

# Ancel Glink

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December 7, 2009

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**Re: *Coryell v. Park District of La Grange* (Case No. 08 CH 44981; Appeal No. 09-2556)  
*In The Matter Of The Petition Of The Park District Of La Grange*  
(Case No. 09 CH 09421)**

Dear Sir/Madame:

The Park District of La Grange strives to provide all citizens of La Grange with improved and modernized recreational facilities and programs. To achieve those goals, the Park District requires substantial resources. That is why the Park District seeks to sell 2.82 acres of Gordon Park to ARP, in a deal that was approved by 4,312 La Grange voters in the November 2008 referendum. Consummation of the ARP deal would result in a benefit in excess of \$6 million to the Park District and the citizens of La Grange, in exchange for two small parcels of land that are not needed for purposes of Gordon Park. Moreover, the projected tax revenues that would flow from the ARP development, once completed, would total close to \$2 million per year. In other words, the Park District, the Village, the Library and the La Grange schools would receive millions of dollars of much needed revenue each year from land that currently generates no taxes whatsoever.

Unfortunately, it is now apparent that the Park District's efforts to secure approval of the ARP transaction and to achieve those substantial benefits will be bogged in litigation, both at the trial and appellate court levels. To be clear, the Park District fully believes in the merits of its position and is confident that, in the end, it would prevail in each action. Nevertheless, protracted litigation is expensive and distracting for the Park District and for the citizens of La Grange. Thus, the Park District seeks, through compromise and settlement, to bring each dispute to a close so

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that the Park District can dedicate its limited resources to the La Grange parks, Park District programs, Park District operations and, most importantly, the citizens of La Grange.

On Thursday, November 19, 2009, with the assistance of Judge Gillis, it appeared for the first time that the parties engaged in meaningful settlement dialogue. Unfortunately, the parties were unable to reach agreement. In further effort to bring the parties' disputes to a close, the Park District submits this final settlement offer which (i) addresses major concerns articulated by Objector and Mr. Coryell, and, at the same time, (ii) achieves some of the public benefits the Park District hoped to achieve before litigation ensued. Those settlement terms are as follows:

1. The Park District will sell to ARP only the .78 acres comprising "Parcel 2" of Gordon Park. The sale and this settlement would be contingent on the Park District and ARP agreeing to mutually acceptable sale terms for Parcel 2;
2. During ARP's construction of its development, the Park District will not seek to sell, through any means, Parcel 3 of Gordon Park;
3. The Park District will create an "acquisition and development fund" seeded with \$50,000 from the proceeds the Park District receives from the sale of Parcel 2. Further, the Park District will contribute at least \$10,000 annually to that fund, beginning the year tax revenue is received by the Park District from the completed ARP development, until such time as the Park District acquires, by whatever means, at least .78 acres to replace the amount of land that comprises Parcel 2. In the event that ARP does not complete its development, the Park District will have no obligation to acquire the .78 acres of land (or more) contemplated in this paragraph, contribute annually \$10,000 to the acquisition and development fund or use the initial \$50,000 contribution to the acquisition and development fund to acquire additional land;
4. The Park District will include Parcel 3 in its plans to improve Gordon Park. To that end, the Park District attaches hereto a revised site plan for Gordon Park that depicts proposed improvements to Parcel 3;
5. Mr. Coryell must agree to dismiss his appeal and Objector must agree to withdraw its objections to the sale of Parcel 2 and forgo any further proceedings with respect to Gordon Park and the ARP development;

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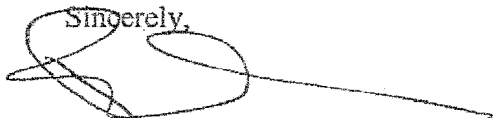
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6. Settlement is contingent on the Park District, Objector and Mr. Coryell executing a mutually acceptable settlement agreement; and
7. Settlement is contingent on the Circuit Court of Cook County, case no. 09 CH 09421, approving the Park District's sale of Parcel 2 to ARP pursuant to the Park Commissioners Land Sale Act.

As indicated, the Park District Board believes that settlement – the cornerstone of which is compromise – provides the parties with the best opportunity to achieve their respective interests, avoid the continued expensive and inconvenience of protracted litigation and immediately benefit the citizens of La Grange. To that end, the Park District Board has requested that Judge Gillis conduct another settlement conference, at her earliest convenience. This offer will remain open until that conference is completed. We hope that Objector and Mr. Coryell will participate in that conference in the spirit of the best interests of their fellow citizens. That said, should Objector and Mr. Coryell reject this reasonable offer and continue to prosecute their personal interests, the Park District remains prepared to prove its case to sell 2.82 acres of Gordon Park.

Please do not hesitate to contact John Shapiro or myself if you have any questions.

Sincerely,



Robert K. Bush

Enclosure

