



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

**Tuesday, July 22, 2014**

**9:15 AM**

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

**SECTION 1**

**ATTENDANCE**

**Present:** Vice Chair Gorman, Commissioners Daley, Goslin, Moore, Reyes, Schneider, Silvestri, Sims, Steele and Suffredin (10)

**Absent:** Chairman Murphy, Commissioners Butler, Collins, Fritchey, Gainer, García and Tobolski, (7)

**PUBLIC TESTIMONY**

**Vice Chairman Gorman 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**

**14-0170**

**PROPOSED RESOLUTION**

**Sponsored by:** LARRY SUFFREDIN, Cook County Commissioner

**A Resolution Opposing 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 adopted as amended.  
3/11/14 FPD Board of Commissioners referred to the Real Estate Committee  
4/8/14 FPD Real Estate Committee deferred  
6/17/14 FPD Real Estate Committee deferral

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

**Aye:** Vice Chair Gorman, Commissioners Daley, Goslin, Moore, Reyes, Schneider, Silvestri, Sims, Steele and Suffredin (10)

**Absent:** Chairman Murphy, Commissioners Butler, Collins, Fritchey, Gainer, García and Tobolski, (7)

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

**PROPOSED LICENSE REQUEST**

**Department:** Planning and Development

**Request:** Requesting authorization for the Forest Preserve District of Cook County (“the Preserves”), as Licensor to grant a License to People’s Gas, Light, and Coke Company (PGL), Grantee, to locate, operate and maintain a 36-inch natural gas pipeline to replace two existing 24-inch diameter natural gas pipelines in a disturbed portion of Burnham Prairie. The new pipeline segment will enable PGL to run internal electronic inspection equipment through PGL’s line for regular inspection as mandated by Department of Transportation regulations. This pipeline will be the main source of natural gas serving Chicago. The pipeline will be installed by direction bore at a depth of 25 to 30 feet below the surface. No additional excavation or construction activity will take place on FPCC property. No trees will be impacted by this project. PGL has agreed to make an additional contribution of \$20,000.00 toward the FPCC’s land restoration activities.

**Term:** Ten (10) Years

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

**License Application Fee:** \$1,000.00

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

Total one-time upfront fee of \$7,800.00 for the term of the License (Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** None

**The area of the License is:** 0.030 Acre

**Concurrence(s):**

The Chief Attorney and Comptroller 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 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:** 6/17/14 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:**

**Aye:** Vice Chair Gorman, Commissioners Daley, Goslin, Moore, Reyes, Schneider, Silvestri, Sims, Steele and Suffredin (10)

**Absent:** Chairman Murphy, Commissioners Butler, Collins, Fritchey, Gainer, García and Tobolski, (7)

**14-0278**

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

**EASEMENT REQUEST**

**Department:** Planning and Development

**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 Harts Road and the North Branch of the Chicago River for 0.02 acre or 741 square feet.

**Reason:** IDOT requests a temporary construction easement to access the North Branch of the Chicago River along the north side of Harts Road for a slope stabilization project. The slope stabilization is necessary to ensure the continued operation and safety of the Harts Road Bridge over the river. This remediation will stabilize the river bank and prevent further loss of soil, trees, and vegetation. The slope stabilization will decrease the sediment load in the river, thus reducing surface water degradation and stream siltation.

Slope stabilization utilizing a 12-inch tall stone slope mattress over 36-inch tall gabions is to be placed along the banks of the North Branch Chicago River. A synthetic geo filter fabric will be placed on the ground below the slope mattress and gabions. The area for the temporary easement is 0.02 acres. IDOT indicates that 4 (four) trees are expected to be removed for this project.

**Easement Fee:** \$1,500.00

**Tree Mitigation Fee:** \$1,814.12

**Concurrence(s):**

The Chief Attorney and Comptroller have approved this item.

**District(s):** 13

**Legislative History:** 6/17/14 FPD Board of Commissioners referred to the Real Estate Committee.

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

**Aye:** Vice Chair Gorman, Commissioners Daley, Goslin, Moore, Reyes, Schneider, Silvestri, Sims, Steele and Suffredin (10)

**Absent:** Chairman Murphy, Commissioners Butler, Collins, Fritchey, Gainer, García and Tobolski, (7)

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

**PROPOSED LICENSE REQUEST**

**Department:** Planning and Development

**Request:** Requesting authorization for the Forest Preserve District of Cook County (“the Preserves”), as Licensor, to grant a License to The Village of Wheeling, Licensee (the “Village”), to locate, operate and maintain a storm sewer connection to an existing storm sewer outfall on Preserves property. The Village intends to extend the existing storm sewer outfall to the river, and re-grade and repair the existing eroded ditch area. The Village also plans to install rip-rap at the outfall to prevent future erosion of the bank at this location. In addition, the Village will provide an access easement to the Preserves to allow access to the narrow strip of Preserves property along the west bank of the river.

**Term:** Continuous

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

**License Application Fee:** \$500.00

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

Total one-time upfront fee of \$7,300.00 for the term of the License (Sec. 5-2A-4 and 5-2B-4)

**Tree Mitigation Fee:** None

**The area of the License is:** 0.028 Acre

**Concurrence(s):**

The Chief Attorney and Comptroller have approved this item.

The Village has met the insurance requirements under the License Agreement.

The Preserves staff has reviewed this license application and related documents and has found them to be acceptable. Approval of the license request by the Board of Commissioners approval is recommended.

**District(s):** 14

**Legislative History:** 6/17/14 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:**

**Aye:** Vice Chair Gorman, Commissioners Daley, Goslin, Moore, Reyes, Schneider, Silvestri, Sims, Steele and Suffredin (10)

**Absent:** Chairman Murphy, Commissioners Butler, Collins, Fritchey, Gainer, García and Tobolski, (7)

**ADJOURNMENT**

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

**SECTION 2**

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

File Id Number 14-0170  
File Id Number 14-0277  
File Id Number 14-0278  
File Id Number 14-0285

Recommended for Deferral  
Recommended for Approval  
Recommended for Approval  
Recommended for Approval

Respectfully submitted,



Vice Chairman



Secretary

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