SPECIAL PROJECTS AND FACILITIES COMMITTEE
Monday, January 7, 2013
7 p.m.

A G E N D A

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes ï December 3, 2012 and December 17, 2012
4. Matters from the Public
5. Discussion of Friends Park Renovation
6. Other Business
7. Adjourn
GLENCOE PARK DISTRICT
999 Green Bay Road
Glencoe, Illinois  60022

SPECIAL PROJECTS AND FACILITIES COMMITTEE
7:30 p.m.
Monday, December 3, 2012

Minutes

Roll Call. The meeting was called to order at 7:31 p.m. and the roll was called. Present were Committee members Trent Cornell (Chair) and Andre Lerman. Also in attendance were Max Retsky (President), Bob Kimble (Treasurer), and Hilary Lee. Staff present included Interim Executive Director/Secretary Steve Nagle, Director of Recreation Cheryl DeClerck, Director of Parks Rick Bold, Beach/ Watts Facilities Manager David Johnson, and Greenhouse Manager Karen Keefe.

Members of the public in attendance include Glencoe residents Roberta Bregston, 375 Adams; Linn Carey, 637 Drexel; Bob Footlik, 940 Sheridan; Debby Hahamy, 1124 Oak Ridge Drive; Larry Levin, Village of Glencoe Trustee, 803 Sheridan; Nancy Meyer, 77 Maple Hill; Laurie Morse, 271 Hawthorn; Seth Palatnik, 1191 Fairfield; Carole Rosen, 1091 Skokie Ridge Road; Tom Sparks, 680 Vernon; Caren Thomas, Village of Glencoe Plan Commission member, 423 Northwood; Tom Welch, 321 Hawthorn, and Nitza Zisook, 766 Greenleaf. Also in attendance was Ben Kutscheid, Senior Landscape Architect from RGC Design.

Matters from the Public. There was no one present wishing to address the Committee at this time.

Approval of Meeting Minutes. October 4, 2012 Committee Chair Lerman moved to approve the minutes as presented. Commissioner Lee seconded the motion, which passed by unanimous voice vote.

Discussion of Friends Park Renovation. Committee Chair Cornell asked Interim Executive Director Nagle to begin the discussion of this item. Mr. Nagle stated staff has been reviewing the comments and suggestions received from residents concerning Friends Park. He continued by stating the District has hired to firm of RGC design regarding the renovated park. Mr. Nagle stated Director of Parks Bold, Director of Recreation DeClerck and he met with Mr. Kutscheid, for playground design concepts. He continued by stating there are design elements for younger children and also older children. He said there were good responses from residents with ideas they wanted in a renovated park. Mr. Nagle then asked Mr. Kutscheid to review the concepts being considered.

Mr. Kutscheid began a presentation outlining two concept plans for the renovated park. He stated it was important to include ADA accessible equipment in the park along with
an ADA accessible surface. Discussion ensued. Commissioner Lee stated the concepts being presented at this meeting are very preliminary and the first time the Committee has reviewed them. Discussion continued.

Commissioner Lee then inquired of the audience members if they wanted another park location to be completely ADA accessible and have limited ADA accessible features at Friends Park. Commissioner Cornell stated a larger park site, Shelton Park, for example, might be more appropriate for a fully ADA accessible park. Discussion continued.

Ms. Lee continued by stating play equipment has evolved since Friends Park was designed. Mr. Cornell stated with the location of Friends Park, there could be some input for Writers’Theatre as a neighbor of Friends Park. He continued by stating Writers’Theatre renovation plans are several years away and Friends Park needs to be renovated soon. He continued by stating the play equipment adults like is not necessarily what the children like and use. He stated staff was asked to visit neighboring parks to see what play equipment the children are using.

Mr. Nagle stated he has had discussions with representatives of Writers’Theatre regarding its planned renovation. Ms. Thomas then stated discussions are being held with the Plan Commission of the Village of Glencoe regarding Writers’Theatre planned expansion. Commissioner Lerman stated he felt Friends Park could be a centerpiece piece for the District and use assistance from Writers’Theatre’s architect to possibly develop a theater-themed park. Discussion ensued.

