of 263.00 feet; thence Southeast at an angle of 50 degrees 18 minutes 00 seconds to the right, a distance of 78.00 feet; thence West parallel with said North Section line, a distance of 304.56 feet [Deed being 313.00 feet]; thence Northerly, a distance of 60.58 feet, [Deed being 60.00 feet] to the Point of beginning), being situated in the City of Elgin, Cook County, Illinois, and containing 35,622.46 square feet more or less.

Parcel 2

Of that part of Section 30, Township 41 North, Range 9 East of the Third Principal Meridian, in Hanover Township, described as follows; Beginning at a point on the North line of said Section 30, Township and Range aforesaid, a distance of 1003.00 feet East of the Northwest corner of said Section; thence East along said North line, a distance of 263.00 feet; thence Southeast at an angle of 50 degrees 18 minutes 00 seconds to the right, a distance of 78.00 feet; thence West parallel with the said North Section line, a distance of 304.56 feet, (Deed being 313.00 feet); thence Northerly a distance of 60.58 feet, (Deed being 60.00 feet) to the Point of Beginning, being situated in the City of Elgin, Cook County, Illinois and containing 17,030.60 square feet more or less.

Fiscal Impact: \$0 purchase price, plus up to \$10,000.00 to cover any closing costs associated with this transaction.

Accounts: Land Acquisition 51025.560010, 51006.520000

District(s): 15

Summary: The Forest Preserve District of Cook County (the "District") has identified five parcels of land for acquisition, consisting of 20.5± acres in total, that would add to, and provide buffer to, the District's existing holdings near Bluff Springs Fen Nature Preserve (the "Property"). The Property already has the designation of Illinois Nature Preserve and is located immediately adjacent to, and contiguous with, the northern boundary of Bluff Springs Fen Nature Preserve in Elgin, Cook County, Illinois.

Through negotiations, the City of Elgin (the "Donor") has agreed to donate the Property at no charge to the District. The

District shall pay for any direct costs associated with the conveyance, including but not limited to closing costs. Following the closing, the District will become vested with fee simple absolute title and the immediate right to possession of the Property.

Permission is now sought, upon satisfactory completion of all due diligence and negotiation of any and all required documentation as determined by the District's legal department, to accept the donation of the Property and to expend funds in an amount not to exceed \$10,000.00 to cover any closing costs associated with the Property.

This land acquisition advances the goals of the Next Century Conservation Plan.