



**Forest Preserve District of Cook County Board of Commissioners  
Real Estate Committee**

**Tuesday, June 6, 2017**

**10:45 AM**

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

**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 public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall 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 be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. 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.

[17-0245](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 5/9/2017

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[16-0384](#)

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

**PROPOSED LICENSE REQUEST**

**Request:** Requesting authorization for the Forest Preserve District of Cook County (“the Preserves”), as Licensor to grant a License to Willow Building, LLC., Grantee, to utilize and maintain a license to utilize a minimum of five (5) and a maximum of thirty (30) parking spaces for overflow parking for an office building located at 1622 Willow Road, Suite 200, Northfield, IL 60093. Permission is now sought, upon satisfactory completion of all due diligence and negotiation of any and all relevant provisions as determined by the Preserves' legal department, to enter into and execute the License. The request is to utilize spaces in parking lot #1 in Erickson Woods Grove, Northfield, IL.

The Grantee is seeking use of the spaces to comply with Ordinance Number 03-1173 of the Village of Northfield requiring the Grantee to obtain a Special Use Permit for the use of up to an additional 30 parking spaces. Grantee agrees to indemnify the Preserves and maintain an insurance policy naming the Preserves as an additional insured. Grantee’s access to the Parking Lot is limited to Monday through Friday from 7:00 a.m.to 6:00 p.m. The Grantee will not be granted exclusive use of the Parking Lot and it shall continue to be available for use and benefit of the public. Grantee also as agreed to provide an additional \$25,000 to the Preserves to facilitate improvements to the Parking Lot and to facilitate implementation of the Preserve’s Gateway Master Plan.

**Term:** 11/1/2016 - 10/30/2026

**License Fee:** \$3,420.00 - \$20,520.00 annually for a ten year period

**License Application Fee:** \$1,000.00 (paid by Grantee in November of 2014)

**YELAR Fee:** \$3,700.00

**Tree Mitigation Fee:** N/A

**The area of the License is:** up to 30 parking spaces

**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 has reviewed this license application and has found it to be acceptable; therefore, it is recommended that the Forest Preserve District Board of Commissioners approve the issuance of this license.

**District(s):** 13

**Legislative History:** 9/13/16 FPD Board of Commissioners refer to the Real Estate Committee

**Legislative History:** 10/25/16 Real Estate Committee defer

**Legislative History:** 10/25/16 FPD Board of Commissioners defer

[17-0138](#)

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

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Permits, Rentals, and Concessions

**Vendor:** Glencoe Golf Course, Glencoe, Illinois and the Village of Glencoe, Glencoe, Illinois

**Request:** Authorization for the Forest Preserve District of Cook County to amend contract

**Good(s) or Service(s):** Revenue generation relating to the use of Forest Preserve property for golf course purposes by Glencoe Golf Course (“GGC”)

**Original Contract Period:** Continuous term from 1922

**Proposed Contract Period Extension:** The agreement currently has a continuous term without a termination date. The proposed amendment includes a termination date for the agreement of 20 years from the effective date of the amendment. In the event that financing is secured by either GGC or the Village of Glencoe to enable the construction of improvements, and the Forest Preserve receives proper notice of this financing, then the term of the agreement may be extended for up to a maximum of twelve (12) years in order to facilitate the ability of the GGC or the Village of Glencoe to obtain such financing.

**Total Current Contract Amount Authority:** N/A

**Original Approval:** N/A

**Previous Increase(s):** N/A

**This Increase Requested:** N/A

**Estimated Fiscal Impact:** Revenue generation in the amount of following: (1) one-time payment of \$50,000, and (2) annual payment in the amount that is equal to the greater of \$62,500 or 3.6% of the

annual gross revenue generated by GGC from golf course operations during the immediately preceding year. No permit or license fee, other than a special use permit fee for alcohol shall be required to be paid by GGC to the Forest Preserve with respect to golf course operations.

**Accounts:** Revenue generating

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

**Concurrences:**

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

**District(s):** 13

**Summary:** In 1922, the Forest Preserve and GGC entered into an agreement relating to the use and operation of certain property comprising approximately 66 acres of Forest Preserve property as part of a public golf course to which both the Forest Preserve and the Village of Glencoe each contributed land. The Forest Preserve renegotiated the original agreement, as reflected in the proposed amendment, to (1) revise the financial consideration that GGC should pay to the Forest Preserve, and (2) establish a termination date for the use by GGC of Forest Preserve property.

