

**GLENCOE PARK DISTRICT  
ORDINANCE NO. 936**

**BE IT ORDAINED** by the Board of Park Commissioners of the Glencoe Park District, THAT:

**AN ORDINANCE MAKING CERTAIN FINDINGS OF FACT AND AUTHORIZING THE  
SALE OF CERTAIN PROPERTY COMMONLY KNOWN AS  
310 SOUTH AVENUE (PIN #05-07-402-018-0000), GLENCOE, ILLINOIS UNDER THE  
PARK COMMISSIONERS LAND SALE ACT, 70 ILCS 1235/1 et seq.**

shall be, and is hereby, approved as follows:

Section 1. BACKGROUND.

The Park District is authorized under the Park Commissioners Land Sale Act, 70 ILCS 1235/1 (the "**Act**"), to sell certain parcels of land not exceeding three acres in area that are, in the legislative determination of the Board of Park Commissioners, no longer needed or deemed necessary or useful for park purposes. The Act requires that the Park District obtain the approval of the Circuit Court of the county in which the land is situated for leave to sell such parcel and that the Court may direct that the property be sold and conveyed upon such terms and conditions that the Court may think proper.

The Park District is the owner of the property commonly known as 310 South Avenue (PIN #05-07-402-018-0000), Glencoe, Illinois (the "**Property**"), which is legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance, and that is comprised of less than three acres in area. The Property is a 1650 square feet plot that has, residential garages of the adjacent property owner encroaching on the land. No passive or recreational programs are conducted on the Property. The Park District has no current or future plans to develop the Property for park and recreation purposes. The Property is no longer needed, necessary, or useful for park purposes.

The Board of Park Commissioners desires to sell the Property on terms to be negotiated with a prospective purchaser. The Board of Park Commissioners has determined that the sale will be in the public interest.

Section 2. FINDINGS OF FACT.

The Board of Park Commissioners, in accordance with Section 1 of the Park Commissioners Land Sale Act, 70 ILCS 1235/1, make the following findings in support of its legislative determination to sell the Property:

- a. The Property is approximately 1650 square feet or .0376 acres in area, sufficiently below the maximum allowable size of three acres to sell property pursuant to the Act;
- b. The property has not been historically available for public use/access.
- c. To add the property into the park proper of Park 11s, a healthy established

landscaping berm, fence and the garages would need removal. The additional recreational value does not justify the costs related to include this parcel in Park 11s. The parcel represents .0004% (1650 sq. ft. of 4,268,800 sq. ft.) of the Park District's total landholdings.

- d. The Park District has no current or future plans to develop the Property for park and recreation purposes.
- e. The Park District has no need to use the Property for administrative or other uses of the Park District; and
- f. The Property is no longer needed, necessary, or useful for park purposes.
- g. The Park District will negotiate a sale of the Property, with the Circuit Court's approval.

Section 3. AUTHORIZATION:

- a. The President, Secretary, and Attorney are hereby authorized and directed to file an application with the Circuit Court of Cook County for the sale of the Property, and to execute all necessary documents and take any other actions required for the conveyance of the Property.
- b. With approval of the Circuit Court, and with the intent to obtain fair value for the sale of the Property, or a part thereof to be determined by the Park District Board of Commissioners, the President and Secretary are authorized to negotiate the sale of the Property following approval of the application by the Circuit Court of Cook County.

**ADOPTED** this 15<sup>th</sup> day of February 2022 pursuant to a roll call vote as follows:

AYES: Boron, Covey, Schneider, Spain, Brooks  
NAYES: None  
ABSENT: None  
ABSTAIN: None

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Lisa M. Brooks, President  
Glencoe Park District

Attest:

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Lisa M. Sheppard, Secretary  
Glencoe Park District

[SEAL]

