

To: District 225 Board of Education
From: Mike Riggle
Re: District 30 Land Swap Update
Date: October 26, 2017

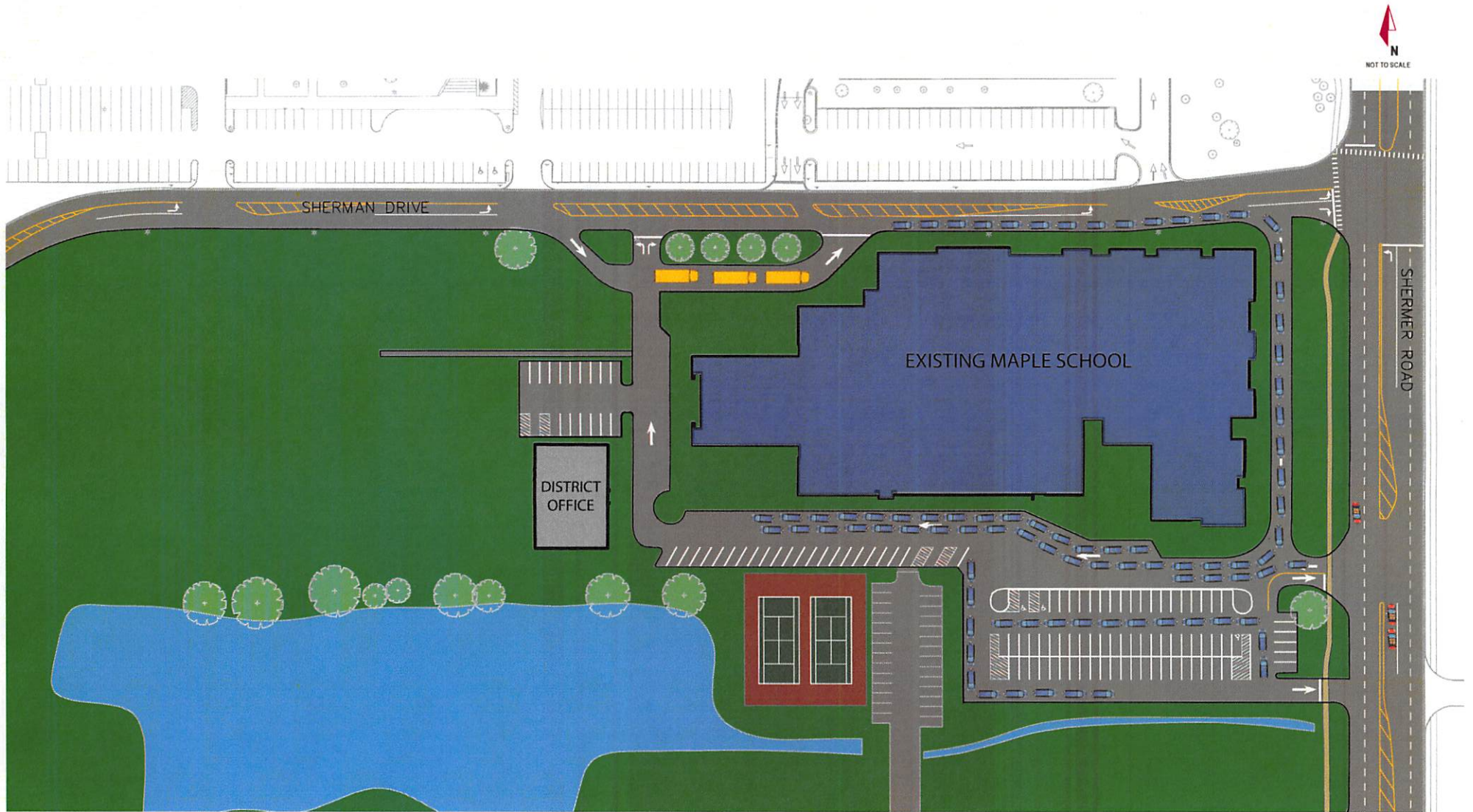
A proposed land swap between District 30 and District 225 was initially discussed at a regular meeting of the Board on October 12. At that time, a variety of questions were posed regarding the potential impact to traffic safety between Maple School and Glenbrook North High School. The administration responded that there was not enough information to properly address the Board's questions and that further discussion should be delayed until additional information could be provided. Following that meeting, I met on Monday, October 16 with representatives from the Village of Northbrook, District 30, the architectural firm (ARCON), and the traffic consultant for the project. I was joined at the meeting with GBN Principal Dr. John Finan, Dean of Students Bill Eike and Police Liaison Officer John Seiler. Discussion was held regarding the traffic study conducted for the project, the proposed configuration for traffic flow and the existing traffic conditions around the GBN and Maple School campuses. It was agreed that a second meeting would be held that would allow representation from the District 225 Board of Education.

