



LAKE COUNTY FOREST PRESERVES  
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Preservation, Restoration, Education and Recreation

**DATE:** July 6, 2015

**MEMO TO:** Carol Calabresa, Chair  
Land Preservation and Acquisition Committee

S. Michael Rummel, Chair  
Finance and Administrative Committee

**FROM:** Alex Ty Kovach,  
Executive Director

**SUBJECT:** Policy Direction regarding requests for cell tower agreements on District property

**REQUEST:** Provide Policy Direction regarding requests from cell phone service providers to consider for Public Utility Easements or Long Term Licenses for the installation and operation of cell towers on District property and to authorize staff to negotiate agreements with requesting cell providers, their agents, and representatives.

**BACKGROUND:** The License and Easement Ordinance cites Section 6 of the Downstate Forest Preserve District Act, which states the Lake County Forest Preserve District (the “District”) has the "power to grant licenses, easements and rights-of-way for the construction, operation and maintenance upon, under or across any property of [the] District of facilities for water, sewage, telephone, telegraph, electric, gas or other public service...”

The District has been approached with requests for the establishment of new easements and licenses for the installation of cell tower sites to provide public utility service, as well as with requests to amend and extend existing leases (which were assigned to the District upon its acquisition of the underlying fee-simple property). In the past, the District has generally not granted new easements or licenses for cellular telephone tower use.

In light of efforts to broaden the District’s revenue base as a result of the declining Equalized Assessed Value and other financial challenges, staff sees potential benefits in new agreements resulting in ongoing income streams. Staff would like to obtain committee direction whether to engage in further due diligence, discussions and negotiations with prospective grantees and licensees concerning potential locations, easement or license fees and other relevant factors. If the Committee directs staff to do so, staff would present individual easements or licenses to the Committee for further review and recommendation.

**REASON FOR RECOMMENDATION:** Policy Direction is required in accordance with District policy.

**REVIEW BY OTHERS:** Executive Director and Legal Counsel.

**FINANCIAL DATA:** At this time there is no financial impact.

**PRESENTER:** Alex Ty Kovach