**EXHIBIT A**  
**Legal Description**

**LEGEND**

- BL = BUILDING LINE
- BSL = BUILDING SETBACK LINE
- CCS = COVERED CONCRETE STOOP
- CLF = CHAIN-LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CN = CROSS NOTCH
- CON = CONCRETE
- CTV = CABLE TV
- DE = DRAINAGE EASEMENT
- DUE = DRAINAGE & UTILITY EASEMENT
- EW = ESCAPE WINDOW WELL
- FNC = FENCE
- IP = IRON PIPE
- IR = IRON ROD
- OHW = OVERHEAD WIRE
- PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- (R) = RECORD
- RCP = REINFORCED CONCRETE PIPE
- R.O.W. = RIGHT OF WAY
- SME = STORMWATER MANAGEMENT EASEMENT
- ST = STORM
- UDE = UTILITY AND DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- WF = WOOD FENCE
- [Brick Pattern] = BRICK
- [Concrete Pattern] = CONCRETE
- [Curb Line] = CONCRETE CURB

NOTE:  
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

NOTE:  
THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

NO J.U.L.I.E. LOCATE FOR THIS SITE WAS REQUESTED.  
UTILITY INFORMATION SHOWN IS BASED ONLY ON VISIBLE SURFACE EVIDENCE AND INFORMATION SUPPLIED BY OTHERS.  
BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.  
EASEMENT AND SETBACK LINES SHOWN ARE FROM THE RECORDED PLAT OF SUBDIVISION.  
NO DIMENSIONS TO BE ASSUMED FROM SCALING  
FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST, UNLESS OTHERWISE NOTED.  
COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ADDRESS:  
310 SOUTH AVE.  
GLENCOE, IL 60022  
PH: 630-402-018

