



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

**Real Estate Committee**

**Tuesday, October 16, 2018**

**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.

[18-0420](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 9/11/2018

[18-0297](#)

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

**EASEMENT REQUEST**

**Request:** Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to grant a permanent easement to the Illinois Department of Transportation (“IDOT”) at 147th Street and Menard Avenue in the Tinley Creek Preserves for 0.492 acre or 21,430 square feet.

**Reason:** IDOT proposes to replace two (2) existing culverts under 147th Street to reduce flooding on the street and in the adjacent neighborhood. The permanent easement area is for grading and maintenance of the downstream outfall area.

No structures are proposed to be built on Forest Preserves’ land.

The area for the permanent easement is 0.492 acre. IDOT indicates that two (2) trees are expected to be removed for this project.

**Easement Fee:** \$8,000.00 FMV

**Tree Mitigation Fee:** \$19,367.17

**Concurrence(s):**

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

**District(s):** 6

**Legislative History:** 9/11/2018 FPD Board of Commissioners refer to the Real Estate Committee

[18-0300](#)

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

**EASEMENT REQUEST**

**Request:** Requesting authorization for the Forest Preserves of Cook County (the “Forest Preserves”) to grant a temporary easement to the Illinois Department of Transportation (“IDOT”) at Illinois Route 58 Golf Road between East River Road and College Drive in Big Bend Lake, Kloempken Prairie, and Lions Woods Forest Preserve for 0.208 acre or 9,044 square feet.

**Reason:** IDOT requests temporary easements for regrading of existing berms along Golf Road to reduce flooding on the roadway near the CN Railroad underpass. The berms were originally constructed

in 1930 and have eroded and/or settled over time. The berms are proposed to be raised to their original elevations.

The term of the temporary easement is five (5) years, or completion of construction, whichever comes first.

The existing berms are the only structures proposed to be rebuilt on Forest Preserves' land.

The area for the temporary easement is 0.208 acre. IDOT indicates that thirty-two (32) trees are expected to be removed for this project.

**Easement Fee:** \$1,800.00 FMV

**Tree Mitigation Fee:** \$67,055.82

**Concurrence(s):**

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

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

**Legislative History:** 9/11/2018 FPD Board of Commissioners refer to the Real Estate Committee

[18-0305](#)

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

**EASEMENT REQUEST**

**Request:** Requesting authorization for the Forest Preserves of Cook County (the "Forest Preserves") to grant a permanent easement to the Illinois Department of Transportation ("IDOT") at Illinois Route 58 Golf Road between East River Road and College Drive in the Big Bend Lake Forest Preserve for 0.281 acre or 12,241 square feet.

**Reason:** IDOT requests a permanent easement along an existing access road on the south side of Golf Road which provides access to its pumping station. The road has provided access to the pumping station since it was built around 1930, however there is no known easement agreement for use of the road.

No additional structures are proposed to be built on District land.

The area for the permanent easement is 0.281 acre. IDOT indicates that no trees are expected to be removed for this project.

**Easement Fee:** \$900.00 FMV

**Tree Mitigation Fee:** None

**Concurrence(s):**

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

**District(s):** 17

**Legislative History:** 9/11/2018 FPD Board of Commissioners refer to the Real Estate Committee

[18-0338](#)

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

**PROPOSED INTERGOVERNMENTAL AGREEMENT RENEWAL**

**Department:** Resource Management

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

**Request:** Authorization to extend an existing Intergovernmental Agreement with the Village of Palatine

**Goods or Services:** Maintenance of a buffer zone between Forest Preserves of Cook County (the "Forest Preserves") property and residential homes at the northeast corner of Deer Grove East in the Village of Palatine, Illinois

**Agreement Number:** N/A

**Agreement Period:** Original contract period 5/7/2013 - 5/6/2018; Proposed renewal period 5/7/2018 retroactive - 5/6/2028

**License Fee:** (waived)

**License Application Fee:** (waived)

**YELAR Fee:** (waived)

**Tree Mitigation Fee:** N/A

**Accounts:** N/A

**District(s):** 14

**Summary:** The Forest Preserves would like to extend the aforementioned Intergovernmental Agreement (“IGA”) with the Village of Palatine for ten (10) years. This IGA grants the Village of Palatine limited access to Forest Preserve property for the purpose of establishing and maintaining a vegetative buffer between the Forest Preserves and residential homes at the northeast portion of Deer Grove East, immediately south of Brentwood Drive and east of Westwood Lane. The proposed work will not be conducted beyond fifty (50) yards of the Forest Preserves’ property line, and will be maintained at no cost to the Forest Preserves. The Village of Palatine will be responsible for all mowing and vegetation reduction in the area adjacent to homeowner properties annually, following the Forest Preserves’ approval of an annual work plan.

This maintenance mitigates growth and excessive height of invasive vegetation directly abutting residential properties. The Village of Palatine has been conducting such vegetation maintenance activities under the existing IGA since 2013 at no cost to the Forest Preserves.

