



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

**Real Estate Committee**

**Tuesday, November 15, 2022**

**9:30 AM**

**Cook County Building, Board Room,  
118 North Clark Street, Chicago, Illinois  
(Board Room Closed to Public -  
Meeting Virtual for Public)**

**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 virtual public speaker shall only be granted to those individuals who have submitted in writing, their name, email address, phone number, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized virtual public speakers may speak live from the Commissioners reception area at 118 N. Clark Street, 5th Floor, Chicago, IL 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 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, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, 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.

**22-0506**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 10/18/2022

[22-0437](#)

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

**Sponsored by:** LARRY SUFFREDIN, Forest Preserve District of Cook County Board of Commissioners

**PROPOSED INTERGOVERNMENTAL AGREEMENT**

**Department:** Department of Planning and Development

**Other Part(ies):** Village of Winnetka, Illinois

**Request:** Authorization to enter into an Intergovernmental License Agreement regarding a Stormwater Management Wetlands Project in the Skokie Lagoons Preserves, south of Willow Road.

**Goods or Services:** Village of Winnetka (“the Village”) would like to use approximately 15.4 acres of Preserves property to construct, operate, and maintain Stormwater Management Wetlands Project.

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

**Agreement Period:** Forty (40) years with automatic one (1) year renewals with an option to renew for an additional forty (40) year term with no additional license fees, subject to future approval by the Board of Commissioners

**Fiscal Impact:** N/A (revenue generating)

**License Fees:** \$1,105,704.00

**License Application Fee:** \$500.00

**YELAR Fee:** \$3,600.00

**Additional Fees:** The Village has agreed to one-time payments of \$500,000.00 for ecological restoration and \$250,000.00 for visitor amenities at Skokie Lagoons near the Village at the time of payment of tree mitigation fees.

Total one-time upfront fee of \$1,859,804.00 for the term of the license

**Tree Mitigation Fees:** \$1,248,656.54

**Accounts:** N/A

**District(s):** 13

**Summary:** The proposed Stormwater Management Wetlands Project consists of an open-water feature, wetlands and sedge meadow. The project will provide an additional 74 acre-feet of stormwater storage on Forest Preserves of Cook County land as part of a comprehensive stormwater plan that includes a variety of additional conveyance, storage, and green infrastructure facilities. The Village will provide water quality improvement measures upstream of discharge points onto the Forest Preserves and provide water quality monitoring. Other basic terms of the agreement are in keeping with a 2017 Memorandum of Understanding (“MOU”) that was approved by the Forest Preserves of Cook County Board of Commissioners on July 20, 2017 (Board Item No. 17-0230). The MOU required the Village to obtain approval from other local units of government controlling open spaces to be used for stormwater storage, conveyance or water quality improvements, including the Winnetka Park District, Winnetka School District 36 and New Trier High School District. Roughly 55% of storage capacity will be built upstream of Forest Preserve land. In addition to payment of license and tree mitigation fees, the Village has agreed to additional payments of \$500,000.00 for ecological restoration and \$250,000.00 for visitor amenities in Skokie Lagoons and has agreed to pay directly for costs associated with a Construction Inspector/Owner’s Representative selected by the Forest Preserves over the term of the construction period. The project would also benefit forest preserve land by reducing the area and frequency of inundation after flood events, improve the quality of water flowing onto the property, require water quality monitoring by the Village and result in wetland mitigation on over 50 acres on other Forest Preserve land at a cost to the Village of \$2.2 million.

**Legislative History :** 10/18/22 - FPD Board of Commissioners - refer to the Real Estate Committee

[22-0438](#)

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

#### **PROPOSED INTERGOVERNMENTAL AGREEMENT**

**Department:** Department of Planning and Development

**Other Part(ies):** Village of Niles, Illinois

**Request:** Authority for the Forest Preserves of Cook County (the “Forest Preserves”) to enter into an

Intergovernmental Agreement (“IGA”) with the Village of Niles, Illinois (“Niles”).

**Goods or Services:** Niles is requesting an IGA to provide signage and landscaping improvements at the entrance to a paved trail spur connection from Caldwell Avenue to the North Branch Trail through the Bunker Hill Forest Preserve. The site improvements will be constructed and maintained by Niles at no cost to the Forest Preserves.

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

**Agreement Period:** Eighteen (18) years with automatic one (1) year renewals thereafter.

**Fiscal Impact:** N/A

**License Fee:** \$1,531.22 (waived)

**License Application Fee:** \$500.00 (waived)

**YELAR Fee:** \$6,900.00 (waived)

**Tree Mitigation Fee:** N/A (no tree removal)

**Accounts:** N/A

**District(s):** 13

**Summary:** The Forest Preserves operates and maintains the North Branch Bicycle Trail in Northern Cook County. Niles obtained approval to construct a paved trail spur to connect residents and businesses to the trail as part of a larger bike and pedestrian improvement program under a separate intergovernmental agreement approved by the Board of Commissioners on November 19, 2019 (Board Item No. 19-0396). Niles is now proposing to construct and maintain signage and landscape improvements at the entrance to the trail spur to identify the trail entrance and provide wayfinding information. Niles will be responsible for design, construction and future maintenance costs associated with the project. The license fee, license application fee, and the YELAR fee will be waived because the improvements provide a benefit to Forest Preserves trail users at no cost to the Forest Preserves. The IGA constitutes a license for Niles to construct and maintain the improvements for the same time period anticipated for the trail spur. Final agreement is subject to legal review and approval.

**Legislative History :** 10/18/22 - FPD Board of Commissioners - refer to the Real Estate Committee



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Secretary

Chairman: Anaya

Vice-Chairman: Moore

Members: Committee of the Whole