

**Lake County Forest Preserve District  
Planning Committee  
March 6, 2017 - Open Session Minutes**

The Lake County Forest Preserves' Planning Committee met on Monday, March 6, 2017. The meeting was held at the District's General Offices, 1899 West Winchester Road, Libertyville, Illinois.

**1.0 Call to order** – With a quorum present, Chair Carol Calabresa called the meeting to order at 1:00 p.m.

**Members Present:**

Carol Calabresa, *Chair*  
Sandy Hart  
Linda Pedersen  
Craig Taylor  
Tom Weber  
Jeff Werfel  
Terry Wilke

**Absent:**

Sid Mathias, *Vice-Chair*  
Paul Frank

**Also Present:**

Ann Maine, *President*  
Chuck Bartels (by phone)  
Alex Ty Kovach  
Mike Tully  
Randy Seebach  
Steve Neaman  
Jim Anderson  
Nan Buckardt  
Mary Kann  
Katherine Hamilton-Smith  
John Nelson

**Also Present:**

Ken Jones  
Rebekah Snyder  
Deb Ramai  
Julie Gragnani  
Mick Zawislak, *Daily Herald*  
Matt Norton, *Legal Counsel*  
John Eifert  
Candice Rastrelli  
Tim Marvin  
Michael Douchant, *Central States*

**2.0 Pledge of Allegiance** – Member Hart led the pledge of allegiance.

**3.0 Addenda to the Agenda** – None

**4.0 Public Comment** – There was no public comment for matters not on the agenda.

**5.0 Executive Director Report** – Executive Director Kovach distributed and reviewed his report. He noted that the District received a \$50,000 grant for Grassy Lake; a \$210,979 grant proposal has been submitted to the National Fish and Wildlife Foundation Monarch Butterfly Conservation Fund; and the Adopt-a-Turtle program raised \$19,000 to extend the program for 2017. He reported on summer day camp registration, maple syrup season and the spring issue of *Horizons*. He noted that solar-lit trails will end with the switch to Daylight Savings; demolition has begun for the Museum relocation to the General Office; rainbow trout fishing at Banana Lake; the joint legislative committee breakfast attended with President Maine and Directors. He explained that there is now a form that Commissioners must fill out for travel and mileage reimbursement, in compliance with the new policy based on state legislation. A copy of the form was distributed to the committee, and staff will also email them an electronic fillable form for their use.

**6.0 Approval of Minutes** – Motion by member Hart, Second by member Taylor to approve the open and closed session minutes of February 6, 2017. Voice vote being had, the motion passed unanimously and the minutes were circulated for signatures.

**7.0 Correspondence** – None

**8.0 Old Business**

**8.1 Recommend approval of an Ordinance approving Planning Committee Rules** – Motion by member Weber, second by member Werfel to approve the recommendation as presented. Voice vote being had, the motion passed unanimously and the recommendation was forwarded to the full Board for approval.

## 9.0 New Business

9.1 Recommend approval of Resolution awarding Contract for Native Seed Purchases-2017 Habitat Restoration for Multiple Preserves to Prairie Moon Nursery, Winona, MN in the Contract Price of \$89,262.29; and to Shooting Star Native Seeds, Spring Grove, MN in the Contract Price of \$38,557.04 – Mr. Kovach summarized the contracts; motion by member Hart, second by member Wilke to approve the recommendation as presented. Voice vote being had, the motion passed unanimously and the recommendation was forwarded to the full Board for approval.

9.2 Recommend approval of Resolution awarding Contract for Wetland Invasive Plant Control 2017 at Spring Bluff Forest Preserve to Native Restoration Services, Lake Bluff, IL in the Contract Price of \$52,274.00 – Mr. Kovach showed the location on a map and summarized the project. Motion by member Hart, second by member Pedersen to approve the recommendation as presented. Voice vote being had, the motion passed unanimously and the recommendation was forwarded to the full Board for approval.

9.3 Recommend approval of Resolution awarding Contract for Design Engineering Services for Trail Construction at Spring Bluff Forest Preserve to Pearson Brown Associates, Inc., Libertyville, IL in the Contract Price of \$38,500.00 – Mr. Kovach provided background information on the project. Motion by member Weber, second by member Taylor to approve the recommendation as presented. Voice vote being had, the motion passed unanimously and the recommendation was forwarded to the Finance Committee.

