



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

Minutes of the 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)**

ATTENDANCE

Present: Anaya, Moore, Aguilar, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Morrison, Silvestri, Sims and Suffredin (16)

Absent: K. Morrison (1) (excused)

A motion was made by Commissioner LUIS ARROYO JR., seconded by Commissioner JOHN P. DALEY, to allow for remote participation in meeting. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri, Sims and Suffredin (15)

Absent: Gainer and K. Morrison (2)

PUBLIC TESTIMONY

Chair 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.

1. Paul Roots

2. James Hansen

[22-0506](#)

COMMITTEE MINUTES

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

A motion was made by Commissioner Arroyo, seconded by Commissioner Johnson, to approve

22-0506. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Arroyo, Britton, Daley, Deer, Degnen, Johnson, Lowry, Miller, Morrison, Silvestri, Sims and Suffredin (15)

Absent: Gainer and K. Morrison (2)

[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.

A motion was made by Commissioner Suffredin, seconded by Commissioner Arroyo, to approve 22-0437. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Morrison, Silvestri, Sims and Suffredin (15)

Absent: Moore (excused) and K. Morrison (2)

[22-0438](#)

Presented by: ARNOLD RANDALL, General Superintendent

Sponsored by: FRANK J. AGUILAR, ALMA E. ANAYA, LUIS ARROYO JR., SCOTT R. BRITTON, JOHN P. DALEY, DENNIS DEER, BRIDGET DEGNEN, BRIDGET GAINER, MONICA GORDON, BRANDON JOHNSON, BILL LOWRY, DONNA MILLER, SEAN M. MORRISON, PETER N. SILVESTRI, DEBORAH SIMS and 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 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.

A motion was made by Commissioner Suffredin, seconded by Commissioner Silvestri, to approve 22-0438. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Morrison, Silvestri, Sims and Suffredin (15)

Absent: Moore and K. Morrison (2)

ADJOURNMENT

A motion was made by Commissioner SCOTT R. BRITTON, seconded by Commissioner BRIDGET DEGNEN, this meeting adjourn.. The motion carried by the following vote:

Ayes: Anaya, Aguilar, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Morrison, Silvestri, Sims and Suffredin (15)

Absent: Moore and Morrison (2)

Respectfully submitted,



Chairman



Secretary

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