

To: District 225 Board of Education  
From: Mike Riggle  
Re: District 30 Land Swap  
Date: October 6, 2017

### Proposed Action

The District 30 administration has proposed a land swap between District 30 and District 225 involving two small parcels of land on the north and south sides of Sherman Drive that runs along the south side of the Glenbrook North High School campus.

### Purpose

District 30 is in the process of designing a new Maple Junior High School and has targeted construction to begin in April 2018. There is a small parcel of land belonging to District 225 on the south side of Sherman Drive that is needed by District 30 to provide access for buses to pick up and deliver students to the new school.

### Background

When Glenbrook North High School was constructed in 1953, the Village established a road between Maple School and Glenbrook High School that split the property line between the two schools. The road was straight and only extended west from Shermer Road far enough to give egress to both schools. Later, when subdivisions were under development to the west, the road now known as Sherman Drive was extended by adding a curve intended to run along the west boundary of the District 30 property and continue along the southern boundary of the District 225 property. In creating the curve, a small triangle belonging to District 30 remained north of the street and a similar triangle, although larger in size belonging to District 225 was left on the south side of the street.

### Property Description

A document marked Exhibit A, which is attached to this memo is a survey map of the parcels in the proposed swap. The triangle to the north, above the curve, belongs to District 30. It is approximately 2,619 square feet or 0.06 acres. The triangle located south of the road marked School Drive (the original name of the road until it was renamed "Sherman Drive" by the Village as part of their centennial celebration in 2002) is approximately three times the size at approximately 7,863 square feet or 0.18 acres. The entire GBN campus is approximately 62.49 acres. If the land swap is completed, the total reduction to District 225 physical assets for the GBN campus would be approximately 0.12 acres or physical asset of District 225 would be reduced by 0.12 acres or 0.19%.

### Value of Property

The value of the properties in the proposed swap is unknown. Efforts were made to obtain any estimated assessment that might have taken place in the past through the Cook County Assessor's Office, but the parcel in question has been tax exempt since it was first created on

their records in 1986 and prior to that, the parcel was tax exempt back to 1971, which is the earliest record they have available. In my mind, the only reasonable estimate to the value of the land would have to be obtained through the services of an assessor. The parcel currently owned by District 225 would not be planned for development of any type in the future by District 225. It does, however, have a purpose for District 30, which can be seen in Exhibit B. This shows a designed egress on the west side of the proposed school that will be used by buses only. The red triangle represents the parcel owned by District 225. The designed egress is subject to approval by the Village of Northbrook, which has given their preliminary approval to the design.

The blue triangle in Exhibit B, represents the parcel owned by District 30. It technically lies within an area that is controlled by the Village of Northbrook for infrastructure. There is a water line that runs along the north side of Sherman Drive that was installed in 2002, which goes further west to Greenvue Drive and provides redundancy to GBN in case the water main running to the school on the north side is temporarily out of service. This small parcel would not have a planned use in the future by either District 30 or District 225. I have also included an aerial photo of the parcels, which gives a more practical feel for the parcels in question.

#### Liability

In working with this proposal during the summer, I question the need for the swap since the Village has right-of-way for 50 feet from the center line on each side of the road. After consulting with their attorney, they felt it best overall to complete a land swap. Although I have not received their documentation of that advice, the potential liability to the landowner should a traffic accident occur was a large part of their decision. That advice was confirmed by Mike Nugent of SSCRMP, although we do not have a cited legal precedent for that condition.

#### Process

Kevin Gordon of the Scariano firm is working on behalf of District 30 on this proposed land swap. Kevin also works for our district in several capacities. According to Kevin, the steps that need to be taken are the following:

