



Legislation Details

File #: 24-0089 **Version:** 1 **Name:**
Type: Sale or Purchase of Real Estate **Status:** Approved
File created: 12/22/2023 **In control:** Real Estate Committee
On agenda: 2/27/2024 **Final action:** 3/12/2024
Title: PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Legal Department

Other Part(ies): Larry A. Paarlberg and Marcia Christine Paarlberg, As Joint Tenants (Owners of Record)

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

Description of Real Estate: 1588 13th Street, Ford Heights, Cook County, Illinois

Section: N/A

Parcel(s): PINS

32-23-204-031 32-23-205-031 32-23-206-031 32-23-207-032 32-23-212-031
32-23-213-031 32-23-214-031 32-23-215-033 32-23-220-031 32-23-221-031
32-23-222-031 32-23-223-034 32-23-228-031 32-23-229-031 32-23-230-031
32-23-231-032 32-23-236-031 32-23-237-031 32-23-238-032 32-23-241-033
32-23-241-034 32-23-242-032

PARCEL 1:

LOTS 16 TO 30 IN BLOCK 1, LOTS 1 TO 30 IN BLOCK 2, LOTS 1 TO 30 IN BLOCK 3, LOTS 1 TO 30 IN BLOCK 4, LOTS 1 TO 30 IN BLOCK 13, LOTS 1 TO 30 IN BLOCK 14, LOTS 1 TO 30 IN BLOCK 15, LOTS 16 TO 30 IN BLOCK 16, LOTS 16 TO 30 IN BLOCK 17, LOTS 1 TO 30 IN BLOCK 18, LOTS 1 TO 30 IN BLOCK 19, LOTS 1 TO 30 IN BLOCK 20, LOTS 1 TO 30 IN BLOCK 25, LOTS 1 TO 30 IN BLOCK 26, LOTS 1 TO 30 IN BLOCK 27, LOTS 24 TO 30 IN BLOCK 28, LOTS 23 TO 30 IN BLOCK 30, LOTS 1 TO 30 IN BLOCK 31, LOTS 1 TO 30 IN BLOCK 32, LOTS 1 TO 9 IN BLOCK 33, LOTS 22 TO 30 IN BLOCK 33, LOTS 23 TO 30 IN BLOCK 34, ALL IN DE FORREST SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1891 IN BOOK 48 PAGE 30 AS DOCUMENT 1470496 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE LYING WEST OF AND ADJOINING LOTS 16 TO 30 IN BLOCK 4 IN COOK COUNTY, ILLINOIS ALSO PARCEL 3: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE LYING WEST OF AND ADJOINING LOTS 16 TO 30 IN BLOCK 13 IN COOK COUNTY, ILLINOIS ALSO PARCEL 4: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE LYING WEST OF AND ADJOINING LOTS 16 TO 30 IN BLOCK 20 IN COOK COUNTY, ILLINOIS ALSO PARCEL 5: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE LYING WEST OF AND ADJOINING LOTS 16 TO 30 IN BLOCK 25 IN COOK COUNTY, ILLINOIS ALSO PARCEL 6 : THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE FALLING IN SOUTH 1/2 OF 204TH STREET IN COOK COUNTY, ILLINOIS ALSO PARCEL 7: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE FALLING IN 205TH STREET IN COOK COUNTY,

