



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

Minutes of the Real Estate Committee

Tuesday, November 14, 2023

9:35 AM

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

ATTENDANCE

Present: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Morrison, Quezada, Stamps and Trevor (17)

A motion was made by Commissioner S. Morrison, seconded by Commissioner Deer, to allow for remote participation in meeting. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Morrison, Quezada, Stamps and Trevor (17)

PUBLIC TESTIMONY

Chairman 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.

No public speakers.

[23-0579](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 9/19/2023

A motion was made by Commissioner Britton, seconded by Commissioner Degnen, to approve 23-0579. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Morrison, Quezada, Stamps and Trevor (17)

[23-0520](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED INTERGOVERNMENTAL AGREEMENT

Department: Department of Planning and Development

Other Part(ies): Chicago Transit Authority (“CTA”), Chicago, Illinois

Request: Authority to execute agreement and accept donation of land

Goods or Services: Donation of land and fulfillment of other agreed mitigation measures to offset environmental impacts and closure of an access road relating to proposed new Red Line Extension 130th Street station adjacent to Beaubien Woods

Agreement Number(s): N/A

Agreement Period: Date of Execution to December 31, 2033 or four (4) years after the beginning of Revenue Service on the Red Line Extension, whichever date is later

Fiscal Impact: N/A. Revenue Generating

CTA to provide the following to the Forest Preserves under the proposed Intergovernmental Agreement:

1. Donation of 7.6 acres of land immediately adjacent to Beaubien Woods (the “Property”), at no cost;
2. Payment of \$250,000.00 for ecological restoration within one-hundred eighty (180) days of the effective date of the Intergovernmental Agreement or CTA’s acquisition of the Property, whichever date is later;
3. Reimbursement of trail construction costs in an amount Not to Exceed \$315,000.00; and
4. Subsidized Forest Preserves signage and advertising at or near the proposed CTA Red Line station and on other buses and trains per the terms of the Intergovernmental Agreement.

Accounts: Grant Revenue to Professional Services 51010.520830; Special or Cooperative Programs 51010.521313; and Land Improvements 51010.560019

District(s): 5

Summary: On August 15, 2021, the CTA confirmed its concurrence with certain mitigation measures outlined by the Forest Preserves of Cook County to offset diminished access to, and noise and vibration impacts to approximately seven acres of Forest Preserves land at Beaubien Woods Boat Launch property. The mitigation measures were negotiated as part of an environmental assessment of the impact of the proposed federally funded transit project on public recreation and wildlife resources.

The land parcels to be donated are currently owned by the City of Chicago but are anticipated to be conveyed to the CTA under a separate agreement to be approved by the Chicago City Council in November 2023. An Ordinance regarding the subject parcels is the subject of a separate Board Item No. 23-0515. The \$250,000.00 payment to the Forest Preserves for ecological restoration for habitat enhancement and beautification of expanded Beaubien Woods Boat Launch land will encourage use and enjoyment by community residents and visitors arriving by public transit. The trail connection to be constructed by the Forest Preserves and reimbursed by the CTA will connect other public open space and recreation facilities on 133rd Street serving the Altgeld Gardens community with a new river-edge public gathering space completed by partner organizations. Final intergovernmental agreement is subject to legal review and approval.

A motion was made by Commissioner Britton, seconded by Commissioner Degnen, to approve 23-0520. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Morrison, Quezada, Stamps and Trevor (17)

[23-0515](#)

Sponsored by: TONI PRECKWINKLE (President), FRANK J. AGUILAR, ALMA E. ANAYA, SCOTT R. BRITTON, JOHN P. DALEY, DENNIS DEER, BRIDGET DEGNEN, BRIDGET GAINER, MONICA GORDON, BILL LOWRY, DONNA MILLER, STANLEY MOORE, JOSINA MORITA, KEVIN B. MORRISON, SEAN M. MORRISON, ANTHONY J. QUEZADA, TARA S. STAMPS and MAGGIE TREVOR, Forest Preserve District of Cook County Board of Commissioners

PROPOSED ORDINANCE

AN ORDINANCE TO CREATE A FOREST PRESERVE NEAR BEAUBIEN WOODS

AN ORDINANCE CREATING A FOREST PRESERVE in part of Section 35, Township 37 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois near Beaubien Woods in District 5.

WHEREAS, the Board of Commissioners of the Forest Preserve District of Cook County, Illinois (the "District"), pursuant to the statutes in such case made and provided, has from time to time acquired by

purchase, condemnation, gift, grant, devise, or otherwise, lands necessary and desirable for District purposes containing one or more natural forests or parts thereof, or lands connecting such forests or parts thereof, or lands capable of being reforested for the purpose of protecting and preserving the flora, fauna, and scenic beauties within the Forest Preserve District of Cook County, Illinois, and to restore, restock, protect, and preserve the natural forests and said lands together with their flora and fauna, as nearly as may be, in their natural state and condition, for the purpose of the education, pleasure, and recreation of the public; and

WHEREAS, the said Board of Commissioners of the District also has acquired in like manner lands for the consolidation of such preserves into unit areas of a size and form convenient and desirable for public use and economical maintenance and improvement, and lands for the purpose of connecting such preserves with forested ways or links in order to increase their accessibility, use, and enjoyment, and lands for improvement by forestation, roads, and pathways, and lands for the purpose of constructing, maintaining, and operating recreational facilities; and

WHEREAS, the Board of Commissioners of the District has in a like manner acquired lands along water courses or elsewhere which, in their judgment, were required to control drainage and water conditions and necessary for the preservation of forested areas acquired or to be acquired as preserves and lands for the purpose of extension of roads and forested ways around and by such preserves and for parking space for automobiles and other facilities not requiring forested areas but incidental to the use and protection thereof.

