



**Forest Preserve District of
Minutes of the Real Estate Committee**

Tuesday, June 9, 2015

9:15 AM

**Cook County Building, Board Room, 569
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Goslin, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (12)

Absent: Vice Chairman Gorman, Commissioners Fritchey, Gainer, García and Moore (5)

PUBLIC TESTIMONY

Chairman Murphy asked the Secretary to the Board to call upon the registered public speakers.

1. George Blakemore, Concerned Citizen

15-0397

COMMITTEE MINUTES

Approval of the minutes from the meeting of 4/14/2015

A motion was made by Commissioner Steele, seconded by Commissioner Sims, that this Committee Minutes be approved. The motion carried by the following vote:

Ayes: Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Goslin, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (12)

Absent: Vice Chairman Gorman, Commissioners Fritchey, Gainer, García and Moore (5)

15-0201

Presented by: ARNOLD L. RANDALL, General Superintendent

PROPOSED LICENSE REQUEST

Request: Requesting authorization for the Forest Preserve District of Cook County (“the Preserves”), as Licensor to grant a License to the Village of Oak Lawn and other Municipal Customers of the Oak Lawn Regional Water System, Grantee, to locate, operate and maintain a water transmission main in the Tinley Creek Preserves. Permission is now sought, upon satisfactory completion of all due diligence and negotiation of any and all relevant provisions as determined by the Preserves’ legal department, to enter into and execute the License. The request is for approximately 20,060 linear feet of new water main ranging in size from 24-inch diameter to 60-inch diameter to serve 12 southwest suburban communities. The communities are currently served by a single 40 year old 48-inch transmission main. The addition of a new 60-inch water transmission line will provide a looped system to increase capacity and provide redundancy in the event of a failure.

Impacts: The new pipeline will extend through the forest preserves for approximately 3.8 miles and require a license area of almost 7 acres, but will be routed primarily within an existing disturbed corridor occupied by a ComEd transmission line. Approximately 1.5 miles of paved trail will be directly impacted by construction.

Fees and Benefits: In addition to the license fee, the Grantee will pay an impact fee for temporary construction use of 35.6 acres, based on a daily proration of the license fee. Also, the Grantee will rebuild the impacted trail and approximately 2 miles of adjacent trail in order to avoid patchwork trail segments. The Grantee will also provide funding to reimburse the Forest Preserves for the ecologic restoration of 500 acres in the Tinley Creek Preserves. Finally, the Grantee will also provide funding for a construction management service to monitor construction for the FPCC. The current estimate of all fee associated with the issuance of this License is **\$3,944,795** as indicated below. However, due to the unique size and scope of this project these numbers may change based upon the length, size and duration of the work being conducted by the Grantee.

Impact and License Fees:	\$557,295.00
Ecologic Restoration Fees:	\$2,500,000.00
Construction Management Fees:	\$200,000.00
Estimated Value of Trail Repairs	\$687,500.00

Term: Continuous

License Fee: \$3,944,795.00, estimated total fees and other in-kind contribution for trail repairs, subject to change, includes fees for License/Impact, YELAR, Management, Land Restoration, and Trail Repair/Repaving.)

License Application Fee: \$500.00 (prev. paid)

YELAR Fee: \$3,400.00

Total one-time upfront fee of an amount to be determined will be for the term of the License (Sec. 5-2A-4 and 5-2B-4)

Tree Mitigation Fee: To be determined

The area of the License is: 6.882 Acres

Concurrence(s):

The Chief Financial Officer and Chief Attorney have approved this item.

Grantee has met the insurance requirements under the License Agreement.

The Forest Preserves staff has reviewed this license application and plans and has found them to be acceptable; therefore, it is recommended that the Forest Preserve District Board of Commissioners approve the issuance of this license.

District(s): 6 and 17

Legislative History: 5/19/15 FPD Board of Commissioners referred to the Real Estate Committee

A motion was made by Commissioner Daley, seconded by Commissioner Steele, that this License Request be deferred. The motion carried by the following vote:

Ayes: Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Goslin, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (12)

Absent: Vice Chairman Gorman, Commissioners Fritchey, Gainer, García and Moore (5)

15-0328

Presented by: ARNOLD L. RANDALL, General Superintendent

EASEMENT REQUEST

Request: Requesting authorization for the Forest Preserve District of Cook County (“the Preserves”) to grant a permanent easement to the Cook County Department of Transportation and Highways (CDOTH) at Bemis Woods for 4.634 acres or 201,858 square feet.

Reason: On 8/24/1928 the Cook County Board directed the Superintendent of Highways to prepare plans for the improvement and relocation of Wolf Road north of Ogden Avenue. Plans were prepared, approved by the Cook County Board and by State Highways, and in 1929 construction began, however there is no record of an easement grant for the road at its relocation. CDOTH is requesting the easement grant to rectify the situation and formally recognize the easement for public road at its current location.

The easement area is currently improved with a two to five lane roadway with median. The easement will also allow for construction of a bike path connection proposed by the Village of Western Springs.

The area for the permanent easement is 4.634 acres. CDOTH indicates that no trees are expected to be removed for this project.

Easement Fee: N/A

Tree Mitigation Fee: None

Concurrence(s):

The Chief Financial Officer and Chief Attorney have approved this item.

District(s): 17

Legislative History: 5/19/15 FPD Board of Commissioners referred to the Real Estate Committee

A motion was made by Commissioner Steele, seconded by Commissioner Suffredin, that this Easement Request be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Goslin, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (12)

Absent: Vice Chairman Gorman, Commissioners Fritchey, Gainer, García and Moore (5)

ADJOURNMENT

A motion was made by Commissioner Boykin, seconded by Commissioner Steele, that this meeting be adjourned. The motion carried by the following vote:

Ayes: Chairman Murphy, Commissioners Arroyo, Boykin, Butler, Daley, Goslin, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (12)

Absent: Vice Chairman Gorman, Commissioners Fritchey, Gainer, García and Moore (5)

Respectfully submitted,



Chairman



Secretary

*A video recording of this meeting is available at <https://fpdcc.legistar.com>