



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 16-4497, **Version:** 1

PROPOSED SALE OR PURCHASE OF REAL ESTATE

Department(s): Department of Real Estate Management

Other Part(ies): City of Des Plaines, Des Plaines, Illinois

Request: Approval of an Intergovernmental Agreement for sale of County excess land to the City of Des Plaines

Description of Real Estate: Subject property consists of approximately 922 square feet or \pm 0.002 acre in Cook County District #17, located south of I-90 and west of the Canadian National Railroad right of way

Section: W $\frac{1}{2}$ SW $\frac{1}{4}$ Section: 33-41-12

Parcel(s): DOTH Excess Land EL #444

Fiscal Impact: Revenue Generating

Accounts: (MFT) Motor Fuel Tax Account

Summary: The City of Des Plaines has notified the Real Estate Director that it desires to acquire the subject property from the County and an adjacent parcel from the Illinois Toll Authority in order to provide a parcel of land owned by the Rosemont Park District easement access through a private development to the Mannheim and Higgins Road rights of way.

Pursuant to Cook County Code Chapter 66, Section 66-2 (the "Surplus Property Ordinance"), the Cook County Department of Transportation and Highways has determined that this property is "surplus." The Department of Real Estate Management has determined that the subject property is not needed for other County purposes, and is not commercially marketable. This determination is based upon the very small size of the parcel, the lack of street access, and the adjacency of the parcel to the railroad right of way.

Based on an appraisal obtained by the Illinois Toll Authority for the adjacent parcel, the City of Des Plaines has agreed to pay the County \$5,071.00 for the subject parcel. This price is within the range of fair market value.

It is requested that this Honorable Body declare the subject property to be "excess" and authorize the conveyance of the property by approval of the IGA attached hereto, and that the President of the Board or the Director of the Department of Real Estate Management be authorized to execute and deliver a quit claim deed for the subject parcel in exchange for the purchase price of \$5,071.00.