The second meeting was held on Wednesday, October 25 at 8:00 a.m. in the Northbrook Village Hall. The meeting was attended by the Village Manager, Village Engineer, ARCON, District 30 Superintendent Wegley, Dr. Ptak, Dr. Finan, and myself. The board was represented by Dr. Sztainberg and Mr. Doughty. The meeting consisted of a short presentation by District 30 and visual representations of the existing condition and the proposed project were provided to aid the discussion. Attached to this memo are two important diagrams that were presented at the meeting (Appendix A). The general consensus was that the proposed design was the best model that could be offered given the size of the Maple School property, the proximity of the property to GBN, and the positioning of the proposed Maple School. Efforts were made during the design phase by District 30 to address all existing safety concerns to the extent possible and there were no significant suggestions that could improve the current design.

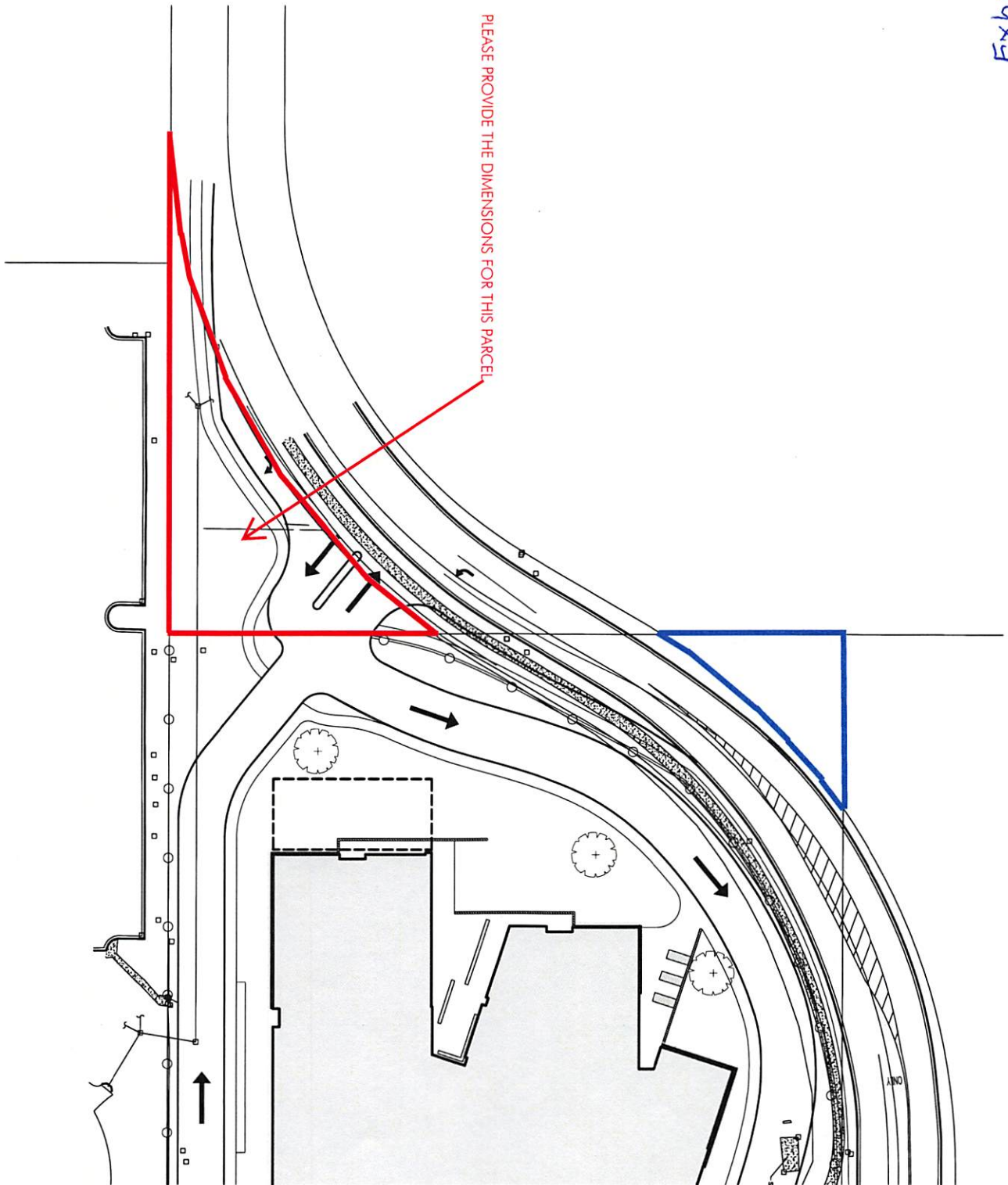
At the November 13 meeting, we will be joined by Rick Cozzi of ARCON, who will be able to address questions regarding the Maple School design and configuration. Following discussion by the Board, the administration recommends that the Board approve the necessary documents for the performance of a land swap with District 30 (Appendix B). I have also included my initial memo from the October 12 meeting for your review. According to Kevin Gordon, who is serving as the attorney for the process, the sequence to approve the land swap is as follows:

