

**REPORT OF THE COMMITTEE ON REAL ESTATE OF THE FOREST PRESERVE
DISTRICT OF COOK COUNTY BOARD OF COMMISSIONERS**

October 3, 2012

The Honorable,
The Forest Preserve District of Cook County
Board of Commissioners

ATTENDANCE

Present: Chairman Murphy, Commissioners Beavers, Collins, Daley, Garcia, Schneider, Sims, Steele, and Tobolski (9)

Absent: Vice Chairman Gorman, Commissioners Butler, Fritchey, Gainer, Goslin, Reyes, Silvestri, and Suffredin (8)

Also Present: Dennis White – Chief Attorney; Forest Preserve District of Cook County; Chris Flattery – Director, Planning & Development, Forest Preserve District of Cook County;

Ladies and Gentlemen:

Your Committee on Real Estate of the Forest Preserve District of Cook County Board of Commissioners met pursuant to notice on Wednesday, October 3, 2012 at the hour of 9:50 A.M. in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

Your Committee has considered the following item and upon adoption of this report, the recommendation is as follows:

12REAL0005 ARNOLD L. RANDALL, General Superintendent, requesting authorization for the District to accept a donation of land from, and grant a license to, locate, operate, and maintain a gravel and asphalt paved driveway and parking lot on District land to Kenneth A. Rumph, owner of Eden Lanes bowling alley, Westchester, Illinois.

If approved, this land use request would allow the District to amicably resolve an encroachment issue in which part of the Eden Lanes parking lot and driveway have existed on Forest Preserve land for many years, accept a donation of land, and obtain a purchase option on additional land.

Mr. Rumph contends that removal of the parking lot and driveway from District land will cause a hardship due to restricted access. He has requested a 10 year term license to allow continued use of 7,287 square feet of District property, has agreed to pay the required license fee of \$13,906.26 and has offered the following as additional benefits to the District:

- Donation of 7,560 s.f. of existing parking area to the District, after removal of asphalt and restoration
- Clear identification of boundaries and placement of barriers to prevent further encroachment
- Right of first refusal to the District for the remaining Eden Lanes property

The area for the license is 0.167 acre and is located along Cermak Road east of LaGrange Road, in Westchester.

Estimated Fiscal Impact: Kenneth A. Rumph will pay a one-time upfront fee of \$13,906.26 for a ten (10) year license, and convey a restored 0.174 acre parcel to the District at no cost.

A Land Use Review Summary Form is included in the background materials.

District: 16

***Referred to the Real Estate Committee on 9/11/12 (item #14)**

Commissioner Daley, seconded by Commissioner Steele, moved to Approve Communication No. 12REAL0005.

Commissioner Daley moved to adjourn the meeting, seconded by Commissioner Schneider. The motion carried and the meeting was adjourned.

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

Communication Number 12REAL0005

Approved As Amended

Commissioner Suffredin, seconded by Commissioner Steele, moved that the Report of the Committee on Legislation and Intergovernmental Relations be approved and adopted. **The motion carried unanimously.**

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REPORT OF THE COMMITTEE ON LEGISLATION AND INTERGOVERNMENTAL RELATIONS OF THE FOREST PRESERVE DISTRICT OF COOK COUNTY BOARD OF COMMISSIONERS

October 3, 2012

The Honorable,
The Forest Preserve District of Cook County
Board of Commissioners

ATTENDANCE

Present: Chairman Suffredin, Commissioners Beavers, Collins, Daley, Garcia, Goslin, Murphy, Silvestri, Sims, Steele and Tobolski (11)

Absent: Vice Chairman Fritchey, Commissioners Butler, Gainer, Gorman, Reyes and Schneider (6)

LAND USE REVIEW SUMMARY FORM

Date of Application: September 7, 2011

Name of Applicant: Kenneth A. Rumph, as owner of the Eden Lanes Bowling.

Purpose of Proposed Request: Continued use of an existing gravel and asphalt paved lot for ingress, egress and parking. The gravel and asphalt lot has existed on District property for many years with no license or formal agreement. The request is to resolve a long standing encroachment issue in a manner that allows continued access for the bowling alley and benefits the District.

General Location of Proposed Impacted District Land: Adjacent to and east of the Eden Lanes Bowling, located at 10159 Cermak Road, Westchester, IL. The requested area is part of Westchester Woods Forest Preserve.

Acreage and or square footage of proposal impacted District Land: Mr. Rumph requests a license for continued use of approximately 132.5 feet by 55 feet, or 0.167 acre of District property.


Potential Impact to District Land: The area requested is currently covered by gravel and asphalt and has been in use as a driveway and parking area for many years. No additional impact is expected. No other structures are proposed to be constructed. No trees are proposed to be removed in connection with this license. Mr. Rumph will donate and convey to the District a 0.174 acre parcel adjoining current District property, and restore said parcel. In addition, Mr. Rumph will give the District right of first refusal on the remaining Eden Lanes property, provide a survey, and construct barriers to prevent further encroachments.

Alternatives Considered: Mr. Rumph states that the area is necessary for ingress and egress to the back part of his property and there are no feasible alternatives, as his property is surrounded by Forest Preserve on three sides.

Completion Date of Staff Review: March 22, 2012

Referred to Board of Commissioners XX

Not referred to Board of Commissioners


General Superintendent

8/21/12
Date