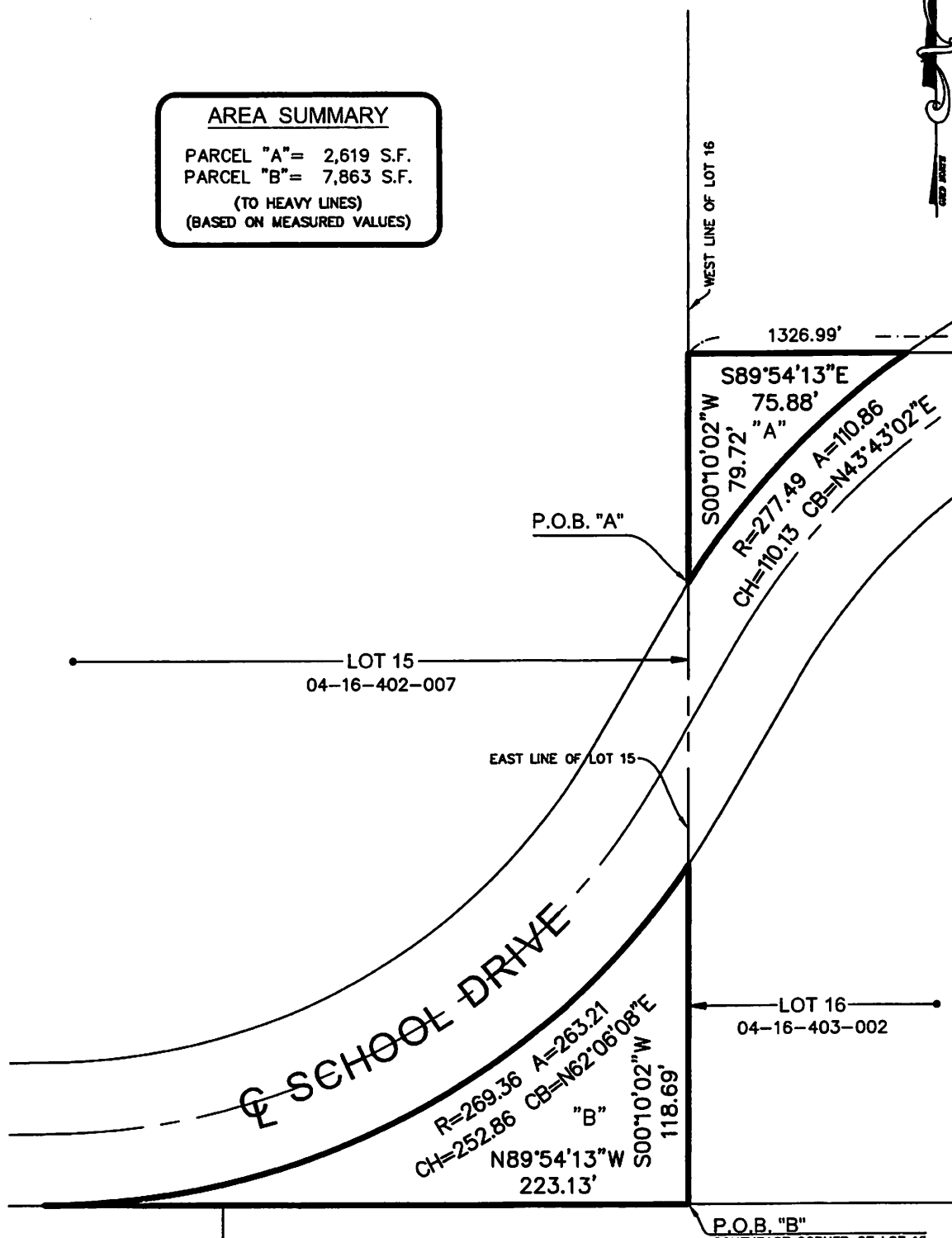
1. Each Board (D225 and D30) would approve a joint resolution and an Intergovernmental Agreement (IGA) authorizing the exchange of real properties, etc.
2. Our Board Secretaries would sign the Certification of Resolution and Minutes.
3. After the IGAs are approved by D225 and D30, we give an original of each to Craig Schilling, who will work with the Northfield Township Trustees execute Quit Claim Deeds with each school district.
4. Once all documents are signed, each school district and the Township will keep a copy of all materials, and an original copy is given to Kevin to file the record of deeds in downtown Chicago.

### Timeframe

District 30 has a Board Meetings on October 19. If District 225 is amenable to the land swap, it could be completed after proper action at the next meeting on October 23. The Township Trustees will not take action until all documents have been acted on formally by the school districts. Overall, there is no rush for this proposed action.

