



**Forest Preserve District of Cook County**

**Real Estate Committee Report**

**Tuesday, June 17, 2014**

**9:00 AM**

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

**SECTION 1**

**ATTENDANCE**

**Present:** Chairman Murphy, Vice Chair Gorman, Commissioners Butler, Collins, Daley, García, Goslin, Moore, Schneider, Silvestri, Sims, Steele, Suffredin and Tolbolski (14)

**Absent:** Commissioners Fritchey, Gainer and Reyes, (3)

**PUBLIC TESTIMONY**

**Chairman Murphy asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107(dd)**

- 1. Rick Adler, Concerned Citizen**
- 2. Steve Knaus, Concerned Citizen**
- 3. Scott Vinson, Concerned Citizen**
- 4. George Blakemore, Concerned Citizen**

**14-0170**

**PROPOSED RESOLUTION**

**Sponsored by: LARRY SUFFREDIN, Cook County Commissioner**

**A Resolution Opposing the United States Army Corps of Engineers Proposed Use of the Fullerton Woods and Harry Semrow Golf Driving Range for Stormwater Management**

**WHEREAS**, in August of 2013, the United States Army Corps of Engineers (“U.S. Army Corps”) issued an Integrated Feasibility Report and Environmental Assessment for the Upper Des Plaines River and Tributaries of Illinois and Wisconsin (the “Report”);

**WHEREAS**, the Report sought to create a comprehensive plan for addressing flooding and stormwater along the Des Plaines River; and

**WHEREAS**, the Report proposed a variety of remediation measures along the Des Plaines river, including the creation of a reservoir within the Aptakisic Creek watershed, in Lake County, Illinois, near the Village of Buffalo Grove; and

**WHEREAS**, in October, 2013, the Village of Buffalo Grove passed a resolution opposing the siting of the reservoir at Aptakisic Creek; and

**WHEREAS**, the U.S. Army Corps issued a “Documentation of Changes to the Draft Integrated Feasibility Report and Environmental Assessment” (the “Documentation of Changes”) in response to the Village of Buffalo Grove’s resolution;

**WHEREAS**, the Documentation of Changes removed the proposal for a reservoir within the Aptakisic Creek watershed and proposed the creation of two reservoirs at Fullerton Woods and the Harry Semrow Driving Range within the Forest Preserve District of Cook County; and

**WHEREAS**, the Board of Commissioners of the Forest Preserve District of Cook County were never presented with and have not ruled upon the proposal within the Documentation of Changes;

**WHEREAS**, the proposed creation of the reservoirs is not supported as a land use under law and is against the mission and land use policies of the Forest Preserve District of Cook County; and

**NOW THEREFORE BE IT RESOLVED**, that the Real Estate Committee of the Forest Preserve District of Cook County Board of Commissioners convene a public hearing to discuss the proposed creation of reservoirs at Fullerton Woods and the Harry Semrow Driving Range; and

**BE IT FURTHER RESOLVED**, that the Superintendent of the Forest Preserve District of Cook County, and/or his designee, report to the Real Estate Committee of the Forest Preserve District of Cook County Commissioners on the proposed reservoirs; and

**BE IT FURTHER RESOLVED**, that the Board of Commissioners of the Forest Preserve District of Cook County will investigate the creation of reservoirs at Fullerton Woods and the Harry Semrow Golf Driving Range; and

**BE IT FURTHER RESOLVED**, that an official copy of this Resolution be tendered to the United States Army Corps of Engineers.

**Legislative History:** 3/11/14 FPD Board of Commissioners adopted as amended.  
3/11/14 FPD Board of Commissioners referred to the Real Estate Committee  
4/8/14 FPD Real Estate Committee deferred

**A motion was made by Commissioner Suffredin, seconded by Commissioner Goslin, that this Resolution be recommended for deferral. The motion carried by the following vote:**

**Aye:** Chairman Murphy, Vice Chair Gorman, Commissioners Butler, Collins, Daley, García, Goslin, Moore, Schneider, Silvestri, Sims, Steele, Suffredin and Tolbolski (14)

**Absent:** Commissioners Fritchey, Gainer and Reyes, (3)

**14-0239**

**PROPOSED LICENSE REQUEST**

**Request:** Requesting authorization for the Forest Preserve District of Cook County (the “Preserves”), as Licensor to grant a License to Nicor Gas Company, Grantee, to locate, operate and maintain a 2-inch natural gas main to connect and extend an existing 2-inch gas main in the area. The installation will provide a loop in the system, which will assist in providing reliable and efficient gas service to the area, including the Preserves’ Police facility. The natural gas main extension will be located in the existing right of way of 31st Street in front of the Preserves’ Police Headquarters at 1 Aloha Lane.

**Term:** 10 years

**License Fee:** \$4,683.20

**License Application Fee:** \$1,000.00

**YELAR Fee:** \$3,400.00 Total one-time upfront fee of \$9,083.20 for the term of the License (Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** None

**The area of the License is:** 0.069 Acre(s)

**Concurrence(s):**

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

Grantee has met the insurance requirements under the License Agreement.