9.4 Policy direction regarding request from KZF Stack, LLC (KZFS) to consider granting access through the District's existing trail easement for improvements associated with the proposed Lincolnshire Trails subdivision adjacent to Edward L. Ryerson Conservation Area, and to authorize negotiation of an agreement between KZFS and the District – Director Randy Seebach used a map to explain a request from a private developer who owns the property upon which the District has an easement for a section of the Des Plaines River Trail. KZFS is the successor to the original owner's reserved rights and is requesting approval to cross the District's easement in two locations to install underground storm sewers for the planned residential development. They would also need to lower a 100-ft. section of trail about 6 inches to satisfy compensatory storage requirements. In return, KZFS would design, engineer and construct a 500-ft. section of asphalt trail in the front of the proposed development adjacent to Riverside Road and provide a permanent easement to the District across and over the new trail section at no cost to the District. The new trail section will improve safety by relocating access off of the existing road and removing a blind curve. He responded to questions and requested permission from the committee to continue discussions with KZFS and to negotiate and prepare an agreement. The consensus of the committee members was to proceed. President Maine added that the Village has plans for sidewalks and a lighted intersection of Riverside Drive and Milwaukee Avenue that will provide additional access from the adjacent corporate park to our trail system.

9.5 Recommend approval of Resolution approving Intergovernmental Agreement with County of Lake for dedication of right-of-way for Cedar Lake Road improvements and construction of a trail connection at Nippersink Forest Preserve – Director Seebach used a map to summarize the project. In exchange for donating 3.8 acres of additional right-of-way on the west side of Cedar Lake Road for the road widening, the District will receive approximately \$1.1 million in public access and site restoration improvements including ¾-mile trail connecting the Nippersink trails to the intersection of Route 120 and Cedar Lake Road; and removal of over 6 acres of impervious surfacing at the former RV facility along with retaining wall, fencing, gates and light poles; and re-grade and apply native seed on the site. Mr. Seebach responded to questions and a general discussion ensued. Motion by member Wilke, second by member Weber to approve the recommendation as presented. Voice vote being had, the motion passed unanimously and the recommendation was forwarded to the full Board for approval.

9.6 Recommend approval of Resolution approving second amendment to recreational lease agreement with ComEd to construct, operate and maintain a multi-use public trail on the ComEd right-of-way as part

of a regional trail system linking Lyons Woods and Waukegan Savanna Forest Preserves – Mr. Kovach explained the additional amendment allows for the installation of boardwalks that were determined by ComEd to be necessary in an attempt to avoid the need for compensatory storage and reduce wetland impacts. Motion by member Hart, second by member Weber to approve the recommendation as presented. Voice vote being had, the motion passed unanimously and the recommendation was forwarded to the full Board for approval.

9.7 Policy Direction regarding request from ComEd for permanent easement for an existing line of electrical poles at Van Patten Woods Forest Preserve – Mr. Kovach explained that staff was seeking direction on negotiating a permanent easement with ComEd to operate and maintain existing overhead and underground wires, poles and any necessary equipment within a 10-ft. corridor at Van Patten Woods Forest Preserve. Staff and ComEd have been unable to locate documentation regarding rights for the installation, maintenance and operation of utility poles between Russell Road and residents' properties near Park Lane. The consensus of the committee members was to proceed.

9.8 Policy Direction regarding request from Central States Tower III, LLC to construct and operate a cell tower at Countryside Golf Club and to authorize staff to negotiate agreements – The consensus at the October 31 meeting was that cell towers would be considered on a case by case basis and now staff requested direction on whether to engage in further due diligence, discussions and negotiations with Central States Tower regarding its current proposal. He reviewed the terms that Central States has agreed to regarding the appearance of the tower, fencing and landscaping. Mr. Kovach showed two possible locations for the tower, one at the northwest corner of Hawley and Route 60, and the other on Chevy Chase Road south of the Countryside Golf Club maintenance facility. He added that since the last discussion when Central States originally requested a tower at a height of 100 feet, they have requested an option on a height of up to 130 feet. If the committee's direction is to proceed, the next step would be an open house for public input.

