



AGENDA MEMORANDUM

DATE: April 30, 2026
TO: Forest Preserve District Land Acquisition Committee
FROM: Jennifer Rooks-Lopez, Director of Planning and Land Protection
SUBJECT: Presentation and Approval of the Sale of a Parcel on Jericho Road at Big Rock Forest Preserve

PURPOSE:

The purpose of this memorandum is to provide the Committee with information to consider the sale of a parcel of land, approximately 0.932 acres, including the Breon residence at Big Rock Forest Preserve.

BACKGROUND:

The Breon residence is located along Jericho Road, south of the Big Rock Campground. The District purchased the parcel and home in 2022 as part of the Breon acquisition. At the time of purchase, the District planned to remove the home and surrounding outbuildings. During the demolition permit process, it was discovered that the core of the home was one of the original Big Rock Welsh Settlement homes likely constructed around 1834. A demolition permit was approved for the outbuildings, but not the home. Estimates to stabilize and remediate environmental conditions within the home are approximately \$80,000.00

Local preservation groups have expressed an interest to acquire the property and restore the home. If the Commission approves this parcel to be auctioned, notice would be given to potential bidders concerning the historic nature of the property and restoration requirements. An appraisal was performed and the property with home and restrictions is valued at \$65,000.00 (PIN #13-35-100-016). The appraisal did not include an inside inspection of the home and does not reflect negative environmental conditions in its valuation. Due to the high costs associated with restoring the home, it is staff's recommendation the property be auctioned on the public surplus online auction website without a reserve. If approved, staff will contact local government agencies to offer right-of-first-refusal to maintain the land for public use. If no agencies are interested, local property owners and local historic preservation groups will be notified prior to a public auction being held.

FINANCIAL IMPACT:

Proceeds from the auction will be directed to the Land Acquisition Fund account number: 05-00-00-3041 - Miscellaneous Income.

RECOMMENDATION:

Staff recommend the Committee approve the approximate 0.932 acres of the property including the Breon residence within Big Rock Forest Preserve as presented.

ATTACHMENTS:

Big Rock Forest Preserve Location Map

Plat of survey for parcel

Photos