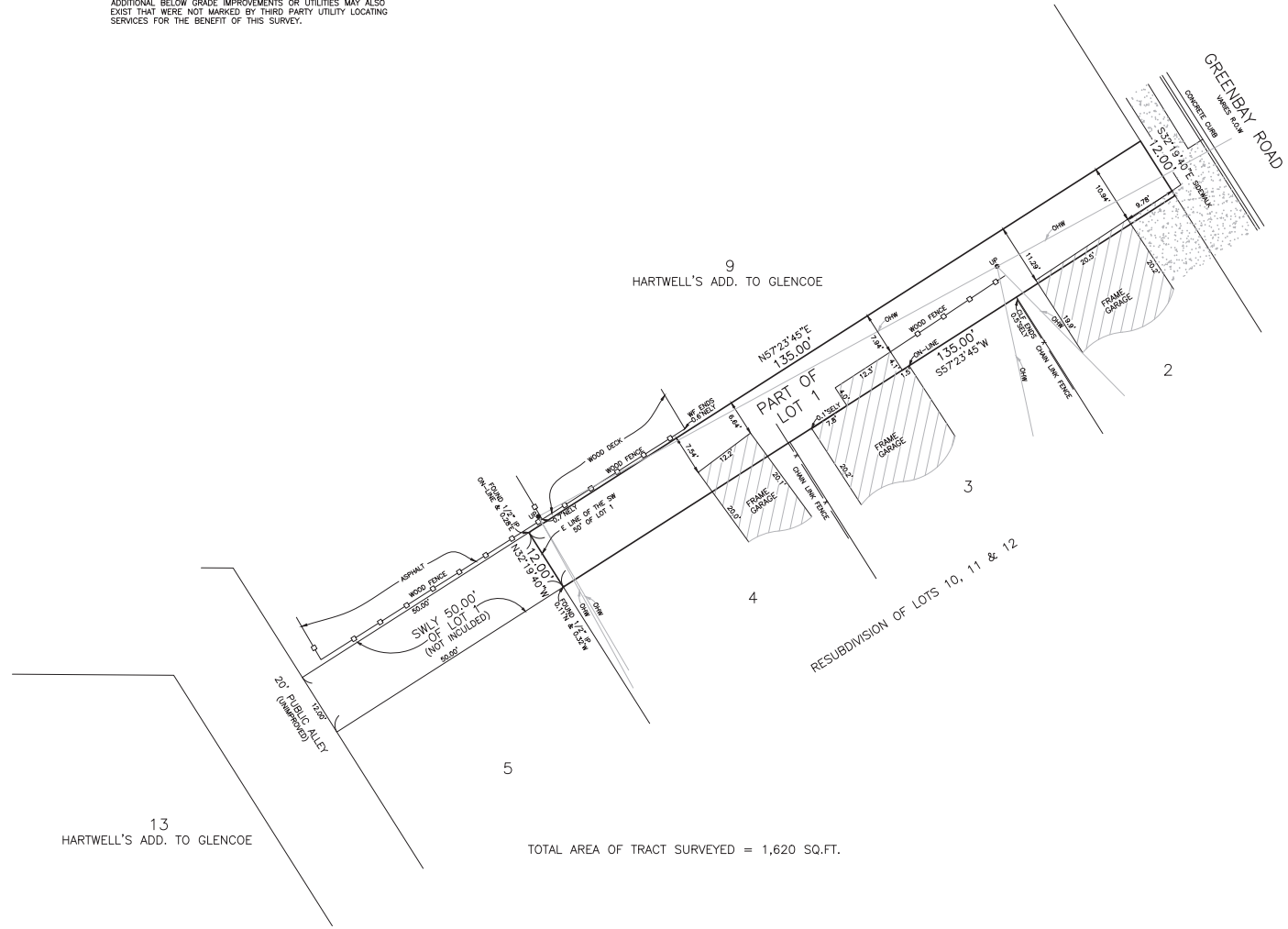


**TFW SURVEYING & MAPPING**  
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT  
1761 NORTH DOLLEY'S ROAD • SUITE 105 • GLENCOE, ILLINOIS 60021  
847-548-6600 FAX 548-6699  
info@tfwsurvey.com www.tfwsurvey.com

**PLAT OF SURVEY OF**

LOT ONE (1) (EXCEPT THE SOUTHWESTERLY FIFTY (50) FEET) THEREOF IN THE RESUBDIVISION OF LOTS TEN (10) ELEVEN (11) AND TWELVE (12) IN BLOCK ONE IN HARTWELL'S ADDITION TO GLENCOE BEING A SUBDIVISION OF THAT PORTION OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) LYING EAST OF AND ADJOINING THE CENTER OF VERNON AVENUE AND WEST AND ADJOINING THE CHICAGO AND MILWAUKEE RAILWAY RIGHT OF WAY OF SECTION SEVEN (7), TOWNSHIP FORTY TWO (42) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN.

NOTE:  
NO LEGAL DESCRIPTION OR TITLE COMMITMENT PROVIDED BY CLIENT



DATE: NOVEMBER 11, 2021  
ORDER NO: 3353  
PROJ. NO: 210910  
FOR: GLENCOE PARK DISTRICT  
PROJ. NAME: MCGRAW'S RESUBDIVISION  
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Professional Design Firm Registration #184-002763

NOTE ON DATUM:  
BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES AND DO NOT MATCH RECORDED BEARINGS.

DATE OF FIELD INSPECTION:  
NOVEMBER 11, 2021

STATE OF ILLINOIS  
COUNTY OF LAKE

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GURNEE, ILLINOIS THIS 11th DAY OF NOVEMBER, 2021.

*James P. Meier*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295  
LICENSE EXPIRES NOVEMBER 30, 2022

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

**SECRETARY'S CERTIFICATE**

I, Lisa M. Sheppard, do hereby certify that I am Secretary of the Board of Park Commissioners of the Glencoe Park District, Cook County, Illinois, and as such official, I am keeper of the records, ordinances, files and seal of said Park District; and,

**I HEREBY CERTIFY** that the foregoing instrument is a true and correct copy of Ordinance No. 936:

**AN ORDINANCE MAKING CERTAIN FINDINGS OF FACT AND AUTHORIZING THE SALE OF CERTAIN PROPERTY COMMONLY KNOWN AS 310 SOUTH AVENUE (PIN #05-07-402-018-0000), GLENCOE, ILLINOIS UNDER THE PARK COMMISSIONERS LAND SALE ACT, 70 ILCS 1235/1 et seq.**

adopted at a duly called Regular Meeting of the Board of Park Commissioners of the Glencoe Park District, held at Glencoe, Illinois, in said District at 7:00pm on the 15th day of February 2022.

**I DO FURTHER CERTIFY** that the deliberations of the Board on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Park District Code of the State of Illinois, as amended, and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board.

**IN WITNESS WHEREOF**, I hereunto affix my official signature and the seal of the Glencoe Park District at Glencoe, Illinois this 15th day of February 2022.

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Lisa M. Sheppard, Secretary  
Board of Park Commissioners  
Glencoe Park District

[SEAL]