



Legislation Details

File #: 24-0465 **Version:** 1 **Name:**
Type: Agreement **Status:** Approved
File created: 10/29/2024 **In control:** Real Estate Committee
On agenda: 11/19/2024 **Final action:** 12/17/2024
Title: PROPOSED AGREEMENT

Vendor: Kar Rack Corp. D/B/A Eden Lanes Bowling Alley, Westchester, Illinois

Request: Requesting authorization for the Forest Preserves of Cook County (the "Forest Preserves") to enter into an agreement

Reason: Eden Lanes Bowling Alley ("Eden Lanes") currently sits on a parcel surrounded by the Forest Preserves' Westchester Woods. A portion of Eden Lanes' parking lot and driveway pavement rests on a part of the Forest Preserves' parcel to the east of the business. In the Fall of 2012, the Forest Preserves' Board of Commissioners authorized the Forest Preserves to accept a donation of land from the owner of Eden Lanes in exchange for the granting of a license to operate and maintain that driveway and parking lot on Forest Preserves property (See Board Communication No. 12REAL0005). That license expired.

The Forest Preserves requests the authority to issue a new agreement for Eden Lanes to continue to utilize the portion of the parking lot and driveway over Forest Preserves land. The proposed agreement would allow for this nonexclusive parking, access, and maintenance by Eden Lanes after the payment of the one-time parking permit fee below. The agreement would not be assignable, and Eden Lanes would indemnify the Forest Preserves and maintain proper insurance throughout the agreement's term.

The Forest Preserves would also reserve the right to terminate the agreement for any public safety and nuisance issues occurring on the parking lot and driveway. The Forest Preserves has a right of first refusal for the property on which Eden Lanes currently sits, as the Forest Preserves had the same right under the license authorized in 2012.

Contract Period: 12/18/2023 (retroactive) - 12/17/2033

Estimated Fiscal Impact: N/A (revenue generating). One-time permit fee of \$15,415.70 to be paid no later than 12/15/2024 30 days from board approval

Account(s): Miscellaneous Income 51001.411467

Concurrence(s): The Chief Financial Officer has approved this item. Final agreement is subject to legal review and approval.

District(s): 16

Sponsors:

Indexes: EILEEN FIGEL, Interim General Superintendent

Code sections:

Attachments: 1. Board Communication Number 12REAL0005, 2. 2013 Eden Lanes License, 3. Eden Lanes Aerial Map, 4. License Exhibit A 2024, 5. Eden Lanes Location Map

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