



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

**Minutes of the Real Estate Committee**

**Tuesday, May 21, 2019**

**9:45 AM**

**River Trail Nature Center  
3120 Milwaukee Ave, Northbrook,**

**ATTENDANCE**

**Present:** Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri, Suffredin and Tobolski (13)

**Absent:** Moore, Deer, Gainer and Sims (4)

**PUBLIC TESTIMONY**

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

No Speakers

[19-0277](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 4/23/2019

**A motion was made by Commissioner Silvestri, seconded by Commissioner Suffredin, to approve 19-0277. The motion carried by the following vote:**

**Ayes:** Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri, Suffredin and Tobolski (13)

**Absent:** Moore, Deer, Gainer and Sims (4)

[19-0213](#)

**Presented by:** ARNOLD RANDALL, General Superintendent

**PROPOSED LICENSE REQUEST**

**Request:** Authorization for the Forest Preserves of Cook County (the “Forest Preserves”), as Licensor to grant a License to the Illinois State Archaeological Survey (“ISAS”), a subset of the University of Illinois, Grantee, to locate, operate and maintain approximately 200 square feet of workspace in the property commonly known as Rolling Knolls Pavilion, 11N260 Rohrssen Road, Elgin, Illinois. ISAS provides technical support and guidance for the Forest Preserves to maintain compliance with state archaeological resource laws. ISAS also provides expertise for assessing our cultural resources and provides interpretation of the history of Cook County for public displays and events. Its location at Rolling Knolls provides better access to the Forest Preserves for technical projects, and a venue for public outreach programs.

**Term:** Date of execution through 12/31/2022

**License Fee:** \$0.00

**License Application Fee:** \$0.00

**YELAR Fee:** Waived

Total one-time upfront fee of N/A for the term of the License  
(Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** N/A

**The area of the License is:** Approximately 200 square feet of workspace in the property commonly known as Rolling Knolls Pavilion, 11N260 Rohrssen Road, Elgin, Illinois.

**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 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):** 15

**A motion was made by Commissioner Daley, seconded by Commissioner Suffredin, to recommend for approval 19-0213. The motion carried by the following vote:**

**Ayes:** Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri, Suffredin and Tobolski (13)

**Absent:** Moore, Deer, Gainer and Sims (4)

[19-0217](#)

**Presented by:** ARNOLD RANDALL, General Superintendent

**EASEMENT REQUEST**

**Request:** Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to grant permanent and temporary easements to the Chicago Department of Transportation (“CDOT”) at Foster Avenue and the northbound Edens Expressway on-ramp at LaBagh Woods Forest Preserve. CDOT is requesting 0.019 acre of permanent easement and 0.029 acre of temporary easement or 825 square feet of permanent easement and 1,279 square feet of temporary easement.

**Reason:** CDOT requests a permanent easement for sidewalk construction and temporary easement for grading purposes in conjunction with intersection improvements on Foster Avenue at the northbound on-ramp for the Edens Expressway. The intersection improvements are part of a \$60 million retail development project on the south side of Foster Avenue. The intersection improvements include turn lanes, traffic signals and crosswalks. The new sidewalk, signals, and crosswalks will provide improved pedestrian access to LaBagh Woods.

**Easement Fee:** \$8,000.00 for the permanent easement and \$4,000.00 for the temporary easement for a total of \$12,000.00, based on appraised market value.

**Tree Mitigation Fee:** None

**Concurrence(s):**

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

**District(s):** 12

**A motion was made by Commissioner Daley, seconded by Commissioner Suffredin, to recommend for approval 19-0217. The motion carried by the following vote:**

**Ayes:** Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri, Suffredin and Tobolski (13)

**Absent:** Moore, Deer, Gainer and Sims (4)

[19-0221](#)

**Presented by:** ARNOLD RANDALL, General Superintendent

**PROPOSED LICENSE AMENDMENT REQUEST**

**Request:** Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”), as Licensor to amend a License to the Village of Burr Ridge (“Burr Ridge”), Grantee, to locate, operate and maintain a 36-inch watermain. Burr Ridge has an existing 36-inch water main under License No. 1625 granted by the Forest Preserves in 1996. Part of water main is proposed to be relocated approximately 60 feet to the southeast due to the Illinois Tollway’s Mile Long Bridge reconstruction project (Board Agenda Item 19-0185). The relocation route includes 154 more linear feet than the existing license route. The license will be amended to show the new location along with an additional 154 feet of water main.

**Term:** Continuous

**License Fee:** \$4,560.61

**License Application Fee:** \$3,500.00

**YELAR Fee:** \$6,450.00

Total one-time upfront fee of \$14,510.61 for the term of the License  
(Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** None

**The area of the License is:** 154 linear feet of additional water main at a standard license area of 15 feet for a total of 2,310 square feet, or 0.05 acre.

**Concurrence(s):**

The Chief Financial Officer has approved this item. Final amendment, including any required insurance, is subject to legal review and approval.

The Forest Preserves staff have reviewed the plans associated with this license amendment 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 amendment.

**District(s):** 17

**A motion was made by Commissioner Daley, seconded by Commissioner Suffredin, to recommend for approval 19-0221. The motion carried by the following vote:**

**Ayes:** Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri, Suffredin and Tobolski (13)

**Absent:** Moore, Deer, Gainer and Sims (4)

[19-0222](#)

**Presented by:** ARNOLD RANDALL, General Superintendent

**PROPOSED LICENSE AMENDMENT REQUEST**

**Request:** Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”), as Licensor to amend a License to Wood River Pipelines, LLC (“Wood River”), Grantee, to locate, operate and maintain a 14-inch petroleum pipeline. Wood River has an existing 14-inch petroleum pipeline under License No. 868 granted by the Forest Preserves in 1971. Part of pipeline is proposed to be relocated and extended approximately 409 feet due to the Illinois Tollway’s Mile Long Bridge reconstruction project (Board Agenda Item 19-0185). The current license expires on September 7, 2021. The license will be renewed/amended for a ten (10) year term for the entire length of the pipeline in the Forest Preserves, including the additional 409 feet of new pipeline, at the current on-time renewal rate.