**Legislative History:** 9/11/2018 FPD Board of Commissioners refer to the Real Estate Committee

[18-0339](#)

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

**PROPOSED INTERGOVERNMENTAL AGREEMENT RENEWAL**

**Department:** Resource Management

**Other Part(ies):** Northbrook Park District, Northbrook, Illinois

**Request:** Authorization to renew an existing Intergovernmental Agreement with the Northbrook Park District

**Goods or Services:** Use and maintenance of a chain link fence between Forest Preserves of Cook County (the “Forest Preserves”) property and Coast Guard Park in the Village of Northbrook, Illinois

**Agreement Number:** N/A

**Agreement Period:** Original contract period 12/11/2013 - 12/10/2018; Proposed renewal period

12/11/2018 - 12/31/2023

**License Fee:** (waived)

**License Application Fee:** (waived)

**YELAR Fee:** (waived)

**Tree Mitigation Fee:** N/A

**Accounts:** N/A

**District(s):** 14

**Summary:** This Intergovernmental Agreement (“IGA”) grants the Northbrook Park District use of a chain link fence located at the southwest corner of Somme Prairie Nature Preserve and owned by the Forest Preserves, for the purpose of operating an off-leash dog area at Coast Guard Park. In exchange for shared use of the fence, the Northbrook Park District is responsible for routine maintenance in order to keep the fence secure and in good condition, at no cost to the Forest Preserves. Additionally, the Forest Preserves are allowed reasonable access to the service gates at the park for maintenance of adjacent Forest Preserves properties.

The Forest Preserves would like to exercise its option to renew the aforementioned IGA with the Northbrook Park District for an additional five (5) years.

**Legislative History:** 9/11/2018 FPD Board of Commissioners refer to the Real Estate Committee

[18-0347](#)

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

**PROPOSED SALE OR PURCHASE OF REAL ESTATE**

**Department(s):** Legal

**Other Part(ies):** 5035 N. River Road, LLC

**Request:** It is respectfully requested that this proposed sale be approved.

**Description of Real Estate:**

**SURPLUS PARCEL A**

0.208 ± acres described as follows:

Lot 46, 47, and 48 in block 6 in Indian Highlands, a subdivision of all that part of the west 225 acres of the north 32/80ths of the north section of Robinson's Reserve in Township 40 North, Range 12 East of the Third Principal Meridian, lying east of a line as follows:

Beginning at a point on the North line of the North Section 40.05 chains east of the Northwest corner of the North Section running thence South 22 1/4 degrees East 4.40 chains; thence South 63 1/2 degrees West 11.73 chains; thence North 55 1/2 degrees West 4.80 chains; thence South 35 1/2 degrees West 3.57 chains; thence North 79 degrees West 5.30 chains; thence South 2 degrees East 24.15 chains to the South line of said North 32/80ths of North Section, Cook County, Illinois.

Permanent Index Number: 12-10-303-046

**Section:** N/A

**Parcel(s):** Surplus Parcel A

**Fiscal Impact:** \$93,000.00 in revenue

**Accounts:** Anticipated Land Sales/Surplus 510006.411466

**District(s):** 9

**Summary:** The Forest Preserves of Cook County (the "Forest Preserves") recently concluded negotiations for the sale of a Surplus Parcel that has been approved for sale by the State Legislature, Surplus Parcel A, consisting of approximately 0.208 acres (the "Surplus Parcel"). The Surplus Parcel is not contiguous with or connected to any other Forest Preserves property. The Surplus Parcel is immediately adjacent to, and completely surrounded by, the neighboring property, 5035 North River Road, Schiller Park, Illinois.

During the mid-1980's, Forest Preserves staff undertook a comprehensive study of all Forest Preserves holdings, resulting in a list of 30 parcels being considered for disposal. Subsequently, the Forest Preserves sought and obtained permission, on 9/23/1985 via Public Act 84-867, from the State Legislature to offer 27 of the 30 aforementioned parcels for sale with the monies to accrue to the Forest Preserves Real Estate Acquisition Fund. On 8/16/2001, via Public Act 92-0403, the State Legislature authorized the sale of an additional 5 surplus parcels including the Surplus Parcel.

The adjacent property owner, 5035 N. River Road, LLC (the "Buyer"), has agreed to buy the Surplus Parcel from the Forest Preserves for the sum of NINETY-THREE THOUSAND DOLLARS AND

00/100 (\$93,000.00). The purchase price is consistent with M.A.I. certified appraisals obtained by the Forest Preserves.

Permission is now sought, upon satisfactory completion of all due diligence and negotiation of any and all required documentation as determined by the Forest Preserves' legal department, to accept the aforementioned purchase price, less any customary closing costs, as full compensation for the sale of the Surplus Parcel and to convey by quitclaim deed all of the Forest Preserves' right, title and interest in the Surplus Parcel.

**Legislative History:** 9/11/2018 FPD Board of Commissioners refer to the Real Estate Committee

[18-0350](#)

**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 Dan Ryan Woods Gold Star Mothers Memorial NFP, a 501(c)(3) nonprofit organization, Grantee, to relocate, revamp, operate and maintain a previously existing monument in Dan Ryan Woods. The Forest Preserves will construct a new foundation for the reconstructed monument. The original monument was located at the southeast corner of 87th Street and Western Avenue in the 1920s and was decommissioned and stored by the Forest Preserves in November 2017. Stones from the original monument will be used in the revamped memorial and the Grantee will replace the missing original main plaque with a replica.

**Term:** Twenty (20) years

**License Fee:** \$4,200.00 (waived)

**License Application Fee:** \$1,500.00 (waived)

**License Review Fee** \$3,000.00 (waived)

**YELAR Fee:** \$6,300.00 (waived)

Total one-time upfront fee of \$15,000.00 waived for the term of the License  
(Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** None

**The area of the License is:** Approximately 400 square feet



**Concurrence(s):**

The Chief Financial Officer has approved this item. Final License agreement is subject to legal review and approval.

Grantee will 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.

**District(s):** 4, 11

**Legislative History:** 9/11/2018 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