



## Legislation Text

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**File #:** 15-0117, **Version:** 1

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### **PROPOSED RESOLUTION**

#### **COOK COUNTY NO CASH BID PROGRAM RESOLUTION**

**AUTHORIZATION FOR THE FOREST PRESERVE DISTRICT OF COOK COUNTY, THROUGH ITS GENERAL SUPERINTENDENT, TO REQUEST THAT THE COUNTY OF COOK ASSIST IN THE ACQUISITION OF THREE TAX DELINQUENT PARCELS BY THE FOREST PRESERVE DISTRICT OF COOK COUNTY THROUGH THE NO CASH BID PROGRAM AND FOR THE PURPOSE OF ESTABLISHING FOREST PRESERVES IN THE AREA ADJACENT TO THE JOE LOUIS GOLF COURSE AND WHISTLER WOODS FOREST PRESERVE**

**WHEREAS**, the Forest Preserve District of Cook County (the “District”) owns an approximately 120 acre parcel known as Joe Louis Golf Course , located north of W 134<sup>th</sup> Street and west of S Halsted Street in Riverdale, Cook County, Illinois; and

WHEREAS, it has come to the attention of the District that two parcels immediately adjacent to the north boundary of the Joe Louis Golf Course (“Parcel 1” and “Parcel 2”) and suitable for use by the District as a forest preserve are tax delinquent; and that a parcel immediately adjacent to the eastern Boundary of Parcel 2 (“Parcel 3”) and suitable for use by the District as a forest preserve is tax delinquent; and

**WHEREAS**, Parcel 1, which is described by volume number 039 and permanent index number 25-32-215-002-0000, is a 58,750 square foot, or 1.348 acre parcel that is improved with a 1- and part 2-story, masonry- and frame-constructed restaurant use building and a 1-story, frame-constructed, unfinished/unheated structure utilized as an outdoor bar with two washrooms. This parcel is adjacent to the District’s Joe Louis Golf Course and would provide direct access to the future Cal-Sag Trail that will be constructed in 2015 and 2016. It will also offer opportunities for increased recreation and concessions. The site offers excellent access to the Little Calumet River, the future Cal-Sag paved trail and nearby existing Forest Preserves including Whistler Woods to the east, Calumet Boat Launch to the west and Calumet Woods and Kickapoo Woods to the south. This connection will allow for the Forest Preserve visitors to enjoy additional access to the Little Calumet River and the future Cal-Sag Trail. Recreation and concession opportunities could include bike rental, community education and partnership with nearby schools, community groups and stewardship volunteers; and

**WHEREAS**, Parcel 2, which is described by volume number 039 and permanent index number 25-32-215-003-0000, is a 185,000 square foot, or 4.247 acre parcel that is improved with two metal paneled storage buildings. This parcel is adjacent to the District’s Joe Louis Golf Course and could continue to support boat storage, boat repair and boat dry docking. This parcel could also support storage needs at Joe Louis Golf Course; and

**WHEREAS**, Parcel 3, which is described by volume number 039 and permanent index number 25-32-215-005-0000, is a 101,267 square foot, or 2.325 acre parcel that is essentially vacant land. This parcel is adjacent to Parcels 1 and 2 and would provide ingress to and egress from those other PINs being requested to South Halsted Street. This parcel also has frontage on the Little Calumet River. To the extent it would not interfere with boat storage, the riverfront portion of this parcel would be improved with seating and landscaping; and

**WHEREAS**, the District believes it to be in the public interest and in furtherance of the District’s mission to protect and maintain the maximum amount of natural open space areas now existing in the region, to preserve areas situated along waterways, and to expand existing preserves in appropriate areas.

**NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The preambles set forth above are hereby incorporated in this Resolution.
2. The Forest Preserve District is hereby authorized to acquire the three (3) tax delinquent parcels identified as Parcel 1, Parcel 2 and Parcel 3 above.
3. The General Superintendent of the District is hereby authorized and directed to request the President and the members of the Cook County Board of Commissioners to make a no cash bid to acquire the properties identified as Parcel 1, Parcel 2 and Parcel 3, all of which are described by the permanent index numbers and volume numbers listed above, all pursuant to provisions of the Illinois Compiled Statutes 35 ILCS 200/1-1 et seq.
4. The District will file for tax exempt status on Parcel 1, Parcel 2 and Parcel 3 as the District intends on utilizing the parcels for forest preserve purposes. There is no Third Party Request associated with the parcels. The District will retain legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the parcels.

Upon acquisition of Parcel 1, Parcel 2 and Parcel 3, the District will annually report to the Cook County Bureau of Economic Development as to the status of the parcels as required by the County's "No Cash Bid Program Ordinance."