



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

**Real Estate Committee**

**Tuesday, September 8, 2015**

**9:15 AM**

**Cook County Building, Board Room, Rm. 569  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Chairman Murphy, Commissioners Arroyo, Boykin, Daley, García, Goslin, Morrison, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (13)

**Absent:** Commissioners Butler, Fritchey, Gainer, and Moore (4)

**PUBLIC TESTIMONY**

There were no public speakers.

**15-0524**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 6/9/2015

**A motion was made by Commissioner Daley, seconded by Commissioner Sims, that this Committee Minutes be approved. The motion carried by the following vote:**

**Ayes:** Chairman Murphy, Commissioners Arroyo, Boykin, Daley, García, Goslin, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (13)

**Absent:** Commissioners Butler, Fritchey, Gainer, and Moore (4)

**15-0201**

**Presented by:** ARNOLD L. 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 the Village of Oak Lawn and other Municipal Customers of the Oak Lawn Regional Water System, Grantee, to locate, operate and maintain a water transmission main in the Tinley Creek Preserves. 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 for approximately 20,060 linear feet of new water main

ranging in size from 24-inch diameter to 60-inch diameter to serve 12 southwest suburban communities. The communities are currently served by a single 40 year old 48-inch transmission main. The addition of a new 60-inch water transmission line will provide a looped system to increase capacity and provide redundancy in the event of a failure.

**Impacts:** The new pipeline will extend through the forest preserves for approximately 3.8 miles and require a license area of almost 7 acres, but will be routed primarily within an existing disturbed corridor occupied by a ComEd transmission line. Approximately 1.5 miles of paved trail will be directly impacted by construction.

**Fees and Benefits:** In addition to the license fee, the Grantee will pay an impact fee for temporary construction use of 35.6 acres, based on a daily proration of the license fee. Also, the Grantee will rebuild the impacted trail and approximately 2 miles of adjacent trail in order to avoid patchwork trail segments. The Grantee will also provide funding to reimburse the Forest Preserves for the ecologic restoration of 500 acres in the Tinley Creek Preserves. Finally, the Grantee will also provide funding for a construction management service to monitor construction for the FPCC. The current estimate of all fee associated with the issuance of this License is **\$3,944,795** as indicated below. However, due to the unique size and scope of this project these numbers may change based upon the length, size and duration of the work being conducted by the Grantee.

Impact and License Fees:	\$557,295.00
Ecologic Restoration Fees:	\$2,500,000.00
Construction Management Fees:	\$200,000.00
Estimated Value of Trail Repairs:	\$687,500.00

**Term:** Continuous

**License Fee:** \$3,944,795.00, estimated total fees and other in-kind contribution for trail repairs, subject to change, includes fees for License/Impact, YELAR, Management, Land Restoration, and Trail Repair/Repaving.)

**License Application Fee:** \$500.00 (prev. paid)

**YELAR Fee:** \$3,400.00

Total one-time upfront fee of an amount to be determined will be for the term of the License (Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** To be determined

**The area of the License is:** 6.882 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 Forest Preserves staff has reviewed this license application and plans and has 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):** 6 and 17

**Legislative History** 5/19/15 FPD Board of Commissioners referred to the Real Estate Committee  
6/9/15 Real Estate Committee deferred  
6/9/15 FPD Board of Commissioners deferred

**A motion was made by Commissioner Daley, seconded by Commissioner Silvestri, to accept a substitute. The motion carried by the following vote:**

**Ayes:** Chairman Murphy, Commissioners Arroyo, Boykin, Daley, García, Goslin, Morrison, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (13)

**Absent:** Commissioners Butler, Fritchey, Gainer, and Moore (4)

#### **PROPOSED SUBSTITUTE TO FILE ID 15-0201**

##### **15-0201**

**Presented by:** ARNOLD L. 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 the Village of Oak Lawn and other Municipal Customers of the Oak Lawn Regional Water System, (“the Grantees”), to locate, operate and maintain a water transmission main in the Tinley Creek Preserves. The Preserves and Grantees have come to a mutual understanding on several key material terms and routes to be included within the License, as indicated in the accompanying Memorandum of Understanding (the “MOU”) and exhibits from the Village of Oak Lawn dated August 28, 2015. Permission is now sought, upon Grantees satisfactory compliance with the MOU and any additional due diligence or negotiation of any relevant provisions, as determined by the Preserves’ legal department, to enter into and execute the License. The request is for approximately 19,984 linear feet of new water main ranging in size from 24-inch diameter to 60-inch diameter to serve 12 southwest suburban communities. The communities are currently served by a single 40 year old 48-inch transmission main. The addition of a new 60-inch water transmission line will provide a looped system to increase capacity and provide redundancy in the event of a failure.

**Impacts:** The new pipeline will extend through the Forest Preserves for approximately 3.8 miles and require a license area of almost 7 acres, but will be routed primarily within an existing disturbed corridor occupied by ComEd transmission lines. Approximately 1 mile of paved trail will be directly impacted by construction.