1. Each Board (D225 and D30) would separately approve the document titled "JOINT RESOLUTION AND INTERGOVERNMENTAL AGREEMENT AUTHORIZING THE EXCHANGE OF REAL PROPERTY BETWEEN THE BOARD OF EDUCATION OF NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT 225 AND THE BOARD OF EDUCATION OF NORTHBROOK/GLENVIEW SCHOOL DISTRICT 30."

2. The Board Secretaries of each district would sign the Certification of Resolution and Minutes.
3. After the JR and IGAs are approved by D225 and D30, an original of each is given to Craig Schilling, who will work with the Northfield Township Trustees execute Quit Claim Deeds with each school district.
4. Once all the necessary documents are signed, each school district as well as the Township will keep a copy of all materials, and an original copy is given to Kevin Gordon to file the record of deeds in downtown Chicago.







**JOINT RESOLUTION AND INTERGOVERNMENTAL AGREEMENT
AUTHORIZING THE EXCHANGE OF REAL PROPERTY BETWEEN
THE BOARD OF EDUCATION OF NORTHFIELD TOWNSHIP HIGH SCHOOL
DISTRICT 225 AND THE BOARD OF EDUCATION OF NORTHBROOK/GLENVIEW
SCHOOL DISTRICT 30**

WHEREAS, the Trustees of Schools of Township 42 North, Range 12, East, Cook County, Illinois ("Township School Trustees") hold title to real property for the use and benefit of Northbrook/Glenview School District No. 30, Cook County, Illinois ("School District 30"), comprising approximately 2,619 square feet and constituting a portion of the parcel identified as PIN 04-16-403-002-0000, located in Northbrook, Illinois, as depicted on Exhibit A and legally described as set forth on Exhibit B, attached hereto ("School District 30 Property"); and

WHEREAS, the Trustees of Schools of Township 42 North, Range 12, East, Cook County, Illinois ("Township School Trustees") hold title to real property for the use and benefit of Northfield Township High School District No. 225, Cook County, Illinois ("School District 225"), comprising approximately 7,863 square feet and constituting a portion of the parcel identified as PIN 04-16-402-007-0000, located in Northbrook, Illinois, as depicted on Exhibit A and legally described as set forth on Exhibit C, attached hereto ("School District 225 Property"); and

WHEREAS, the School District 30 and School District 225 desire to exchange portions of their respective properties with one another; and

WHEREAS, School District 30 finds that the School District 30 Property, described herein, is no longer suitable, convenient, or necessary for its school purposes, and that the School District 225 Property, described herein, is suitable, convenient, and necessary for school purposes, and its acquisition is in the best interests of the School District 30; and

WHEREAS, School District 225 finds that the School District 225 Property, described herein, is no longer suitable, convenient, or necessary for its school purposes, and that the School District 30 Property, described herein, is suitable, convenient, and necessary for school purposes, and its acquisition is in the best interests of the School District 225; and

WHEREAS, School District 30 and School District 225 are authorized to transfer and to acquire real property pursuant to the *Illinois Local Government Property Transfer Act*, 50 ILCS 605/0.01, *et seq.*; and

WHEREAS, Article VII, Section 10 of the Illinois Constitution and the *Illinois Intergovernmental Cooperation Act*, 5 ILCS 220/1, *et seq.*, authorize and encourage units of local government such as school districts to cooperate in the exercise of governmental functions.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Education of Northbrook/Glenview School District No. 30, Cook County, Illinois and the Board of Education of Northfield Township High School District No. 225, Cook County, Illinois, as follows:

Section 1. The recitals set forth above are incorporated herein by this reference and made a part hereof.