ILLINOIS ALSO PARCEL 8: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE FALLING IN 206TH STREET IN COOK COUNTY, ILLINOIS ALSO PARCEL 9: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE FALLING IN 207TH STREET IN COOK COUNTY, ILLINOIS ALSO PARCEL 10: THE EAST 1/2 OF THAT PART VACATED SUMMIT AVENUE FALLING IN 208TH STREET IN COOK COUNTY, ILLINOIS ALSO PARCEL 11: THE EAST 1/2 OF VACATED SUMMIT AVENUE FROM THE SOUTH LINE OF VACATED 208TH STREET TO THE SOUTH LINE OF LOT 22 OF BLOCK 33 IN COOK COUNTY, ILLINOIS ALSO PARCEL 12: ALL OF VACATED PULLMAN AVENUE FROM THE CENTER LINE OF 204TH STREET TO THE SOUTH LINE OF LOT 9 BLOCK 33 (EXCEPT THE EAST 1/2 OF SAID VACATED PULLMAN STREET LYING WEST OF AND ADJOINING LOT 22 IN BLOCK 34) IN COOK COUNTY, ILLINOIS ALSO PARCEL 13: ALL OF VACATED STONEY ISLAND FROM THE CENTER LINE OF 204TH STREET TO THE CENTER LINE OF VACATED 209TH STREET (EXCEPT THE EAST 1/2 OF SAID VACATED STONEY ISLAND LYING WEST OF AND ADJOINING LOTS 16 TO 22 IN BLOCK 30) IN COOK COUNTY, ILLINOIS ALSO PARCEL 14: ALL OF VACATED PARK AVENUE FROM THE CENTER LINE OF VACATED 204TH STREET TO THE CENTER LINE OF VACATED 208TH STREET (EXCEPT THE EAST 1/2 OF VACATED PARK AVENUE LYING WEST OF AND ADJOINING LOTS 16 TO 23 IN BLOCK 28) IN COOK COUNTY, ILLINOIS ALSO PARCEL 15: THE SOUTH 1/2 OF VACATED 204TH STREET AND ALL OF VACATED 205TH, 206TH AND 207TH STREETS FROM THE EAST LINE OF VACATED SUMMIT AVENUE TO THE CENTER LINE OF THE 16 FOOT VACATED ALLEY RUNNING THROUGH BLOCKS 1, 16, 17 AND 28; IN COOK COUNTY, ILLINOIS ALSO PARCEL 16: VACATED 208TH STREET FROM THE EAST LINE OF THE VACATED SUMMIT AVENUE TO THE WEST LINE OF PARK AVENUE (EXCEPT THE SOUTH 1/2 OF VACATED 208TH STREET LYING NORTH OF AND ADJOINING LOT 1 AND THE EAST 1/2 OF THE VACATED ALLEY IN BLOCK 30) IN COOK COUNTY, ILLINOIS ALSO PARCEL 17 : VACATED 209TH STREET FROM THE EAST LINE OF VACATED SUMMIT AVENUE TO THE WEST LINE OF VACATED STONEY ISLAND AVENUE (EXCEPT THE SOUTH 1/2 OF VACATED 209TH STREET LYING NORTH OF AND ADJOINING LOT 1 AND THE EAST 1/2 OF THE VACATED ALLEY IN BLOCK 34), IN COOK COUNTY, ILLINOIS ALSO PARCEL 18: ALL OF THE VACATED ALLEYS THROUGH BLOCKS 2, 3, 4, 13, 14, 15, 18, 19, 20, 25, 26, 27, 31 AND 32 IN COOK COUNTY, ILLINOIS ALSO PARCEL 19: THE WEST 1/2 OF THE VACATED ALLEYS ADJACENT TO LOTS 24 TO 30 IN BLOCK 28, LOTS 23 TO 30 IN BLOCKS 30 AND 34 AND THE WEST 1/2 OF THE VACATED ALLEY LYING ADJACENT TO LOTS 22 TO 30 IN BLOCK 33 AND THE EAST 1/2 OF THE VACATED ALLEY ADJACENT TO LOTS 1 TO 9 IN BLOCK 33, IN COOK COUNTY, ILLINOIS ALSO PARCEL 20: THE WEST 1/2 OF THE VACATED PUBLIC ALLEYS RUNNING THROUGH BLOCKS 1, 16 AND 17, ALL IN DE FORREST SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

SAID PARCELS CONTAINING 2,450,773 SQUARE FEET, OR 56.262 ACRES, MORE OR LESS.

Fiscal Impact: \$1,410,000.00 purchase price plus closing costs up to \$10,000.00 (up to \$1,420,000.00 in total).

Accounts: Real Estate and Land Acquisition Fund 51006.560010; and ARPA Fund 51032.560010

District(s): 5

Summary: The Forest Preserves of Cook County (the "Forest Preserves") has identified several parcels of land for acquisition that would add to the Forest Preserves' current holdings near Sweet Woods (the "Property"). The Property, commonly known as 1588 13th Street, Ford Heights, Cook County, Illinois, consists of approximately 56.262 ± acres. The Property has natural and fallowed land.

Through negotiations, the Owners of Record (the "Sellers"), have agreed to sell the Property to the Forest Preserves for the sum of ONE MILLION FOUR HUNDRED TEN THOUSAND DOLLARS AND 00/100 (\$1,410,000.00) plus closing costs up to \$10,000.00 (up to \$1,420,000.00 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 Property contains three parcels comprising approximately 2.85 ± acres which are located within

the Lincoln Highway Corridor Study Area and the Ford Heights-Cottage Grove/Route 30 TIF boundary (the "Study/TIF Area"). The Forest Preserves proposes to use the portion of the Property that overlaps with the Study/TIF Area for Forest Preserves uses authorized under its Enabling Statute. In the interest of full transparency, if within five (5) years of closing on the proposed acquisition another government entity, including without limitation, Cook County, Cook County Land Bank Authority, and the Village of Ford Heights, desires that the Forest Preserves convey the Study/TIF Area to the acquiring government entity for fair market value for a public purpose via the Local Government Property Transfer Act, then the Forest Preserves would be willing to explore such conveyance, subject to approval of the Forest Preserves' Board of Commissioners.

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 Forest Preserves' Southeast Cook County Land Acquisition Plan, Next Century Conservation Plan, and Acquisition and Disposition of Land Position Paper.

Sponsors:

Indexes: EILEEN FIGEL, Interim General Superintendent

Code sections:

Attachments: 1. 1588_E13th_Aerial, 2. LOI 1588 13th Street Ford Heights 12-19-2023 SIGNED, 3. 1588_E13th_Plat, 4. Next Century Conservation Plan, 5. Land Acquisition Plan, 6. Acquisition and Disposition of Land Position Paper

Date	Ver.	Action By	Action	Result
3/12/2024	1	FPD Board of Commissioners	approve	Pass
3/12/2024	1	Real Estate Committee	approve	Pass
2/27/2024	1	FPD Board of Commissioners	refer	Pass