



**Forest Preserve District of Cook County
Board of Commissioners**

Minutes of the Real Estate Committee

Tuesday, October 18, 2022 9:00 AM Virtual meeting ATTENDANCE

Present: Absent:

Moore (excused), Gainer, S. Morrison (excused)

Anaya, Aguilar, Arroyo, Britton, Daley, Deer,
Degnen, Johnson, Lowry, Miller, Morrison,
Silvestri and Sims (13)

and Suffredin (4) **PUBLIC TESTIMONY**

Chairman Anaya asked the Secretary to the Board to call upon the registered public speakers, in accordance with Forest Preserves Code of Ordinances, Section 1-5-4.

No public speakers

[22-0463](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 09/20/2022

A motion was made by Commissioner Arroyo, seconded by Commissioner Britton, to approve 22-0463. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Morrison,
Silvestri and Sims (13)

Absent: Moore, Gainer, S. Morrison and Suffredin (4)

[22-0025](#)

Presented by: ARNOLD RANDALL, General Superintendent

EASEMENT REQUEST

Real Estate Committee Report October 18, 2022

Request: Requesting authorization for the Forest Preserves of Cook County (the "Forest Preserves") to grant a permanent easement to Illinois Department of Transportation ("IDOT") at Touhy Avenue over North Branch of

Chicago River for 0.266 acre or 11,587 square feet.

Reason: IDOT has requested three (3) permanent easements on the north and south side of Touhy Avenue and the Forest Preserves land immediately adjacent to the North Branch of the Chicago River. The project is proposed to improve aging bridge and road infrastructure, as well as improve pedestrian safety along Touhy Avenue.

As part of the planned bridge replacement, IDOT will expand the existing 5-wide sidewalk on the north side of the bridge to become a 15-foot sidepath to improve safety for North Branch Trail users crossing the bridge. The trail crossing improvements will also include ADA upgrades and replacement of a traffic signal that is currently the Forest Preserves' jurisdiction. The Forest Preserves is responsible for annual maintenance costs (currently exceeding \$5,000.00) as well as replacement costs for a new signal (valued at \$287,500.00). The Village of Niles has approved an intergovernmental agreement with IDOT to accept responsibility for traffic signal ownership, replacement and maintenance costs. IDOT is seeking donation of easements and waiver of tree mitigation and related fees due to the proposed trail safety and financial benefits to the Forest Preserves.

The area for the permanent easement is 11,587 square feet or 0.266 acre. IDOT indicates that twenty-three (23) trees are expected to be removed for this project.

Easement Fee: Estimated \$31,200.00 (waived)

Tree Mitigation Fee: Estimated \$81,850.00 (waived)

Concurrence(s):

The Chief Financial Officer has approved this item. Final easement is subject to legal review and approval.

District(s): 13

A motion was made by Commissioner Arroyo, seconded by Commissioner Britton, to approve 22-0025. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri and Sims (13)

Absent: Moore, Gainer, S. Morrison and Suffredin (4)

[22-0368](#)

Presented by: ARNOLD RANDALL, General Superintendent

Request: Requesting authorization for the Forest Preserves of Cook County (the "Forest Preserves"), as Licensor to grant a License to Nicor Gas Company, Grantee, to locate, operate and maintain natural gas pipeline on Lee Road, 1,039 feet of which is new replacement pipe and an additional 1,759 feet of existing pipe, all of which were included in License #279 issued in 1946.

Term: Ten (10) years

License Fee: \$88,641.87

License Application Fee: \$1,500.00

License Review Fee: \$3,000.00

YELAR Fee: \$6,900.00

Additional Fee: \$16,000.00. This fee is to support ecological work in Chipilly Woods.

Total one-time upfront fee of \$116,041.87 for the term of the License

Tree Mitigation Fee: N/A

The area of the License is: 0.9635 acre

Concurrence(s):

The Chief Financial Officer has approved this item. Final license agreement is subject to legal review and approval.

Grantee will be required to meet the insurance requirements under the License Agreement.

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

District(s): 14

A motion was made by Commissioner Arroyo, seconded by Commissioner Britton, to approve 22-0368. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri and Sims (13)

Absent: Moore, Gainer, S. Morrison and Suffredin (4)

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”), as Licensor to grant a License to Nicor Gas Company, Grantee, to locate, operate and maintain natural gas pipeline along Belmont Avenue and Forest Preserve Avenue, 1,085 feet of which is new replacement pipe and an additional 3,518 feet of existing pipe, all of which were included in license (#178) approved in 1949.

Term: Ten (10) years

License Fee: \$145,825.07

License Application Fee: \$1,500.00

License Review Fee: \$3,000.00

YELAR Fee: \$6,900.00

Additional Fee: \$25,000.00. This fee is to support restoration work at Che Che Pin Qua Woods and other locations in the Des Plaines River corridor.

Total one-time upfront fee of \$182,225.07 for the term of the License

Tree Mitigation Fee: N/A

The area of the License is: 1.5851 acres

Concurrence(s):

The Chief Financial Officer has approved this item. Final license agreement is subject to legal review and approval.

Grantee will be required to meet the insurance requirements under the License Agreement.

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

District(s): 8

A motion was made by Commissioner Arroyo, seconded by Commissioner Britton, to approve Page 4 of 5

Real Estate Committee Committee Report October 18, 2022

22-0369. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri and Sims (13)

Absent: Moore, Gainer, S. Morrison and Suffredin (4)

ADJOURNMENT

A motion was made by Commissioner Arroyo, seconded by Commissioner Britton, to adjourn. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri and Sims (13)

Absent: Moore, Gainer, S. Morrison and Suffredin (4)

Respectfully submitted,

A handwritten signature in black ink that reads "Lynne M. Turner". The signature is written in a cursive, flowing style.

Chairman Secretary

A complete record of this meeting is available at <https://fpdcc.legistar.com>.