Section 2. School District 30 hereby requests that the Township School Trustees approve and execute the quitclaim deed attached hereto as Exhibit B, and return said quitclaim deed to School District 30.

Section 3. School District 225 hereby requests that the Township School Trustees approve and execute the quitclaim deed attached hereto as Exhibit C, and return said quitclaim deed to School District 225.

Section 4. Once each executed quitclaim deed is received by the respective School District, School District 30 and School District 225 agree to deliver and exchange said quitclaim deeds with the other.

Section 5. Each Board of Education authorizes its respective Superintendent, or his designee, to execute any and all other documents and take all actions necessary to effectuate the transfer and exchange of the aforementioned real property between the School Districts.

Section 6. This Resolution may be executed by the respective Boards of Education in multiple counterparts. This Resolution shall be in full force and effect immediately upon its adoption, as provided by law, by both Boards of Education.

Adopted this ____ day of _____, 2017, by the affirmative vote of two-thirds of the members of the Board of Education, as follows:

Ayes: _____

Nays: _____

Abstain: _____

**Board of Education,
Northbrook/Glenview School District No. 30,
Cook County, Illinois**

By: _____
President

ATTEST:

Secretary, Board of Education,
Northbrook/Glenview School District No. 30,
Cook County, Illinois

Adopted this ____ day of _____, 2017, by the affirmative vote of two-thirds of the members of the Board of Education, as follows:

Ayes: _____

Nays: _____

Abstain: _____

**Board of Education,
Northfield Township High School District No. 225,
Cook County, Illinois**

By: _____
President

ATTEST:

Secretary, Board of Education
Northfield Township High School District No. 225,
Cook County, Illinois

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF RESOLUTION AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified acting Secretary of the Board of Education of Northbrook/Glenview School District No. 30, Cook County, Illinois (the "Board"), and that as such official I am the keeper of the records and files of the Board.

I do further certify that the foregoing constitutes a full, true and complete copy of a resolution entitled:

**JOINT RESOLUTION AND INTERGOVERNMENTAL AGREEMENT
AUTHORIZING THE EXCHANGE OF REAL PROPERTY BETWEEN
THE BOARD OF EDUCATION OF NORTHFIELD TOWNSHIP HIGH SCHOOL
DISTRICT 225 AND THE BOARD OF EDUCATION OF NORTHBROOK/GLENVIEW
SCHOOL DISTRICT 30**

as adopted by the Board at its meeting held on the _____ day of _____, 2017.

I do further certify that the deliberations of the Board on the adoption of said resolution were conducted openly, that the vote on the adoption of said resolution was taken openly, that said meeting was 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 School 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 the conduct of said meeting and in the adoption of said resolution.

IN WITNESS WHEREOF, I hereunto affix my official signature, this _____ day of _____, 2017.

Secretary, Board of Education

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF RESOLUTION AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified acting Secretary of the Board of Education of Northfield Township High School District No. 225, Cook County, Illinois (the "Board"), and that as such official I am the keeper of the records and files of the Board.

I do further certify that the foregoing constitutes a full, true and complete copy of a resolution entitled:

**JOINT RESOLUTION AND INTERGOVERNMENTAL AGREEMENT
AUTHORIZING THE EXCHANGE OF REAL PROPERTY BETWEEN
THE BOARD OF EDUCATION OF NORTHFIELD TOWNSHIP HIGH SCHOOL
DISTRICT 225 AND THE BOARD OF EDUCATION OF NORTHBROOK/GLENVIEW
SCHOOL DISTRICT 30**

as adopted by the Board at its meeting held on the _____ day of _____, 2017.

I do further certify that the deliberations of the Board on the adoption of said resolution were conducted openly, that the vote on the adoption of said resolution was taken openly, that said meeting was 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 School 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 the conduct of said meeting and in the adoption of said resolution.

