



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

Real Estate Committee

Tuesday, December 17, 2024

9:30 AM

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

Issued On: 12/11/2024

NOTICE AND AGENDA

There will be a meeting of the committee or subcommittee of the Forest Preserve District of Cook County Board of Commissioners at the date, time and location listed above.

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have registered, with the Secretary, to speak 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://fpdcc.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, Illinois or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each virtual speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at: <https://www.cookcountyil.gov/service/watch-live-board-proceedings>, or in a viewing area at 69 W. Washington Street, 22nd Floor, Conference Room F, Chicago, Illinois. Persons authorized to provide public testimony shall not use vulgar, abusive, discriminatory, profane, or otherwise inappropriate language when addressing the Board; failure to act appropriately, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

[24-0528](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 11/19/2024

[24-0414](#)

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED CONTRACT AMENDMENT

Department(s): Department of Planning and Development

Vendor: Glencoe Golf Course, Glencoe, Illinois (“GGC”) and the Village of Glencoe, Glencoe, Illinois (the “Village”)

Request: Authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to amend contract

Good(s) or Service(s): Agreement relating to the use of Forest Preserves property for golf course purposes, including construction of a new clubhouse building complex, by GGC and/or the Village.

Original Contract Period: Continuous term from 1922 with no termination date; amended per Board Item No. 17-0138 (June 6, 2017) to add termination twenty (20) years from effective date of amendment (June 15, 2037) with an option to extend for up to twelve (12) years if the Village was able to obtain financing for improvements (i.e., June 14, 2049). The Village was able to obtain financing pursuant to a referendum approved by Glencoe voters on April 4, 2023.

Proposed Contract Period Extension: June 15, 2037 to June 14, 2049

Total Current Contract Amount Authority: N/A

Original Approval: N/A

Previous Increase(s): N/A

This Increase Requested: N/A

Estimated Fiscal Impact: N/A (Revenue Generating). Revenue expected:

1. *Annual Payment.* GGC shall continue to pay the Forest Preserves an annual payment in an amount that is equal to the greater of (1) \$62,500.00 or (2) 3.6% of the annual gross revenue generated by GGC from golf course operations during the immediately preceding year.
2. *Tree Mitigation.* Tree mitigation fees for removal of thirty-two (32) trees within the modified

clubhouse complex boundary in an amount equal to a minimum of \$349,108.21. In practice, more trees may need to be removed than originally estimated. Any increase in the tree mitigation fee will be in accordance with the Tree Mitigation Plan (Board Item No. 20-0279) and if such increase is more than 20% of the original estimate, then approval will be sought from the Forest Preserves of Cook County Board of Commissioners.

3. *Additional Restoration.* \$25,000 for additional ecological restoration of approximately 5 acres of unmanaged woodland adjacent to Green Bay Road within five (5) years of the effective date of the amendment.

No permit or license fee, including special use permit fees for alcohol, are to be paid by GGC or the Village to the Forest Preserves with respect to golf course operations.

Accounts: 51001.411217 Golf Fees

Contract Number(s): N/A

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

District(s): 13

Summary: In 1922, the Forest Preserves and GGC entered into an agreement relating to the use and operation of certain property comprising approximately 66 acres of Forest Preserves property as part of a public golf course to which both the Forest Preserves and the Village of Glencoe each contributed land. In 2017, the Forest Preserves renegotiated the original agreement to (1) revise the financial consideration that GGC should pay to the Forest Preserves, and (2) establish a termination date for the use by GGC of Forest Preserves property. The 2017 amendment also contemplated the potential future construction of a new clubhouse building and related improvements within a specified clubhouse complex boundary included as Exhibit B to the 2017 amendment.

The proposed second amendment would modify the previously agreed upon clubhouse complex boundary and include a stormwater retention system. The proposed new boundary lines may be slightly modified upon completion of a survey. The new clubhouse will focus on sustainability features, including, without limitation:

1. The clubhouse will be constructed to meet or exceed the Leadership in Energy and Environmental Design (LEED) Silver Certification standards as established by the U.S. Green Building Council (USGBC);
2. All glass installed on the building's exterior, including windows, facades, and any other transparent or reflective surfaces, shall meet bird-friendly design standards to reduce the risk

- of bird collisions and resultant fatalities;
3. The clubhouse shall use sustainably sourced and recycled materials wherever and whenever practical; and
 4. The surrounding landscaping shall incorporate the use of native plants for 75% or more of new plantings.

In addition, GGC and the Village have agreed: (1) to installation of Forest Preserves-branded signage near the main entrance driveway to the new clubhouse complex; (2) to cooperate with Forest Preserves staff to expand programs to advance the Forest Preserves Racial Equity, Diversity and Inclusion policies; and (3) to provide a kiosk in the new clubhouse for Forest Preserves program information and materials. As is typical for these sorts of arrangements, the Forest Preserves owns all structures located on Forest Preserves property. However, in the event of a casualty event, it will be in the Village's discretion on whether to rebuild the clubhouse. In addition, the Village will have the right to tear down the new clubhouse at its discretion, provided that the Forest Preserves shall first be given the option to take over management and maintenance of the clubhouse. Under the agreement, the Forest Preserves shall have no responsibility or liability for any non-compliance with applicable state or local laws concerning the Forest Preserves property.

Legislative History : 11/19/24 - FPD Board of Commissioners - refer to the Real Estate Committee

[24-0465](#)

Presented by: EILEEN FIGEL, Interim General Superintendent

PROPOSED AGREEMENT

Vendor: Kar Rack Corp. D/B/A Eden Lanes Bowling Alley, Westchester, Illinois

Request: Requesting authorization for the Forest Preserves of Cook County (the "Forest Preserves") to enter into an agreement

Reason: Eden Lanes Bowling Alley ("Eden Lanes") currently sits on a parcel surrounded by the Forest Preserves' Westchester Woods. A portion of Eden Lanes' parking lot and driveway pavement rests on a part of the Forest Preserves' parcel to the east of the business. In the Fall of 2012, the Forest Preserves' Board of Commissioners authorized the Forest Preserves to accept a donation of land from the owner of Eden Lanes in exchange for the granting of a license to operate and maintain that driveway and parking lot on Forest Preserves property (See Board Communication No. 12REAL0005). That license expired.

The Forest Preserves requests the authority to issue a new agreement for Eden Lanes to continue to utilize the portion of the parking lot and driveway over Forest Preserves land. The proposed agreement would allow for this nonexclusive parking, access, and maintenance by Eden Lanes after the payment of the one-time parking permit fee below. The agreement would not be assignable, and Eden Lanes would indemnify the Forest Preserves and maintain proper insurance throughout the agreement's term.

The Forest Preserves would also reserve the right to terminate the agreement for any public safety and nuisance issues occurring on the parking lot and driveway. The Forest Preserves has a right of first refusal for the property on which Eden Lanes currently sits, as the Forest Preserves had the same right under the license authorized in 2012.

Contract Period: 12/18/2023 (retroactive) - 12/17/2033

Estimated Fiscal Impact: N/A (revenue generating). One-time permit fee of \$15,415.70 to be paid no later than 12/15/2024

Account(s): Miscellaneous Income 51001.411467

Concurrence(s): The Chief Financial Officer has approved this item. Final agreement is subject to legal review and approval.

District(s): 16

Legislative History : 11/19/24 - FPD Board of Commissioners - refer to the Real Estate Committee



Secretary

Chair: Anaya

Vice-Chair: Moore

Members: Committee of the Whole