**Fees and Benefits:** In addition to the license fee, the Grantees will pay an impact permit fee for temporary construction use of 27 acres, based on a daily proration of the license fee. Also, the Grantee will reroute approximately 1.2 miles of trail, rebuild the directly impacted trail segments, and repave an additional 2

miles of adjacent trail in order to avoid patchwork trail segments. Additionally, the Grantees will provide funding to the Forest Preserves for the ecologic restoration of 500 acres in the Tinley Creek Preserves. Finally, the Grantees will also provide funding for a construction management service to monitor construction of the project for the benefit of the Preserves. The current estimate of all fees associated with the issuance of this License is **\$3,760,000** as generally indicated below. However, due to the unique size and scope of this project these numbers may change based upon the length, size and duration of the work being conducted by the Grantee.

Impact, License and YELAR Fees:	\$560,000.00
Ecologic Restoration Fee:	\$2,500,000.00
Construction Management Fees:	\$200,000.00
Additional adjacent Trail Repairs	\$500,000.00.

**Term:**Continuous

**License Fee:**\$3,760,000.00, estimated total fees and other in-kind contribution for trail repairs, subject to change, includes fees for License/Impact, YELAR, Management, Land Restoration, and Additional Trail Repair/Repaving.)

**License Application Fee:** \$500.00 (prev. paid)

**YELAR Fee:** \$3,400.00

Total one-time upfront fee of an amount to be determined will be for the term of the License (Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** To be determined

**The area of the License is:** 6.882 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 Forest Preserves staff has reviewed this license application and plans and has 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):** 6 and 17

**A motion was made by Commissioner Daley, seconded by Commissioner Goslin, that this License Request be adopted as amended by substitution. The motion carried by the following vote:**

**Ayes:** Chairman Murphy, Commissioners Arroyo, Boykin, Daley, García, Goslin, Morrison, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (13)

**Absent:** Commissioners Butler, Fritchey, Gainer, and Moore (4)

## 15-0402

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

### PROPOSED LICENSE RENEWAL REQUEST

**Request:** Requesting authorization for the Forest Preserve District of Cook County (“the Preserves”), as Licensor to renew a License to ComEd, Grantee, to locate, operate and maintain electric transmission facilities on four parcels owned by the Preserves in Morton Grove and Des Plaines, as described in License Agreement dated June 19, 1952, and last renewed on July 1, 2005 for a ten year term. Com Ed requests approval for annual payments over the ten year term of the renewal License.

**Term:** Ten (10) Years

**License Fee:** \$1,619,001.50. One time upfront fee of \$161,900.15 to bring the License current. Annual fee of \$161,900.15 due on or before the remaining 9 years of the License, commencing on July 1, 2015 and ending on July 1, 2025. (Sec. 5-2A-4)

**License Application Fee:** \$500.00 included in License Fee

**YELAR Fee:** \$3,400.00 included in License Fee

**Tree Mitigation Fee:** None

**The area of the License is:** 46.143 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 Forest 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, 13, 17

**Legislative History** 7/21/15 FPD Board of Commissioners referred to the Real Estate Committee

**A motion was made by Commissioner Steele, seconded by Commissioner Silvestri, that this License Renewal be approved. The motion carried by the following vote:**

**Ayes:** Chairman Murphy, Commissioners Arroyo, Boykin, Daley, García, Goslin, Morrison, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (13)

**Absent:** Commissioners Butler, Fritchey, Gainer, and Moore (4)

**15-0403**

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

**PROPOSED LICENSE AMENDMENT REQUEST**

**Request:** Requesting authorization for the Forest Preserve District of Cook County (“the Preserves”), as Licensor to ~~grant~~ amend a License to Elk Grove Village , Grantee, to locate, operate and maintain an internally illuminated village gateway sign and 15 feet of underground electrical duct. The sign is a replacement for an existing sign at the same location authorized by the Board of Commissioners in 2000 by License 1665. The sign complies with the FPCC lighting ordinance Section 1-16-4.

**Term:** Continuous

**License Fee:** \$3,500.00

**License Application Fee:** \$500.00

**YELAR Fee:** \$3500.00

Total one-time upfront fee of \$7,500.00 for the term of the License (Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** None

**The area of the License is:** 0.009 Acre

**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 have reviewed this license ~~application~~ amendment 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 amendment.

**District(s):** 15

**Legislative History** 7/21/15 FPD Board of Commissioners referred to the Real Estate Committee

**A motion was made by Commissioner Steele, seconded by Commissioner Schneider, that this License Request be approved. The motion carried by the following vote:**

**Ayes:** Chairman Murphy, Commissioners Arroyo, Boykin, Daley, García, Goslin, Morrison, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (13)

**Absent:** Commissioners Butler, Fritchey, Gainer, and Moore (4)

## 15-0412

**Presented by:** ARNOLD L. 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 Karen Blonski, 312 Ruth Street, Calumet City, Grantee, to locate, operate and maintain an existing single car garage structure, walk and driveway attached to her residence. The garage was constructed around 1926 and encroaches on FPCC property by four feet. Ms. Blonski acquired her property in 1999 and continues to occupy and maintain the structure.