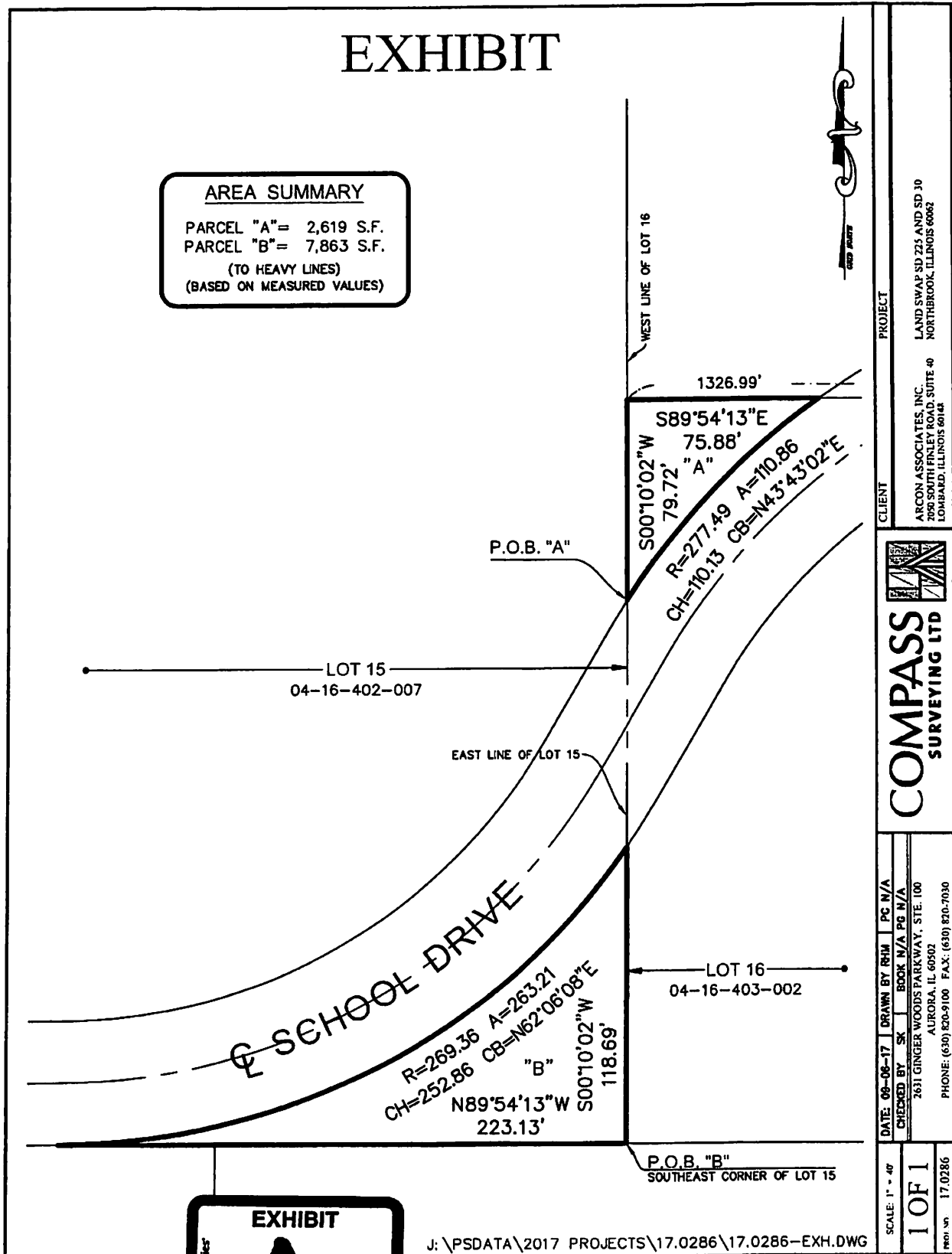
IN WITNESS WHEREOF, I hereunto affix my official signature, this _____ day of _____, 2017.

Secretary, Board of Education

EXHIBIT

AREA SUMMARY

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



PROJECT

LAND SWAP SD 205 AND SD 30
 NORTHBROOK, ILLINOIS 60062

CLIENT

ARCOS ASSOCIATES, INC.
 205 SOUTH MAIN ROAD, SUITE 40
 NORTHBROOK, ILLINOIS 60062



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

17.0286

EXHIBIT

A

J:\PSDATA\2017 PROJECTS\17.0286\17.0286-EXH.DWG

QUIT CLAIM DEED

ILLINOIS STATUTORY

MAIL TAX BILL TO:

Board of Education
Northfield Township High School District No. 225
3801 W. Lake Ave.
Glenview, IL 60026

