



LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

Preservation, Restoration, Education and Recreation

DATE: April 2, 2018

MEMO TO: Carol Calabresa, Chair
Planning Committee

FROM: Randall L. Seebach
Director of Planning and Land Preservation

RECOMMENDATION: Recommend approval of a Resolution approving the Park District of Highland Park's conversion of the Highland Park Country Club Parcel to a passive natural area with existing and new biking and walking trails at Skokie River Woods.

STRATEGIC DIRECTIONS SUPPORTED: Public Access and Connections; Leadership; Conservation

FINANCIAL DATA: There is no financial impact at this time.

BACKGROUND: In April 2002, the Lake County Forest Preserve District (District) entered into an Intergovernmental Agreement (IGA) with the Park District of Highland Park (Park District) and the City of Highland Park (City) regarding the permanent preservation of approximately 150 acres of property located near the southeast corner of Half Day Road and U.S. Route 41. Under the IGA (i) the City acquired certain property now known as Skokie River Woods (then known as the Lushing Combined Parcel) and paid a portion of the purchase price for such property, (ii) the District contributed \$950,000.00 toward the purchase of the Skokie River Woods property, (iii) the City granted conservation easements to the District over approximately 150 acres of land, including the Skokie River Woods property and the Highland Park Country Club Parcel (including property known as Highland Park Woods) (Conservation Easements), and (iv) the Park District agreed to construct and operate certain public trails within the Skokie River Woods parcel, as provided in plans included in the IGA (Existing Trail Plans).

The City currently owns the Highland Park Country Club Parcel (Parcel). The Park District, which is responsible for the operation and maintenance of the Parcel, has told the District that it intends to acquire the Parcel from the City later this month. Under the IGA and the Conservation Easement applicable to the Parcel, if the Park District determines that the public golf course on the Parcel is no longer a desired recreational opportunity by the public or economically feasible to operate, the Park District has the right to substitute alternative active recreational uses (not involving the construction of any buildings or structures), if such use shall in no way affect or impair the Conservation Values of the Parcel and if the District approves the alternative use, which approval will not be unreasonably withheld.

Prior to finalizing its acquisition of the Parcel, the Park District is requesting the District's approval to substitute recreational uses from a golf course to a passive natural area with biking and hiking trails. Specifically, on March 1, 2018, the District received a letter from the Park District's

executive director stating that the Park District has found that the operation of a public golf course on the Parcel is no longer a desired recreational opportunity or economically feasible to operate and asking the District to approve the Park District's conversion of the Golf Course to a passive natural area with existing and new biking and walking trails. In addition, the Park District staff has orally requested that the District approve the general location of a portion of a trail to be located within the southern portion of the Parcel, as depicted in Exhibit A attached to the attached resolution (Gateway Path). District staff has reviewed these requests and supports (i) the conversion of the Parcel from a golf course to a passive natural area with existing and new biking and walking trails and (ii) the location of the Gateway Path as depicted in Exhibit A to the attached resolution.

The Park District has also approached the District about amending the IGA to change the locations of the trails that the Park District is required to construct and operate throughout the Parcel and the Skokie River Woods property, as provided in the Existing Trail Plans. However, the attached resolution (other than approving the location of the Gateway Path) does not address that issue. Any specific amendments to the IGA, the Conservation Easements, or the Existing Trail Plans would be approved by a future resolution and would be effective only if and when approved by the corporate authorities of the District, the Park District and the City.

REVIEW BY OTHERS: Executive Director, Chief Operations Officer, Director of Finance, Corporate Counsel.

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

**BOARD OF COMMISSIONERS
LAKE COUNTY FOREST PRESERVE DISTRICT
REGULAR APRIL MEETING
APRIL 10, 2018**

MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:

Your **PLANNING COMMITTEE** presents herewith “A Resolution Approving the Park District of Highland Park’s Conversion of the Highland Park Country Club Parcel to a Passive Natural Area with Biking and Hiking Trails,” and requests its approval.

PLANNING COMMITTEE:

Date: _____ Roll Call Vote: Ayes: ____ Nays: ____
 Voice Vote Majority Ayes; Nays: ____

**LAKE COUNTY FOREST PRESERVE DISTRICT
LAKE COUNTY, ILLINOIS**

**A RESOLUTION APPROVING THE PARK DISTRICT OF HIGHLAND PARK'S
CONVERSION OF THE HIGHLAND PARK COUNTRY CLUB PARCEL TO A
PASSIVE NATURAL AREA WITH BIKING AND HIKING TRAILS**

WHEREAS, the Lake County Forest Preserve District (the "District"), the City of Highland Park (the "City") and the Park District of Highland Park (the "Park District") have entered into an agreement dated April 22, 2002 (the "Agreement"), regarding the purchase of a portion of, and the protection of, 150 acres of public open space (the "Open Space Property") and the installation and operation of trails in accordance with plans approved in or pursuant to the Agreement (the "Existing Trail Plans"); and

WHEREAS, pursuant to the Agreement, the District is the grantee of conservation easements on the Open Space Property; and

WHEREAS, the City owns a portion of the Open Space Property known as the Highland Park Country Club Parcel (the "Parcel") ; and

WHEREAS, the Park District desires to purchase the Parcel from the City and convert the Parcel into a passive natural area with existing and new biking and walking trails (collectively "Alternative Use"); and

WHEREAS, the Agreement allows the owner of the Parcel to substitute alternative uses if such alternative uses in no way affect or impair the conservation values of the Conservation Easements and if such alternative uses are first approved by the District; and

WHEREAS, in advance of its acquisition of the Parcel, the Park District has asked that the District approve the general location of certain public access improvements that will be constructed by the Park District after it acquires the Parcel, specifically, the Planned Gateway Path, Planned Single Accessible Parking Space, Planned Seating Areas, and Planned Boardwalk Overlook depicted on Exhibit A attached hereto (collectively, the "Gateway Path");

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois THAT:

Section 1. Recitals. The recitals set forth above are incorporated as a part of this Resolution by this reference.

Section 2. Approval of Alternative Use and Gateway Path Location. The Alternative Use of the Parcel is hereby approved. The general location of the Gateway Path, as depicted in Exhibit A attached to this Resolution, is hereby approved. Except for the approval of the general location of the Gateway Path, nothing in this Resolution approves any change or modification to the Agreement or the Existing Trail Plans. Nothing in this Resolution approves any change or modification to the Conservation Easements.

Section 3. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this ____ day of _____, 2018

AYES:

NAYS:

APPROVED this ____ day of _____, 2018

Ann B. Maine, President
Lake County Forest Preserve District

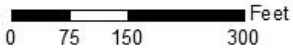
ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

Exhibit A

Lake County Forest Preserve District
1899 W Winchester Rd
Libertyville, IL 60048
847-367-6640
www.lcfd.org



Legend

-  Skokie River Woods Boundary
-  Planned Gateway Path
-  Planned Single Accessible Parking Space
-  Planned Seating Areas
-  Planned Boardwalk Overlook



Courtesy Copy Only.
Property boundaries indicated are provided for general location purposes. Wetland and flood limits shown are approximate and should not be used to determine setbacks for structure or as a basis for purchasing property.

2015 Aerial Photo

Prepared using information from:
Lake County Department of Information & Technology: GIS/Mapping Division
18 North County Street
Waukegan, Illinois 60085-4357
847-377-2373

Map Prepared 23 March 2018

