



**Forest Preserve District of Cook County  
Real Estate Committee Report**

**Tuesday, April 8, 2014**

**9:15 AM**

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

**SECTION 1**

**ATTENDANCE**

**Present:** Chairman Murphy, Vice Chair Gorman, Commissioners Butler, Daley, Goslin, Reyes, Schneider, Silvestri, Sims, Steele and Suffredin and Tolbolski (12)

**Absent:** Commissioners Collins, Fritchey, Gainer, García, and Moore (5)

**PUBLIC TESTIMONY**

**Chairman asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107(dd)**

**1. George Blakemore, Concerned Citizen**

**14-0101**

**PROPOSED LICENSE RENEWAL REQUEST**

**Department(s):** Planning & Development

**Request:** Requesting authorization for the Forest Preserve District of Cook County (the “Preserves”), as Licensor to Renew and Amend a License Agreement with ComEd (“Grantee”), to allow Grantee to continue to operate, replace, and maintain electric transmission facilities on nine parcels owned by the Preserves, as described in the License Agreement dated 7/14/1958 and recorded as Document 17271279 in the Office of the Cook County Recorder of Deeds on 7/25/1958.

The original License Agreement expired on 7/14/2008. The amended Agreement, as proposed, will extend the term of the License for 20 years, commencing on 7/14/2008 and terminating on 7/14/2028.

**Term:** Twenty (20) Years

**License Fee:** \$7,500,000.00. One-time upfront fee of \$2,250,000.00 to bring the License current. Annual fee of \$375,000.00 due on or before the renewal date for the remaining 14 years of the License, commencing on 7/14/2008 and ending on 7/14/2028.

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

**YELAR Fee:** \$3,400.00, included in License Fee. ~~One-time upfront fee of \$2,250,000.00 to bring the License current. Annual fee of \$375,000.00 due on or before the renewal date for the remaining 14 years of the License, commencing on 7/14/2008 and ending on 7/14/2028.~~

**Tree Mitigation Fee:** None

**The area of the License is:** 109.26 Acres

**Concurrence(s):**

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

Grantee has met the insurance requirements under the License Agreement.

**District(s):** 6 and 17

**Legislative History** 3/11/14 FPD Board of Commissioners referred to the Real Estate Committee

**A motion was made by Commissioner Tobolski, seconded by Vice Chair Doody Gorman, that this License Request be approved. The motion carried by the following vote:**

**Aye:** Chairman Murphy, Vice Chair Gorman, Commissioners Butler, Daley, Goslin, Reyes, Schneider, Silvestri, Sims, Steele and Suffredin and Tolbolski (12)

**Absent:** Commissioners Collins, Fritchey, Gainer, García, and Moore (5)

**14-0170**

**Sponsors:** LARRY SUFFREDIN, County Commissioner

PROPOSED RESOLUTION

**A Resolution ~~Opposing~~ Concerning the United States Army Corps of Engineers Proposed Use of the Fullerton Woods and Harry Semrow Golf Driving Range for Stormwater Management**

**WHEREAS**, in August of 2013, the United States Army Corps of Engineers (“U.S. Army Corps”) issued an Integrated Feasibility Report and Environmental Assessment for the Upper Des Plaines River and Tributaries of Illinois and Wisconsin (the “Report”);

**WHEREAS**, the Report sought to create a comprehensive plan for addressing flooding and stormwater along the Des Plaines River; and

**WHEREAS**, the Report proposed a variety of remediation measures along the Des Plaines river, including the creation of a reservoir within the Aptakisic Creek watershed, in Lake County, Illinois, near the Village of Buffalo Grove; and

**WHEREAS**, in October, 2013, the Village of Buffalo Grove passed a resolution opposing the siting of the reservoir at Aptakisic Creek; and

**WHEREAS**, the U.S. Army Corps issued a “Documentation of Changes to the Draft Integrated Feasibility Report and Environmental Assessment” (the “Documentation of Changes”) in response to the Village of Buffalo Grove’s resolution;

**WHEREAS**, the Documentation of Changes removed the proposal for a reservoir within the Aptakisic Creek watershed and proposed the creation of two reservoirs at Fullerton Woods and the Harry Semrow Driving Range within the Forest Preserve District of Cook County; and

**WHEREAS**, the Board of Commissioners of the Forest Preserve District of Cook County were never presented with and have not ruled upon the proposal within the Documentation of Changes;