MAIL RECORDED DEED TO:

Board of Education
Northfield Township High School District No. 225
3801 W. Lake Ave.
Glenview, IL 60026

RECORDER'S STAMP

The Grantor, TRUSTEES OF SCHOOLS OF TOWNSHIP 42 NORTH, RANGE 12, EAST, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to the TRUSTEES OF SCHOOLS OF TOWNSHIP 42 NORTH, RANGE 12, EAST, County of Cook, State of Illinois for the use and benefit of the BOARD OF EDUCATION OF NORTHFIELD TOWNSHIP HIGH SCHOOL DISTRICT NO. 225, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THAT PART OF LOT 16 IN SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16 TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE NORTH ALONG THE EAST LINE OF THEREOF 297.0 FEET (18 RODS); THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16 (HAVING AN ASSUMED BEARING OF NORTH 89 DEGREES 54 MINUTES 13 SECONDS WEST) A DISTANCE OF 1326.99 FEET TO THE WEST LINE THEREOF; THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST (ASSUMED BEARING) ALONG SAID WEST LINE, 79.72 FEET TO THE NORTHERLY LINE OF SCHOOL DRIVE AS DEDICATED PER DOCUMENT 25161802 FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE, BEING A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 277.49 FEET, A CHORD BEARING OF NORTH 43 DEGREES 43 MINUTES 02 SECONDS EAST, AN ARC LENGTH OF 110.86 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 13 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 75.88 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST, 79.72 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 04-16-403-002-0000
Property Address: 2370 Shermer Road, Northbrook, Illinois

DATED this ____ day of _____, 2017.

President, Trustees of Schools – Grantor

Secretary, Trustees of Schools - Grantor



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that _____ and _____, personally known to me to be the same persons whose name are subscribed to this instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this _____ day of _____, 2017.

Notary Public

Date Commission Expires

PREPARED BY: KEVIN B. GORDON, ESQ.
SCARIANO, HIMES & PETRARCA, CHTD.
180 N. STETSON, SUITE 3100
CHICAGO, IL 60601

I hereby declare that this Quit Claim Deed represents a transaction exempt under the provisions of Paragraph b, Section 31-45, of the Real Estate Transfer Tax Law.

DATED this ____ day of _____, 2017.

Grantor

QUIT CLAIM DEED

ILLINOIS STATUTORY

MAIL TAX BILL TO:

Board of Education
Northbrook/Glenview School District No. 30
2374 Shermer Rd.
Northbrook, IL 60062

MAIL RECORDED DEED TO:

Board of Education
Northbrook/Glenview School District No. 30
2374 Shermer Rd.
Northbrook, IL 60062

RECORDER'S STAMP

The Grantor, TRUSTEES OF SCHOOLS OF TOWNSHIP 42 NORTH, RANGE 12, EAST, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to the TRUSTEES OF SCHOOLS OF TOWNSHIP 42 NORTH, RANGE 12, EAST, County of Cook, State of Illinois for the use and benefit of the BOARD OF EDUCATION OF NORTHBROOK/GLENVIEW SCHOOL DISTRICT NO. 30, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THAT PART OF LOT 15 IN SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTH 89 DEGREES 54 MINUTES 13 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 223.13 FEET TO A POINT ON THE SOUTHERLY LINE OF SCHOOL DRIVE AS DEDICATED PER DOCUMENT 25161802; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID SCHOOL DRIVE, BEING A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 269.36 FEET (MEASURED), A CHORD BEARING OF NORTH 62 DEGREES 06 MINUTES 08 SECONDS EAST (MEASURED), AN ARC LENGTH OF 263.21 FEET TO THE EAST LINE OF SAID LOT 15; THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST, ALONG SAID EAST LINE, 118.69 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 04-16-402-007-0000
Property Address: 2300 Shermer Road, Northbrook, Illinois

DATED this ____ day of _____, 2017.

President, Trustees of Schools – Grantor

Secretary, Trustees of Schools - Grantor



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that _____ and _____, personally known to me to be the same persons whose name are subscribed to this instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this _____ day of _____, 2017.

Notary Public

Date Commission Expires

PREPARED BY: KEVIN B. GORDON, ESQ.
SCARIANO, HIMES & PETRARCA, CHTD.
180 N. STETSON, SUITE 3100
CHICAGO, IL 60601

I hereby declare that this Quit Claim Deed represents a transaction exempt under the provisions of Paragraph b, Section 31-45, of the Real Estate Transfer Tax Law.