BE IT ORDAINED by the Board of Commissioners of the District as follows:

Section 1. That a unified Forest Preserve be and the same is hereby created within the District which shall contain and connect lands now owned and lands to be acquired in substantial accordance with the plat now on file in the office of the General Superintendent of the District, which by reference is hereby made part hereof, and for the purposes of said Forest Preserve and for the carrying out of the statutory purposes more particularly set out in the preamble of this ordinance, it is necessary and desirable for the District to own and it shall acquire property hereinafter described in Section 2 of this ordinance, for the purpose of creating a Forest Preserve and for District uses.

Section 2. That the lands referred to in Section 1 of this ordinance are more particularly described as follows:

500 E 134th Street & 1108 E 133rd Street, Chicago, Cook County, Illinois

PARCEL RLE-131-PA

THE EAST 5 ACRES OF THE SOUTH ONE HALF OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL RLE-132-PA

THE EAST 170 FEET OF THE WEST 15 ACRES (EXCEPT STREETS) IN THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF 134TH STREET AS ORIGINALLY LAID OUT, ALL IN COOK COUNTY, ILLINOIS.

PINs: 25-35-100-010-0000 & 25-35-100-016-0000

SAID PARCELS CONTAINING 330,687 SQUARE FEET, OR 7.591 ACRES, MORE OR LESS.

Section 3. This ordinance is hereby made and ordained to be severable as to each parcel of land or portion thereof or right of interest in any of the same hereby authorized to be acquired, and failure to acquire any of the said parcels of land described in Section 2 hereof or right of interest in any of the same shall not impair or invalidate the authority by this ordinance granted to hold, own, or acquire any other of said parcels or any right or interest therein, it being the intention of said Board of Commissioners of the District to carry out the general plan provided in this ordinance so far as legally and financially practicable, and to negotiate for purchases, condemn, or otherwise acquire from time to time the several parcels of land described in Section 2 hereof and all right or interest therein.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

A motion was made by Commissioner Britton, seconded by Commissioner Degnen, to approve 23-0515. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Morrison, Quezada, Stamps and Trevor (17)

[23-0491](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED LICENSE REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”), as Licensor to grant a License to Wireless Edge Towers II, LLC, Grantee, to locate, operate and maintain a cell tower in Meadowlark Golf Course pursuant to a master agreement approved by the Forest Preserves of Cook County Board of Commissioners on November 2, 2021 (Board Item No. 21-0002). The license area includes two (2) alternative access route options that overlaps with an existing access easement previously granted to the Illinois Tollway. Three (3) trees would need to be removed, resulting in tree mitigation fees. 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 (See Board Item No. 20-0279), and if such increase is more than 20% of original estimate, then approval will be sought

from the Forest Preserves of Cook County Board of Commissioners.

Term: Ten (10) years with option to renew for three (3) additional 5-year terms

License Fee: One-time \$25,000.00 fee plus annual fees of \$31,914.00 (increased annually by 3%) or 50% of revenue, whichever is greater, per master agreement

License Application Fee: N/A

YELAR Fee: N/A

Total one-time upfront fee of \$25,000.00 plus annual fees as described above.

Tree Mitigation Fee: \$12,964.86

The area of the License is: approximately 0.49 acre or 21,550 square feet

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

Grantee will be required to meet 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 Agreement.

District(s): 17

A motion was made by Commissioner Britton, seconded by Commissioner Quezada, to approve 23-0491. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Morrison, Quezada, Stamps and Trevor (16)

Absent: Degnen (1)

[23-0527](#)

Presented by: ARNOLD RANDALL, General Superintendent

PROPOSED LICENSE REQUEST

Request: Requesting authorization for the Forest Preserves of Cook County (the "Forest Preserves"), as Licensor to grant a License to CrossTown Fiber, Grantee, to locate, operate and maintain a fiber optic line on the east side of Cumberland Avenue, all within the road right-of-way, from Belmont Avenue to

Addison Street (approximate length 2,550 linear feet).

Term: Ten (10) years

License Fee: \$82,541.32

License Application Fee: \$1,500.00

Review Fee: \$3,000.00

YELAR Fee: \$7,050.00

Total one-time upfront fee of \$94,091.32 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: 0.8781 acre

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

Grantee will be required to meet 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 Agreement.

District(s): 8

A motion was made by Commissioner Britton, seconded by Commissioner Quezada, to approve 23-0527. The motion carried by the following vote:

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Morrison, Quezada, Stamps and Trevor (16)

Absent: Degnen (1)

ADJOURNMENT

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

Ayes: Anaya, Moore, Aguilar, Britton, Daley, Deer, Degnen, Gainer, Gordon, Lowry, Miller, Morita, Morrison, Morrison, Quezada, Stamps and Trevor (17)

Respectfully submitted,



Chairman



Secretary

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