Forest Preserves’ staff have reviewed this license application and related documents, have found them to be acceptable, and recommends the Board of Forest Preserve District Commissioners approve the issuance of this license.

**District(s):** 16

**Legislative History:** 5/20/14 FPD Board of Commissioners referred to the Real Estate Committee.

**A motion was made by Commissioner Tobolski, seconded by Commissioner Sims, that this License Request be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman Murphy, Vice Chair Gorman, Commissioners Butler, Collins, Daley, García, Goslin, Moore, Schneider, Silvestri, Sims, Steele, Suffredin and Tolbolski (14)

**Absent:** Commissioners Fritchey, Gainer and Reyes, (3)

**PROPOSED LICENSE REQUEST**

**Request:** Requesting authorization for the Forest Preserve District of Cook County (the “Preserves”), as Licensor to grant a License to Metropolitan Water Reclamation District of Greater Chicago, Chicago, Illinois, Grantee, to locate, operate and maintain a backflow preventer on Preserves property. The device will be attached to an existing IDOT outfall located in the right of way along Dundee Road in the Deer Grove East Preserve. The installation is part of a project to reduce flooding in Palatine by redirecting overland flow to a proposed storm sewer on Palatine Park District property. The proposed project will reduce overland flow to the Preserves during larger rain events by redirecting the flow to the storm sewer on Palatine Park District property. The project will not increase flood heights on Preserves property and does not require compensatory storage. No trees will be impacted by the installation.

**Term:** Continuous

**License Fee:** \$3,400.00

**License Application Fee:** \$500.00

**YELAR Fee:** \$3,400.00 Total one-time upfront fee of \$7,300.00 for the term of the License that otherwise would be paid, shall not be required by the Board of /commissioners for this License, considering the substantial benefit the proposed backflow preventer provides to the Forest Preserves as noted by Forest Preserve Staff. (Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** None

**The area of the License is:** 0.005Acre(s)

**Concurrence(s):**

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

Grantee has met the insurance requirements under the License Agreement.

Forest Preserves’ staff has reviewed this license application and related documents, have found them to be acceptable and recommends the Board of Forest Preserve District Commissioners approve the issuance of this license.

**District(s):** 14

**Legislative History:** 5/20/14 FPD Board of Commissioners referred to the Real Estate Committee.

**A motion was made by Commissioner Suffredin , seconded by Commissioner Silvestri, that this License Request be approved as amended. The motion carried by the following vote:**

**Aye:** Chairman Murphy, Vice Chair Gorman, Commissioners Butler, Collins, Daley, García, Goslin, Moore, Schneider, Silvestri, Sims, Steele, Suffredin and Tolbolski (14)

**Absent:** Commissioners Fritchey, Gainer and Reyes, (3)

**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 Winnetka, Illinois, Grantee, to locate, operate and maintain 9-foot by 5-foot concrete box culvert under Tower Road to the Tower Road Lagoon (south of Tower Road, east of Forestway Drive). The new culvert will replace an existing 36-inch storm sewer at the same location, which severely restricts flow going into the pond. The installation will allow fuller utilization of the design capacity of the existing lagoon. As part of this project, the Village will stabilize the lagoon banks with 3:1 slopes, emergent plants and wet prairie plants, and restore the encroachment area with low profile grasses. A few low value trees impacted by this project will be replaced with new trees within the restoration area. The Village will manage the restoration area for 5 years to establish the new plantings. No increase in size or other changes to the lagoon are proposed.

**Term:** Continuous

**License Fee:** \$3,400.00

**License Application Fee:** \$500.00

**YELAR Fee:** \$3,400.00 Total one-time upfront fee of \$7,300.00 for the term of the License (Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** None

**The area of the License is:** 0.046 Acre(s)

**Concurrence(s):**

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

Grantee has met the insurance requirements under the License Agreement.

Forest Preserves’ staff has reviewed this license application and related documents, have found them to be acceptable and recommends the Board of Forest Preserve District Commissioners approve the issuance of this license.

**District(s):** 14

**Legislative History:** 5/20/14 FPD Board of Commissioners referred to the Real Estate Committee.

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

**Aye:** Chairman Murphy, Vice Chair Gorman, Commissioners Butler, Collins, Daley, García, Goslin, Moore, Schneider, Silvestri, Sims, Steele, Suffredin and Tolbolski (14)

**Absent:** Commissioners Fritchey, Gainer and Reyes, (3)

**ADJOURNMENT**

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

**Aye:** Chairman Murphy, Vice Chair Gorman, Commissioners Butler, Collins, Daley, García, Goslin, Moore, Schneider, Silvestri, Sims, Steele, Suffredin and Tolbolski (14)

**Absent:** Commissioners Fritchey, Gainer and Reyes, (3)

**SECTION 2**

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTERS NAMED HEREIN**

File Id Number 14-0170  
File Id Number 14-0239  
File Id Number 14-0240

Recommended for Deferral  
Recommended for Approval  
Recommended for Approval As  
Amended

File Id Number 14-0241

Recommended for Approval

Respectfully submitted,

  
Chairman

  
Secretary

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