DATED this ____ day of _____, 2017.

Grantor

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 Greenview 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.

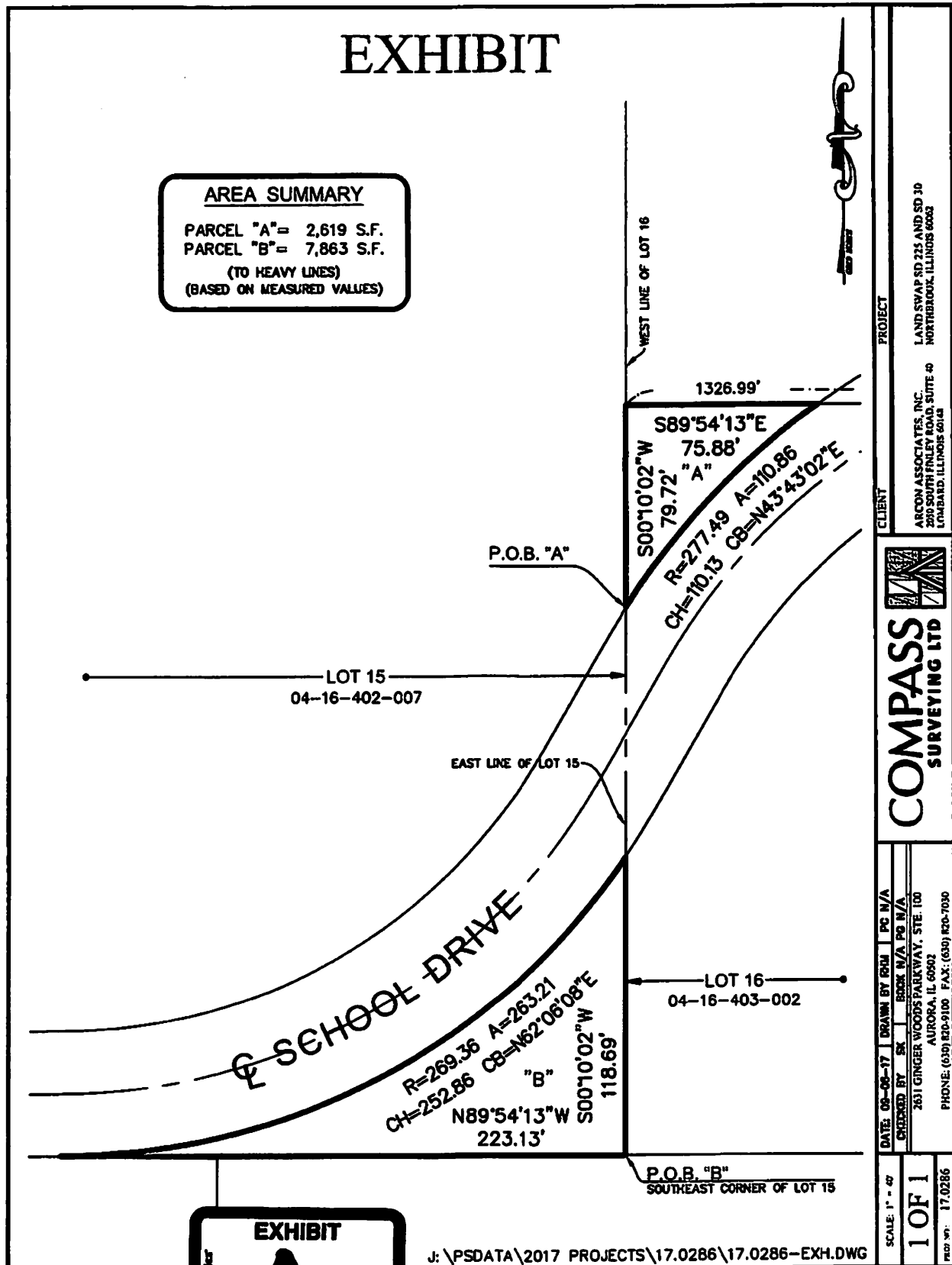
Timeframe

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
 LAND SWAP SD 225 AND SD 30
 NORTHBROOK, ILLINOIS 60063