**Term:** Ten (10) Years

**License Fee:** \$17,324.38

**License Application Fee:** \$3,500.00

**YELAR Fee:** \$6,450.00

Total one-time upfront fee of \$27,274.38 for the term of the License (Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** None

**The area of the License is:** 0.40 Acre

**Concurrence(s):**

The Chief Financial Officer has approved this item. Final amendment, including any required insurance, is subject to legal review and approval.

The Forest Preserves staff have reviewed the plans associated with this license amendment 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 amendment.

**District(s):** 17

**A motion was made by Commissioner Daley, seconded by Commissioner Suffredin, to recommend for approval 19-0222. The motion carried by the following vote:**

**Ayes:** Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri, Suffredin and Tobolski (13)

**Absent:** Moore, Deer, Gainer and Sims (4)

[19-0232](#)

**Presented by:** ARNOLD RANDALL, General Superintendent

**RIGHT OF ENTRY AGREEMENT**

**Department(s):** Planning and Development

**Vendor:** United States of America, Department of the Army (the “Army”)

**Request:** Authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to enter into and execute

**Good(s) or Service(s):** Right of Entry Agreement is for the Army to survey, make test borings, and carry out other exploratory work on Forest Preserves property as may be necessary in connection with the Army’s proposed work with the McCook Levee. The McCook Levee is an existing levee along the Des Plaines River which reduces the risk of flooding in the communities of McCook, Lyons, and Summit, Illinois.

**Contract Value:** N/A

**Contract period:** Six (6) months from the date of full execution

**Estimated Fiscal Impact:** None

**Accounts:** N/A

**Contract Number(s):** N/A

**Concurrences:**

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

Forest Preserves staff have reviewed the plans associated with this proposed right of entry agreement and have found them to be acceptable; therefore, it is recommended that the Forest Preserves of Cook County Board of Commissioners approve this proposed agreement.

**District(s):**16

**Summary:** The Army plans to do soil borings and other exploratory work on both property owned by the Forest Preserves and property owned by Metropolitan Water Reclamation District (“MWRD”) and leased to the Forest Preserves. For property directly owned by the Forest Preserves, the Army is requiring the execution of a Right of Entry Agreement. Under such Right of Entry Agreement, the Forest Preserves is forgoing its standard fees as well as standard agreement terms such as insurance and indemnification. However, the Forest Preserves will require MWRD to complete a Construction Access Permit with all of the Forest Preserves standard terms, excluding fees. This waiver of fees is consistent with the Memorandum of Understanding between the Forest Preserves and MWRD approved by the Forest Preserves of Cook County Board of Commissioners on May 11, 2017.

**A motion was made by Commissioner Arroyo, seconded by Commissioner Silvestri, to accept a substitute 19-0232. The motion carried by the following vote:**

**Ayes:** Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri, Suffredin and Tobolski (13)

**Absent:** Moore, Deer, Gainer and Sims (4)

[19-0232](#)

**Presented by:** ARNOLD RANDALL, General Superintendent

## **PROPOSED SUBSTITUTE - ITEM 19-0232 (RIGHT OF ENTRY AGREEMENT)**

### **RIGHT OF ENTRY AGREEMENT**

**Department(s):** Planning and Development

**Vendor:** United States of America, Department of the Army (the “Army”)

**Request:** Authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to enter into and execute

**Good(s) or Service(s):** Right of Entry Agreement is for the Army to survey, make test borings, and carry out other exploratory work on Forest Preserves property as may be necessary in connection with the Army’s proposed work with the McCook Levee. The McCook Levee is an existing levee along the Des Plaines River which reduces the risk of flooding in the communities of McCook, Lyons, and Summit, Illinois.

**Contract Value:** N/A

**Contract period:** Six (6) months from the date of full execution

**Estimated Fiscal Impact:** None

**Accounts:** N/A

**Contract Number(s):** N/A

**Concurrences:**

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

Forest Preserves staff have reviewed the plans associated with this proposed right of entry agreement and have found them to be acceptable; therefore, it is recommended that the Forest Preserves of Cook County Board of Commissioners approve this proposed agreement.

**District(s):** 16

**Summary:** The Army plans to do soil borings and other exploratory work on both property owned by the Forest Preserves and property owned by Metropolitan Water Reclamation District (“MWRD”) and leased to the Forest Preserves. For property directly owned by the Forest Preserves, the Army is requiring the execution of a Right of Entry Agreement. Under such Right of Entry Agreement, the Forest Preserves is forgoing its standard fees as well as standard agreement terms such as insurance and indemnification. In the event of damage to Forest Preserves real property, the United States government will, at its option, either repair such damage or make an appropriate settlement with the Forest Preserves.

**A motion was made by Commissioner Arroyo, seconded by Commissioner Degnen, to recommend for approval as substituted 19-0232. The motion carried by the following vote:**

**Ayes:** Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri, Suffredin and Tobolski (13)

**Absent:** Moore, Deer, Gainer and Sims (4)

**ADJOURNMENT**

**A motion was made by Commissioner Tobolski, seconded by Commissioner Daley, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** Morrison, Anaya, Arroyo, Britton, Daley, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri, Suffredin and Tobolski (13)

**Absent:** Moore, Deer, Gainer and Sims (4)



Respectfully submitted,



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Vice Chairman



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Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.