



Legislation Details (With Text)

File #:	24-0219	Version:	1	Name:	
Type:	Intergovernmental Agreement	Status:		Held / Deferred in Committee	
File created:	4/26/2024	In control:		Real Estate Committee	
On agenda:	6/11/2024	Final action:			
Title:	PROPOSED INTERGOVERNMENTAL AGREEMENT				

Department: Department of Planning and Development

Other Part(ies): Village of Orland Park, Illinois (the "Village")

Request: Authorization to execute agreement

Goods or Services: Conveyance of permanent and temporary easements and tree removal adjacent to the McGinnis Slough Forest preserve for road improvements associated with the proposed widening of a portion of 143rd Street, subject to donation of property to the Forest Preserves and other terms and conditions

Agreement Number(s): N/A

Agreement Period: Agreement shall remain in effect until improvements are removed or abandoned.

Fiscal Impact: N/A. Waiver of compensation for the appraised value of the proposed permanent and temporary easements totaling \$18,200.00, and the value of up to one additional acre of permanent easement area if needed, and tree mitigation fees totaling \$392,663.39 is recommended in exchange for the donation of 26.7 acres of land and improvements with an appraised value of \$2,620,000.00 located just east of McGinnis Slough at 13951 LaGrange Road.

Accounts: N/A

District(s): 17

Summary: The Village is seeking conveyance of permanent easements on areas totaling 0.8 acres (34,920 square feet) and up to one (1) additional acre if needed for water quality improvements that have not yet been fully designed, and one temporary easement on 0.15 acres (6,600 square feet) for a 143rd Street roadway improvement project. In 2011, the Forest Preserves conveyed 1.5 acres of permanent easement for the same project to allow for an additional 17 feet of road right-of-way on a portion of 143rd Street west of Southwest Highway in exchange for donation of 13.9 acres of land and other valuable consideration. After more than a decade of planning, design and regulatory reviews, the Village is now seeking additional easements for various improvements relating to the road widening.

Permanent easement areas are needed for access to maintain proposed retaining walls, maintain existing drainage patterns, add new water quality Best Management Practices ("BMPs"), provide maintenance and grading next to a proposed multi-use path, and provide a new driveway to a public school on 143rd Street. The temporary easement is needed for temporary construction staging. Water quality improvements have not yet been fully designed. If, after review of more detailed engineering plans, additional area is needed to meet agreed performance standards, the proposed intergovernmental agreement would allow for conveyance of up to one additional acre of permanent easement area at the discretion of the General Superintendent.

The Village intends to assign the easements to the Illinois Department of Transportation ("IDOT") and

is seeking state and federal funding for IDOT to construct and maintain the roadway improvements in the easement areas except for initial maintenance of vegetation by the Village.

The project would require the removal of ninety (90) trees within the easement areas, with an estimated value of \$287,663.39 in addition to \$105,000.00 in tree mitigation fees associated with the prior conveyance of 1.5 acres of permanent easement in 2011. Waiver of tree mitigation fees and compensation for the appraised value of the easements is recommended in exchange for the donation of approximately 26.7 acres of property located just east of McGinnis Slough at 13951 LaGrange Road. The donated parcels feature extensive landscaping and site improvements, including a permeable pavement parking lot, a community gathering space, two overlook platforms and a 2,500 -square-foot building.

The Parties agree that the mutual exchange of the easements by the Forest Preserves and donation property by the Village will not occur until both parties receive and approve the official acceptance documentation to be provided by IDOT regarding IDOT's maintenance responsibilities. Final intergovernmental agreement is subject to legal review and approval. See also related Board Item No. 24-0269.

Sponsors:

Indexes: EILEEN FIGEL, Interim General Superintendent

Code sections:

Attachments: 1. Easement location maps, 2. Tree Mitigation_Summary, 3. Donation_parcel_exhibit_with_photos, 4. LURSF Village of Orland Park -143rd St - Final

Date	Ver.	Action By	Action	Result
6/11/2024	1	FPD Board of Commissioners		

PROPOSED INTERGOVERNMENTAL AGREEMENT

Department: Department of Planning and Development

Other Part(ies): Village of Orland Park, Illinois (the “Village”)

Request: Authorization to execute agreement

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Agreement Number(s): N/A

Agreement Period: Agreement shall remain in effect until improvements are removed or abandoned.

Fiscal Impact: N/A. Waiver of compensation for the appraised value of the proposed permanent and temporary easements totaling \$18,200.00, and the value of up to one additional acre of permanent easement area if needed, and tree mitigation fees totaling \$392,663.39 is recommended in exchange for the donation of 26.7 acres of land and improvements with an appraised value of \$2,620,000.00 located just east of McGinnis Slough at 13951 LaGrange Road.

Accounts: N/A

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Summary: The Village is seeking conveyance of permanent easements on areas totaling 0.8 acres (34,920 square feet) and up to one (1) additional acre if needed for water quality improvements that have not yet been fully designed, and one temporary easement on 0.15 acres (6,600 square feet) for a 143rd Street roadway improvement project. In 2011, the Forest Preserves conveyed 1.5 acres of permanent easement for the same project to allow for an additional 17 feet of road right-of-way on a portion of 143rd Street west of Southwest Highway in exchange for donation of 13.9 acres of land and other valuable consideration. After more than a decade of planning, design and regulatory reviews, the Village is now seeking additional easements for various improvements relating to the road widening.

Permanent easement areas are needed for access to maintain proposed retaining walls, maintain existing drainage patterns, add new water quality Best Management Practices (“BMPs”), provide maintenance and grading next to a proposed multi-use path, and provide a new driveway to a public school on 143rd Street. The temporary easement is needed for temporary construction staging. Water quality improvements have not yet been fully designed. If, after review of more detailed engineering plans, additional area is needed to meet agreed performance standards, the proposed intergovernmental agreement would allow for conveyance of up to one additional acre of permanent easement area at the discretion of the General Superintendent.

The Village intends to assign the easements to the Illinois Department of Transportation (“IDOT”) and is seeking state and federal funding for IDOT to construct and maintain the roadway improvements in the easement areas except for initial maintenance of vegetation by the Village.

The project would require the removal of ninety (90) trees within the easement areas, with an estimated value of \$287,663.39 in addition to \$105,000.00 in tree mitigation fees associated with the prior conveyance of 1.5 acres of permanent easement in 2011. Waiver of tree mitigation fees and compensation for the appraised value of the easements is recommended in exchange for the donation of approximately 26.7 acres of property located just east of McGinnis Slough at 13951 LaGrange Road. The donated parcels feature extensive landscaping and site improvements, including a permeable pavement parking lot, a community gathering space, two overlook platforms and a 2,500-square-foot building.

The Parties agree that the mutual exchange of the easements by the Forest Preserves and donation property by the Village will not occur until both parties receive and approve the official acceptance documentation to be provided by IDOT regarding IDOT’s maintenance responsibilities. Final intergovernmental agreement is subject to legal review and approval. See also related Board Item No. 24-0269.