**Term:** 10 Years

**License Fee:** \$3,500.00

**License Application Fee:** None

**YELAR Fee:** Waived

Total Fee of \$3,500.00 payable in annual installments of \$350.00 for the ten year term of the License. (Sec. 2-3-1D and 5-2A-4)

**Tree Mitigation Fee:** None

**The area of the License is:** 0.004 Acre

**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 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):** 4

**Legislative History** 7/21/15 FPD Board of Commissioners referred to the Real Estate Committee

**A motion was made by Commissioner Silvestri, seconded by Commissioner Arroyo, that this License Request be approved. The motion carried by the following vote:**

**Ayes:** Chairman Murphy, Commissioners Arroyo, Boykin, Daley, García, Goslin, Morrison, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (13)

**Absent:** Commissioners Butler, Fritchey, Gainer, and Moore (4)

## 15-0413

**Presented by:** ARNOLD L. 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 Sophia Tarka, 315 Mason Street, Calumet City, Grantee, to locate, operate and maintain an existing detached single car garage structure and driveway. The garage was constructed around 1954 and encroaches on FPCC property by 4.6 feet, the driveway by 8 feet. Ms. Tarka acquired her property in 2008 and continues to occupy and maintain the garage and driveway.

**Term:** 10 Years

**License Fee:** \$3,500.00

**License Application Fee:** None

**YELAR Fee:** Waived

Total Fee of \$3,500.00 payable in annual installments of \$350.00 for the ten year term of the License. (Sec.2-3-1D and 5-2A-4.

**Tree Mitigation Fee:** None

**The area of the License is:** 0.02 Acre

**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 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):** 4

**Legislative History** 7/21/15FPD Board of Commissioners referred to the Real Estate Committee

**A motion was made by Commissioner Silvestri, seconded by Commissioner Steele, that this License Request be approved. The motion carried by the following vote:**

**Ayes:** Chairman Murphy, Commissioners Arroyo, Boykin, Daley, García, Goslin, Morrison, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (13)

**Absent:** Commissioners Butler, Fritchey, Gainer, and Moore (4)



## 15-0414

**Presented by:** ARNOLD L. 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 Laurence A. and Kathryn L. Smith, 1045 Forest Hills Avenue, Calumet City, Grantee, to locate, operate and maintain an existing brick two car detached garage and driveway. The garage was constructed around 1936 and encroaches on FPCC property by 7 feet, the driveway by 10.9 feet. The Smiths acquired their property in 1978 and continue to occupy and maintain the structures.

**Term:** 10 Years

**License Fee:** \$3,500.00

**License Application Fee:** None

**YELAR Fee:** Waived

Total Fee of \$3,500.00 payable in annual installments of \$350.00 for the ten year term of the License. (Sec.2-3-1D and 5-2A-4).

**Tree Mitigation Fee:** \$None

**The area of the License is:** 0.01 Acre

**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 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):** 4

**Legislative History** 7/21/15 FPD Board of Commissioners referred to the Real Estate Committee

**A motion was made by Commissioner Silvestri, seconded by Commissioner Steele, that this License Request be approved. The motion carried by the following vote:**

**Ayes:** Chairman Murphy, Commissioners Arroyo, Boykin, Daley, García, Goslin, Morrison, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (13)

**Absent:** Commissioners Butler, Fritchey, Gainer, and Moore (4)

## 15-0458

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

### 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, Inc., Grantee, to locate, operate and maintain a license to utilize up to 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 #1 parking lot in Erickson Woods Grove, Northfield, IL. The requested spaces will be utilized on an intermittent basis from 8:30 am until 6:30 pm, Monday through Friday for the term of the lease. 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 from the Forest Preserve District of Cook County for the use of up to 30 parking spaces in Erickson Woods' parking lot.

**Term:** 10/1/2015 - 9/30/2025

**License Fee:** \$18,000. Total one-time upfront for the term of the License.

**License Application Fee:** \$1,000 (paid by Grantee in November of 2014)

**YELAR Fee:** N/A

Total one-time upfront fee of \$0 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:** up to 30 parking spaces

**Concurrence(s):**

**District(s):** 13

**Legislative History** 7/21/15FPD Board of Commissioners referred to the Real Estate Committee

**A motion was made by Commissioner Suffredin, seconded by Commissioner Goslin, that this License Request be deferred to the next Real Estate Committee meeting. The motion carried by the following vote:**

**Ayes:** Chairman Murphy, Commissioners Arroyo, Boykin, Daley, García, Goslin, Morrison, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (13)

**Absent:** Commissioners Butler, Fritchey, Gainer, and Moore (4)

### ADJOURNMENT

**A motion was made by Commissioner Silvestri, seconded by Commissioner Steele, that this committee be adjourned. The motion carried by the following vote:**

**Ayes:** Chairman Murphy, Commissioners Arroyo, Boykin, Daley, García, Goslin, Morrison, Schneider, Silvestri, Sims, Steele, Suffredin and Tobolski (13)

**Absent:** Commissioners Butler, Fritchey, Gainer, and Moore (4)

Respectfully submitted,



\_\_\_\_\_  
Chairman



\_\_\_\_\_  
Secretary

\*A video recording of this meeting is available at <https://fpdcc.legistar.com>