**Legislative History:** 4/11/17 FPD Board of Commissioners refer to the Real Estate Committee

[17-0170](#)

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

**PROPOSED LICENSE REQUEST**

**Request:** Requesting authorization for the Forest Preserve District of Cook County (“the Preserves”), as Licensor to grant a License to Oakton Community College, Grantee, to locate, operate and maintain a twelve (12) inch water main across property of the Preserves to provide a secondary feed from Golf Road. The City of Des Plaines currently provides water by a single ten (10) inch main along Central Road, which has recently been determined to be inadequate for fire protection requirements. Additionally, any break in the main results in complete disruption of water service to the College. The new main would provide a looped water system to supply the needs for fire protection and continued water supply in the event of a main break. The water main will be installed underground by directional bore in order to minimize surface impact on the Preserves. As additional consideration for the issuance of this License, Grantee agrees to complete a Phase I engineering study with a budgeted value of \$70,000.00 for a trail crossing, or to provide another benefit of equivalent value to the Preserves, subject to the approval of the Preserves.

**Term:** Continuous

**License Fee:** \$32,107.44

**License Application Fee:** \$500.00

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

\$36,207.44 for the term of the License  
(Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** None anticipated but if trees are removed, a tree mitigation fee may be charged per the Preserves' current Tree Mitigation Plan

**The area of the License is:** 0.446 acres

**Concurrence(s):**

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

Grantee has met the insurance requirements under the License Agreement.

The Preserves staff have reviewed this license application and plans and have found them to be acceptable; therefore, it is recommended that the Forest Preserve District Board of Commissioners approve the issuance of this license.

**District(s):** 9 and 17

**Legislative History:** 5/11/17 FPD Board of Commissioners refer to the Real Estate Committee

[17-0171](#)

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

**TEMPORARY EASEMENT AMENDMENT REQUEST**

**Request:** Requesting authorization for the Forest Preserve District of Cook County ("the Preserves") to amend a grant of a temporary easement to the Illinois Department of Transportation ("IDOT") at Winnetka Road at the Skokie River for 0.171 acres or 7,450 square feet.

**Reason:** IDOT plans to remove and replace the existing deck and superstructure of the Winnetka Road Bridge over the Skokie River. Permanent and temporary easements were granted for the project in 2012. The temporary easements expired in March 2017. As construction has not yet started, IDOT seeks a five (5) year extension on the temporary easements.

No structures are proposed to be built on the temporary easement.

The area for the temporary easement is 0.171 acres. IDOT indicates that a minimal number of trees are expected to be removed for this project.

**Term:** Five (5) years

**Easement Fee:** \$1,200.00

**Tree Mitigation Fee:** Per the current Tree Mitigation Plan

**Concurrence(s):**

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

The Preserves staff has reviewed this easement extension request and plans and have found them to be acceptable; therefore, it is recommended that the Forest Preserve District Board of Commissioners approve the issuance of this temporary easement extension.

**District(s):** 13

**Legislative History:** 5/11/17 FPD Board of Commissioners refer to the Real Estate Committee

[17-0172](#)

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

**TEMPORARY EASEMENT REQUEST**

**Request:** Requesting authorization for the Forest Preserve District of Cook County (“the Preserves”) to grant a temporary easement to the Illinois Department of Transportation (“IDOT”) at Midlothian Meadows and Oak Forest Heritage Preserves, along the west side of Pulaski/Crawford Avenue at 159th Street for 0.557 acres or 24,276 square feet.

**Reason:** IDOT requests a temporary easement along the west side of Pulaski/Crawford Avenue to construct a ten (10) foot wide paved, shared use path connecting the south entrance of Midlothian Meadows to the Oak Forest Heritage Preserve. IDOT originally proposed a pedestrian path on the east side of Crawford but agreed to relocate this to the west side to connect two (2) Forest Preserve trails at Midlothian Meadows and the Oak Forest Heritage Preserves.

IDOT will construct the path with a 20% cost share with the Preserves, estimated at \$16,000.00. IDOT has offered to pay the appraised value of the temporary easement as an easement fee but Forest Preserve staff is recommending waiver of tree mitigation fees because the project benefits the Forest Preserves. The path will be constructed as part of improvements to the intersection of US Route 6 (159th Street) and Pulaski/Crawford Avenue. The improvements include traffic signal replacement with bicycle and pedestrian crossing. The temporary easement is for five (5) years or until completion of construction, whichever comes first.

The area for the temporary easement is 0.557 acres. IDOT indicates that a yet to be determined number of trees are expected to be removed for this project.

**Term:** Five (5) years or until completion of construction, whichever comes first

**Easement Fee:** \$4,600.00

**Tree Mitigation Fee:** Waived

**Concurrence(s):**

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

The Preserves staff have reviewed this easement request and plans and have found them to be acceptable; therefore, it is recommended that the Forest Preserve District Board of Commissioners approve the issuance of this temporary easement.

**District(s):** 5

**Legislative History:** 5/11/17 FPD Board of Commissioners refer to the Real Estate Committee



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Secretary

Chairman: Moody  
Vice-Chairman: Moore  
Members: Committee of the Whole