



Legislation Details

File #: 24-0414 **Version:** 1 **Name:**
Type: Contract Amendment **Status:** Approved
File created: 10/1/2024 **In control:** Real Estate Committee
On agenda: 11/19/2024 **Final action:** 12/17/2024
Title: PROPOSED CONTRACT AMENDMENT

Department(s): Department of Planning and Development

Vendor: Glencoe Golf Course, Glencoe, Illinois ("GGC") and the Village of Glencoe, Glencoe, Illinois (the "Village")

Request: Authorization for the Forest Preserves of Cook County (the "Forest Preserves") to amend contract

Good(s) or Service(s): Agreement relating to the use of Forest Preserves property for golf course purposes, including construction of a new clubhouse building complex, by GGC and/or the Village.

Original Contract Period: Continuous term from 1922 with no termination date; amended per Board Item No. 17-0138 (June 6, 2017) to add termination twenty (20) years from effective date of amendment (June 15, 2037) with an option to extend for up to twelve (12) years if the Village was able to obtain financing for improvements (i.e., June 14, 2049). The Village was able to obtain financing pursuant to a referendum approved by Glencoe voters on April 4, 2023.

Proposed Contract Period Extension: June 15, 2037 to June 14, 2049

Total Current Contract Amount Authority: N/A

Original Approval: N/A

Previous Increase(s): N/A

This Increase Requested: N/A

Estimated Fiscal Impact: N/A (Revenue Generating). Revenue expected:

1. Annual Payment. GGC shall continue to pay the Forest Preserves an annual payment in an amount that is equal to the greater of (1) \$62,500.00 or (2) 3.6% of the annual gross revenue generated by GGC from golf course operations during the immediately preceding year.
2. Tree Mitigation. Tree mitigation fees for removal of thirty-two (32) trees within the modified clubhouse complex boundary in an amount equal to a minimum of \$349,108.21. In practice, more trees may need to be removed than originally estimated. Any increase in the tree mitigation fee will be in accordance with the Tree Mitigation Plan (Board Item No. 20-0279) and if such increase is more than 20% of the original estimate, then approval will be sought from the Forest Preserves of Cook County Board of Commissioners.
3. Additional Restoration. \$25,000 for additional ecological restoration of approximately 5 acres of unmanaged woodland adjacent to Green Bay Road within five (5) years of the effective date of the amendment.

No permit or license fee, including special use permit fees for alcohol, are to be paid by GGC or the Village to the Forest Preserves with respect to golf course operations.

Accounts: 51001.411217 Golf Fees

Contract Number(s): N/A

Concurrences: The Chief Financial Officer has approved this item. Final amendment is subject to legal review and approval.

District(s): 13 14

Summary: In 1922, the Forest Preserves and GGC entered into an agreement relating to the use and operation of certain property comprising approximately 66 acres of Forest Preserves property as part of a public golf course to which both the Forest Preserves and the Village of Glencoe each contributed land. In 2017, the Forest Preserves renegotiated the original agreement to (1) revise the financial consideration that GGC should pay to the Forest Preserves, and (2) establish a termination date for the use by GGC of Forest Preserves property. The 2017 amendment also contemplated the potential future construction of a new clubhouse building and related improvements within a specified clubhouse complex boundary included as Exhibit B to the 2017 amendment.

The proposed second amendment would modify the previously agreed upon clubhouse complex boundary and include a stormwater retention system. The proposed new boundary lines may be slightly modified upon completion of a survey. The new clubhouse will focus on sustainability features, including, without limitation:

1. The clubhouse will be constructed to meet or exceed the Leadership in Energy and Environmental Design (LEED) Silver Certification standards as established by the U.S. Green Building Council (USGBC);
2. All glass installed on the building's exterior, including windows, facades, and any other transparent or reflective surfaces, shall meet bird-friendly design standards to reduce the risk of bird collisions and resultant fatalities;
3. The clubhouse shall use sustainably sourced and recycled materials wherever and whenever practical; and
4. The surrounding landscaping shall incorporate the use of native plants for 75% or more of new plantings.

In addition, GGC and the Village have agreed: (1) to installation of Forest Preserves-branded signage near the main entrance driveway to the new clubhouse complex; (2) to cooperate with Forest Preserves staff to expand programs to advance the Forest Preserves Racial Equity, Diversity and Inclusion policies; and (3) to provide a kiosk in the new clubhouse for Forest Preserves program information and materials. As is typical for these sorts of arrangements, the Forest Preserves owns all structures located on Forest Preserves property. However, in the event of a casualty event, it will be in the Village's discretion on whether to rebuild the clubhouse. In addition, the Village will have the right to tear down the new clubhouse at its discretion, provided that the Forest Preserves shall first be given the option to take over management and maintenance of the clubhouse. Under the agreement, the Forest Preserves shall have no responsibility or liability for any non-compliance with applicable state or local laws concerning the Forest Preserves property.

Sponsors:

Indexes: EILEEN FIGEL, Interim General Superintendent

Code sections:

Attachments: 1. GlencoeGC_Map, 2. 1922 Original Contract, 3. Exhibit 3 - Tree Preservation Plan, 4. Results of Glencoe Bond Issue Referendum, 5. 2024_TREE VALUATION TABLES_FPCC MITIGATION_32 TREES (002), 6. 2017 Amendment

Date	Ver.	Action By	Action	Result
12/17/2024	1	FPD Board of Commissioners	approve as amended	Pass
12/17/2024	1	Real Estate Committee	recommend for approval as amended	Pass
12/17/2024	1	Real Estate Committee	adopt as amended	Pass

11/19/2024	1	FPD Board of Commissioners	refer	Pass
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