CLIENT
 ARCON ASSOCIATES, INC.
 2200 SOUTH FINLEY ROAD, SUITE 40
 LOMBARD, ILLINOIS 60148



DATE: 03-09-17 DRAWN BY: RHM PC: N/A
 CHECKED BY: SK BOOK: N/A PG: N/A
 2631 GINGER WOODS PARKWAY, STE. 100
 AURORA, IL 60002
 PHONE: (630) 820-9100 FAX: (630) 820-7030

SCALE: 1" = 40'
 1 OF 1
 PLOT NO: 17.0286

J: \PSDATA\2017 PROJECTS\17.0286\17.0286-EXH.DWG



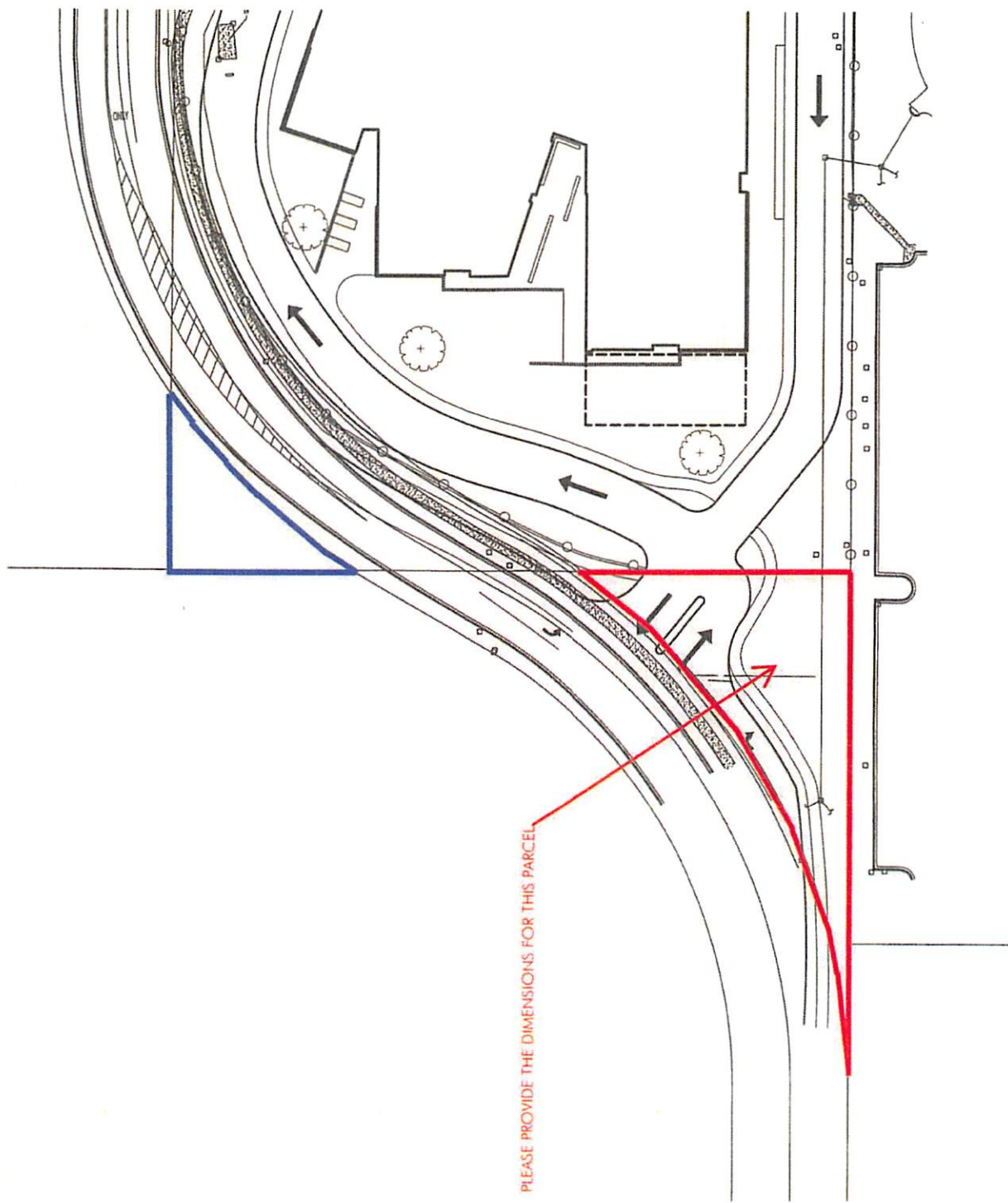


Exhibit B

