



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #:	22-2976	Version:	1	Name:	Declaration of Surplus Property and Conveyance Resolution: City of Oak Forest
Type:	Resolution	Status:			Approved
File created:	4/18/2022	In control:			Asset Management Committee
On agenda:	5/12/2022	Final action:			6/16/2022
Title:	PROPOSED RESOLUTION				

DECLARATION OF SURPLUS PROPERTY AND CONVEYANCE TO CITY OF OAK FOREST

WHEREAS, The Cook County Department of Real Estate Management requests authorization to have certain County-owned property adjacent to 167th Street, identified as EL #447 (Parcel 1), as well as a portion of the County right-of-way (Parcel 2) on the west side of Kilbourn Avenue, north of 167th Street declared as "Surplus Property" by the Board of Commissioners of Cook County and to convey the properties to the City of Oak Forest; and

WHEREAS, EL-447 (Parcel 1) consists of approximately 0.34 acres and is a slightly irregular-shaped parcel of land in Cook County Commissioner District 5 and is located at the northwest corner of 167th Street and Kilbourn Avenue. The County right-of-way (Parcel 2) on the west side of Kilbourn Avenue consists of approximately 0.024 acres; and

WHEREAS, Cook County Department of Real Estate Management was notified that the City of Oak Forest is working to develop the site adjacent to this excess land. The acquisition of the surplus parcel and of the right-of-way will provide essential space for development, which will significantly enhance the City's economic development efforts and provide a benefit to Oak Forest residents and all residents within a five (5) mile trade area. This land is necessary because this County owned parcel, adjacent to 167th Street, is unused, thereby leaving critical land undevelopable. The Right of Way along Kilbourn Avenue to be transferred to the City of Oak Forest will provide ease of control and access for the City's development plans; and

WHEREAS, Pursuant to Cook County Code Chapter 66, Section 66-3 (the "Surplus Highway Property Ordinance"), the Cook County Department of Transportation and Highways has determined that this property is "surplus." The Real Estate Management Division has determined that the parcels to be transferred are not needed for other County purposes. This determination is based upon the small and irregular size of the parcels, and the restrictions that will be placed on the site for access from 167th Street; and

WHEREAS, In accordance with the Surplus Highway Property Ordinance, the Real Estate Management Division and the Department of Transportation and Highways recommend conveyance of EL #447 (Parcel 1) as well as the noted section of right-of-way (Parcel 2) along Kilbourn Avenue to the City of Oak Forest. The parties have agreed on a price of \$130,500 for parcel EL-447 (Parcel 1) and \$3,100 for the right-of-way (Parcel 2) along Kilbourn Avenue, which is based on appraisals completed by MAI appraisers and General Certified Appraisers.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners does hereby declare the parcels to be "surplus" and authorize the conveyance of the properties to the City of Oak Forest.

Sponsors: TONI PRECKWINKLE (President)

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
6/16/2022	1	Board of Commissioners	approve	Pass
6/15/2022	1	Asset Management Committee	recommend for approval	Pass
5/12/2022	1	Board of Commissioners	refer	Pass

PROPOSED RESOLUTION

DECLARATION OF SURPLUS PROPERTY AND CONVEYANCE TO CITY OF OAK FOREST

WHEREAS, The Cook County Department of Real Estate Management requests authorization to have certain County-owned property adjacent to 167th Steet, identified as EL #447 (Parcel 1), as well as a portion of the County right-of-way (Parcel 2) on the west side of Kilbourn Avenue, north of 167th Street declared as “Surplus Property” by the Board of Commissioners of Cook County and to convey the properties to the City of Oak Forest; and

WHEREAS, EL-447 (Parcel 1) consists of approximately 0.34 acres and is a slightly irregular-shaped parcel of land in Cook County Commissioner District 5 and is located at the northwest corner of 167th Street and Kilbourn Avenue. The County right-of-way (Parcel 2) on the west side of Kilbourn Avenue consists of approximately 0.024 acres; and

WHEREAS, Cook County Department of Real Estate Management was notified that the City of Oak Forest is working to develop the site adjacent to this excess land. The acquisition of the surplus parcel and of the right-of-way will provide essential space for development, which will significantly enhance the City’s economic development efforts and provide a benefit to Oak Forest residents and all residents within a five (5) mile trade area. This land is necessary because this County owned parcel, adjacent to 167th Street, is unused, thereby leaving critical land undevelopable. The Right of Way along Kilbourn Avenue to be transferred to the City of Oak Forest will provide ease of control and access for the City’s development plans; and

WHEREAS, Pursuant to Cook County Code Chapter 66, Section 66-3 (the “Surplus Highway Property Ordinance”), the Cook County Department of Transportation and Highways has determined that this property is “surplus.” The Real Estate Management Division has determined that the parcels to be transferred are not needed for other County purposes. This determination is based upon the small and irregular size of the parcels, and the restrictions that will be placed on the site for access from 167th Street; and

WHEREAS, In accordance with the Surplus Highway Property Ordinance, the Real Estate Management Division and the Department of Transportation and Highways recommend conveyance of EL #447 (Parcel 1) as well as the noted section of right-of-way (Parcel 2) along Kilbourn Avenue to the City of Oak Forest. The parties have agreed on a price of \$130,500 for parcel EL-447 (Parcel 1) and \$3,100 for the right-of-way (Parcel 2) along Kilbourn Avenue, which is based on appraisals completed by MAI appraisers and General Certified Appraisers.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners does hereby declare the parcels to be “surplus” and authorize the conveyance of the properties to the City of Oak Forest.