



## Legislation Details (With Text)

---

<b>File #:</b>	16-0384	<b>Version:</b>	1	<b>Name:</b>	Willow Building, LLC.
<b>Type:</b>	License Request	<b>Status:</b>		<b>Status:</b>	Approved
<b>File created:</b>	9/8/2016	<b>In control:</b>		<b>In control:</b>	Real Estate Committee
<b>On agenda:</b>	9/13/2016	<b>Final action:</b>		<b>Final action:</b>	6/6/2017
<b>Title:</b>	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, LLC., Grantee, to utilize and maintain a license to utilize a minimum of five (5) and a maximum of thirty (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 parking lot #1 in Erickson Woods Grove, Northfield, IL.

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 for the use of up to an additional 30 parking spaces. Grantee agrees to indemnify the Preserves and maintain an insurance policy naming the Preserves as an additional insured. Grantee's access to the Parking Lot is limited to Monday through Friday from 7:00 a.m. to 6:00 p.m. The Grantee will not be granted exclusive use of the Parking Lot and it shall continue to be available for use and benefit of the public. Grantee also as agreed to provide an additional \$25,000 to the Preserves to facilitate improvements to the Parking Lot and to facilitate implementation of the Preserve's Gateway Master Plan.

Term: 11/1/2016 - 10/30/2026

License Fee: \$3,420.00 - \$20,520.00 annually for a ten year period

License Application Fee: \$1,000.00 (paid by Grantee in November of 2014)

YELAR Fee: \$3,700.00

Tree Mitigation Fee: N/A

The area of the License is: up to 30 parking spaces

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 has found it to be acceptable; therefore, it is recommended that the Forest Preserve District Board of Commissioners approve the issuance of this license.

District(s): 13

**Sponsors:**

**Indexes:** (Inactive) ARNOLD RANDALL, General Superintendent

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
6/6/2017	1	FPD Board of Commissioners	approve	Pass
6/6/2017	1	Real Estate Committee	recommend for approval	Pass
10/25/2016	1	Real Estate Committee	defer	Pass
10/25/2016	1	FPD Board of Commissioners	defer	Pass
9/13/2016	1	FPD Board of Commissioners	refer	Pass

**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, LLC., Grantee, to utilize and maintain a license to utilize a minimum of five (5) and a maximum of thirty (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 parking lot #1 in Erickson Woods Grove, Northfield, IL.

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 for the use of up to an additional 30 parking spaces. Grantee agrees to indemnify the Preserves and maintain an insurance policy naming the Preserves as an additional insured. Grantee's access to the Parking Lot is limited to Monday through Friday from 7:00 a.m.to 6:00 p.m. The Grantee will not be granted exclusive use of the Parking Lot and it shall continue to be available for use and benefit of the public. Grantee also as agreed to provide an additional \$25,000 to the Preserves to facilitate improvements to the Parking Lot and to facilitate implementation of the Preserve's Gateway Master Plan.

**Term:** 11/1/2016 - 10/30/2026

**License Fee:** \$3,420.00 - \$20,520.00 annually for a ten year period

**License Application Fee:** \$1,000.00 (paid by Grantee in November of 2014)

**YELAR Fee:** \$3,700.00

**Tree Mitigation Fee:** N/A

**The area of the License is:** up to 30 parking spaces

**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 has found it to be acceptable; therefore, it is recommended that the Forest Preserve District Board of Commissioners approve the issuance of this license.

**District(s):** 13