**WHEREAS**, the proposed creation of the reservoirs is not supported as a land use under law and is against the mission and land use policies of the Forest Preserve District of Cook County; and

**NOW THEREFORE BE IT RESOLVED**, that the Real Estate Committee of the Forest Preserve District of Cook County Board of Commissioners convene a public hearing to discuss the proposed creation of reservoirs at Fullerton Woods and the Harry Semrow Driving Range; and

**BE IT FURTHER RESOLVED**, that the Superintendent of the Forest Preserve District of Cook County, and/or his designee, report to the Real Estate Committee of the Forest Preserve District of Cook County Commissioners on the proposed reservoirs; and

**BE IT FURTHER RESOLVED**, that the Board of Commissioners of the Forest Preserve District of Cook County will investigate the creation of reservoirs at Fullerton Woods and the Harry Semrow Golf Driving Range; and

**BE IT FURTHER RESOLVED**, that an official copy of this Resolution be tendered to the United States Army Corps of Engineers.

**Legislative History**      3/11/14 FPD Board of Commissioners referred to the Real Estate Committee

**Commissioner Suffredin asked for leave to amend the title of the Resolution on its face. Leave was Granted**

**A motion was made by Commissioner Suffredin, seconded by Commissioner Silvestri, that this Resolution be deferred. The motion carried by the following vote:**

**Aye:**            Chairman Murphy, Vice Chair Gorman, Commissioners Butler, Daley, Goslin, Reyes, Schneider, Silvestri, Sims, Steele and Suffredin and Tolbolski (12)

**Absent:**        Commissioners Collins, Fritchey, Gainer, García, and Moore (5)

**Sponsors:** STANLEY MOORE, County Commissioner

**PROPOSED RESOLUTION**

**REPURPOSING THE WATCHMAN’S HOUSE AT 87TH AND BEVERLY AVENUE IN THE DAN RYAN FOREST PRESERVES**

**WHEREAS**, the Forest Preserve District of Cook County (the “Preserves”) watchman’s house at 87th and Beverly Avenue in the Dan Ryan Preserves has been unoccupied for a few years; and recently, this structure sustained significant damage due to water pipes breaking and will need extensive renovation; and

**WHEREAS**, the Dan Ryan Preserves has another watchman’s house located at 91st and Longwood Drive, which is approximately one half mile away from the house located at 87th and Beverly Avenue; and

**WHEREAS**, the watchman’s house at 87th and Beverly Avenue is conveniently located along the Major Taylor Bicycle Trail. Marshall Walter “Major” Taylor was an American cyclist who won the world 1-mile track cycling championship in 1899 after setting numerous world records and overcoming racial discrimination; and

**WHEREAS**, this unfortunate property damage at the watchman’s house located on 87th and Beverly Ave provides a unique opportunity for the Preserves to explore alternative use for the structure; and

**WHEREAS**, with the support of the local community and elected officials and with the identification of the appropriate funds, the watchman’s house located at 87th and Beverly Ave. can become a new public destination for the Preserves; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the Real Estate Committee of the Forest Preserve District of Cook County Board of Commissioners requests that the Superintendent of the Preserves, and/or his designee, examine the cost and benefit of removing the watchman’s house located at 87th and Beverly from the Preserve’s Resident Watchman program; and

**BE IT FURTHER RESOLVED**, that it is also requested that the Superintendent of the Preserves, and/or his designee conduct outreach with the Dan Ryan Preserves local community and elected officials to explore interest in alternative uses and funding sources for said watchman’s house.

**Legislative History**      3/11/14 FPD Board of Commissioners referred to the Real Estate Committee

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

**Aye:**                    Chairman Murphy, Vice Chair Gorman, Commissioners Butler, Daley, Goslin, Reyes, Schneider, Silvestri, Sims, Steele and Suffredin and Tolbolski (12)

**Absent:**                Commissioners Collins, Fritchey, Gainer, García, and Moore (5)

**ADJOURNMENT**

**Commissioner Silvestri moved to adjourn the meeting, seconded by Commissioner Steele, the motion carried and the meeting was adjourned.**

**SECTION 2**

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTERS NAMED HEREIN**

FILE ID 14-0104  
FILE ID 14-0170  
FILE ID 14-0172

Recommended for Approval  
Deferred  
Recommended for Approval

Respectfully submitted,



Chairman



Secretary

\*A video recording of this meeting is available on the Office of the Secretary to the Board's website on the Video Page at <https://fpdcc.legistar.com>