Central States had offered \$12,500 per year plus \$500 for each additional carrier, and a 10% increase every five years. Staff researched 12 local entities with towers and learned that the average annual income from their cell towers is \$30,889 so the District countered with an offer of \$30,000 per year with \$500 for each additional carrier, and a 3% annual increase. Staff has not received a response yet. Mr. Kovach responded to questions followed by public comment:

- John Eifert, property owner adjacent to proposed site on Chevy Chase Road – spoke against a tower on Chevy Chase Road, would be in his line of sight and would be an eyesore; he voiced concerns over potential long-term health effects on his family and golf course employees; adverse effect on his property values; and felt that cell tower rentals do not align with the Forest Preserve's mission.
- Candice Rastrelli, property owner next to proposed site on Hawley Street – spoke against a tower on Hawley Street, voiced concerns over close proximity to their property and the safety of her family.
- Tim Marvin, Mundelein resident – spoke against a tower at either location; said there are 8 existing towers within the area that could be enhanced and didn't see the need for another one because there is coverage.

Mr. Douchant from Central States Tower noted that there is a need to plan for the future and they are trying to be proactive in avoiding dropped service as wireless traffic inevitably expands. He explained the principal behind their search criteria and noted that cell towers are expensive to install, they are not haphazardly put up.

Committee members commented and asked questions. Member Taylor was disappointed that their initial offer of revenue was so low and that they have already asked for a higher tower height, and was uncomfortable with moving forward. Member Weber was okay with proceeding; Member Wilke wanted to look at putting the tower at the parking lot; Member Werfel felt we should pursue it a little further and look

at a third option since there is so much open space there. President Maine noted that staff has already determined that having it at the parking lot will impede their ability to run the golf course. Mr. Kovach noted that if the committee wishes to proceed the next step would be a public open house, which would be the responsibility of Central States Tower with District staff input. He added that staff tweaked the Hawley Street location to place the tower within the existing pine trees and thought it would have the least amount of impact. Member Pedersen felt that staff has done its due diligence and we should move forward.


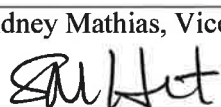

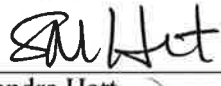

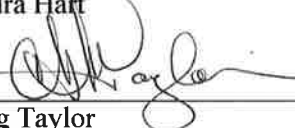
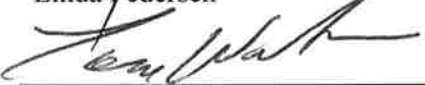


Commissioner Bartels noted that the Village of Mundelein turned down the initial request for a cell tower on church property on the northeast corner of Hawley and Route 60 because of zoning restrictions. After further discussion the consensus of the majority of the committee was to have the open house and bring the results back to the committee for review. Chair Calabresa asked Mr. Douchant for information regarding the open house to be provided to the District's Public Affairs office. Member Weber requested that the open house include information that shows why District property is necessary. Mr. Kovach added that we need a better understanding of the triangulation Mr. Douchant talked about and the flow of wireless data.

**10.0 Executive Session** – Motion by member Wilke, second by member Hart to go into executive session for the purpose of reviewing approved closed session minutes for release or retention and erasure of verbatim recordings; discussing the acquisition or lease of real property for the District; and the setting of a price for the sale or lease of District property. Roll call vote being had, the motion passed by the following vote: AYES: 7, NAYS: 0. The Committees went into executive session at 2:23 p.m. and returned to open session at 3:30 p.m.

**11.0 Next scheduled meeting:** April 3, 2017

**13.0 Adjourn** – With no further business, Chair Calabresa declared the meeting adjourned at 3:30 p.m.

**Approved:**

	<u>YEA</u>	<u>NAY</u>		<u>YEA</u>	<u>NAY</u>
 Carol Calabresa, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Sidney Mathias, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>
 Paul Frank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Sandra Hart	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Linda Pedersen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Craig Taylor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Tom Weber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Jeff Werfel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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