# EXHIBIT

**AREA SUMMARY**  
 PARCEL "A" = 2,619 S.F.  
 PARCEL "B" = 7,863 S.F.  
 (TO HEAVY LINES)  
 (BASED ON MEASURED VALUES)



PROJECT  
 CLIENT

LAND SWAP SD 225 AND SD 30  
 NORTHBROOK, ILLINOIS 60062  
 ARCON ASSOCIATES, INC.  
 2050 SOUTH FINLEY ROAD, SUITE 40  
 LOMBARD, ILLINOIS 60148



DATE: 08-08-17 DRAWN BY: RHM PC: N/A

CHECKED BY: SK BOOK: N/A PG: N/A

2631 GINGER WOODS PARKWAY, STE. 100  
 AURORA, IL 60502  
 PHONE: (630) 820-9100 FAX: (630) 820-7030

SCALE: 1" = 40'

1 OF 1

PROJ. NO.: 17.0286

EXHIBIT  
**A**

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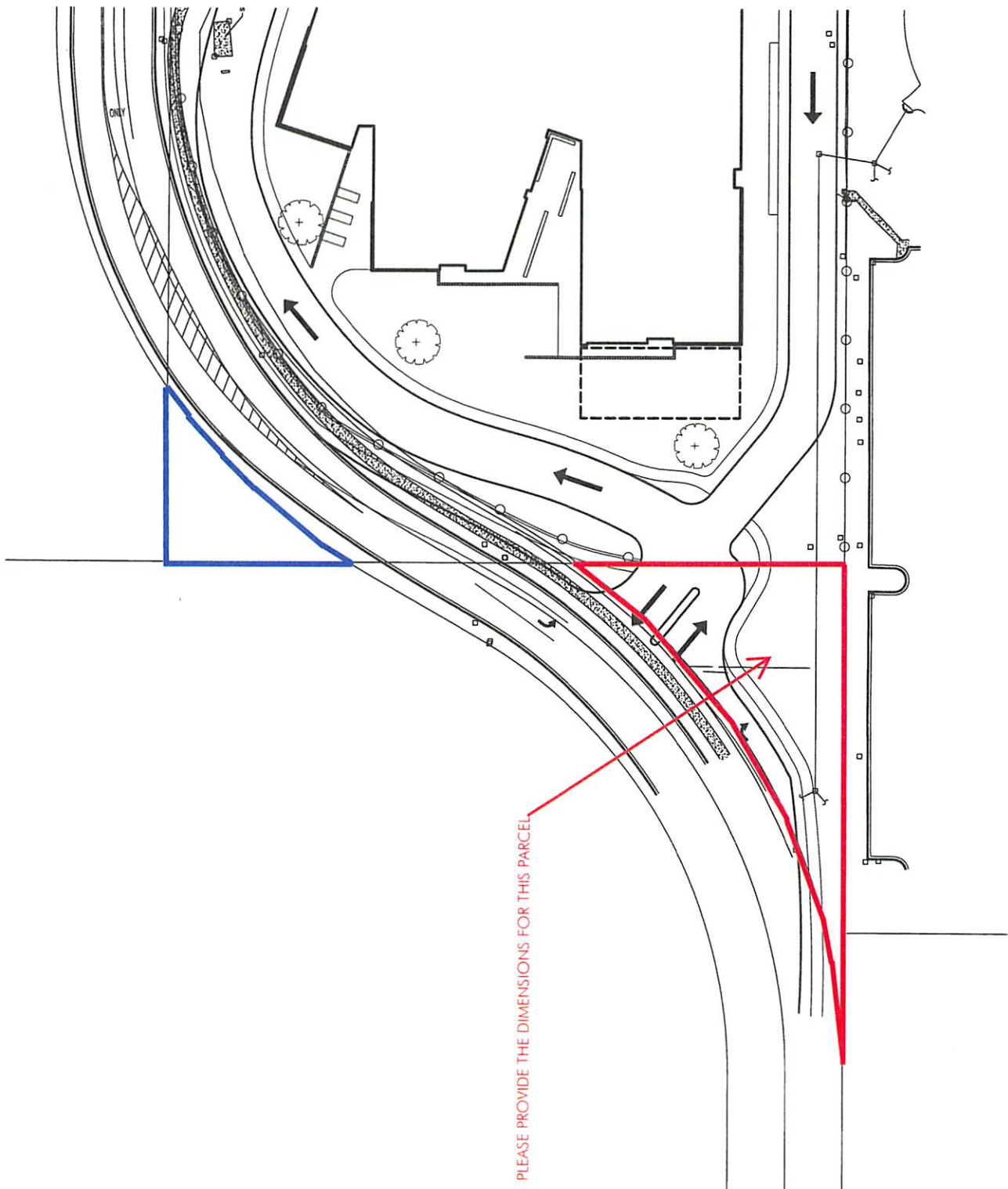


Exhibit B