Lengthy discussion continued with regard to additional shade in the park along with the necessary removal of sick or dying trees, and other design amenities in the park.

It was the consensus of the Committee to have the District’s landscape architect review the concepts as discussed and present other concepts at an upcoming Committee meeting.

Discussion of Information from Glencoe Beach and Lakefront Advisory Group
Committee Chair Cornell asked Commissioner Lerman as a member of the Glencoe Beach and Lakefront Advisory Group to present the group’s report. Mr. Lerman began by stating the advisory group focused on operational items at the beach. Mr. Lerman stated the advisory group also wanted to expand its ideas to include the Glencoe Beach as well as Lakefront Park. He continued by stating he felt it was important for the District to maintain the beach. Discussion ensued. Mr. Lerman stated the advisory group would like some of these ideas accomplished over the coming years. Mr. Lerman stated it was important to keep the character of Glencoe Beach and focus on smaller items which can improve the larger items.

Discussion continued Mr. Cornell one issue of concern is parking near Glencoe Beach. The Village of Glencoe is the entity responsible for on-street parking. He stated the Village was able to establish street parking permits for neighbors of Dell Place.
Committee Chair Cornell stated in recent resident surveys there has been interest in swimming pools and a fitness center. As such, the District entered into an agreement with the Northbrook Park District to offer Northbrook residents resident rates for the Glencoe Beach and Glencoe residents can purchase pool passes in Northbrook at Northbrook resident rates.

Mr. Cornell stated the swimming area at the beach was expanded last summer which required the addition of lifeguards.

Committee Chair Cornell thanked members of the advisory group for their participation and attendance at this meeting and for their commitment to the Glencoe Beach. He stated the advisory group’s report will be presented to the Board for acceptance.

Commissioner Lerman thanked District staff for their great work during the summer season.

**Preliminary Discussion of 2013 Beach Season** Mr. Nagle stated Facility Manager Johnson and he were beginning to plan for the 2013 summer. Discussion has begun on extending the Northbrook Park District aquatics agreement. He stated the 2012 report and 2013 recommendations are being developed.

Mr. Nagle stated the warm weather increased participants at the beach. More non-residents purchased season passes than in previous years.

To a question from Ms. Morse, Mr. Nagle stated he did not see a significant impact on the Glencoe Beach with Dell Place being made available. Mr. Nagle stated the two beaches are very different with respect to amenities, services, and users.

Mr. Cornell stated he has heard comments for beach patrons who would like to have more beach storage lockers. He continued by stating the District is working with other North Shore communities regarding quick and accurate water testing of Lake Michigan, especially after storms, to try to limit the days the lake is closed to swimming due to high bacteria or sewer discharge from the locks at Wilmette Harbor. Ms. Morse stated there is untreated water which drains into Lake Michigan.

Committee Chair Cornell thanked staff and the audience for their comments regarding the Glencoe Beach.

**Discussion of 2013 Greenhouse Operation** Director of Parks Bold stated the greenhouse operation was created through a donation from a Glencoe resident as a growing and learning center. Mr. Bold stated the District sells plants to the community. He felt it was time to consider a change in its use to a growing center for the community. He stated that plant sale takes staff time away from the growing portion of the greenhouse operation.

Discussion ensued with regard to growing plants for Village and school property along with District parks. Mr. Bold stated the original use of the greenhouse was to grow...
plants to the District and Village. Mr. Bold stated the staff helps community organizations grow their plants.

Mr. Nagle stated the greenhouse operation losses money each summer. He stated the greenhouse operation can still be used for classes for summer camps and other programs, but limit the plant sale operation at this time.

Mr. Cornell thanked the staff for their input.

Other Business  There was no further business.

Adjourn  With no further business, the meeting adjourned at 9:50 p.m. on a motion from and a second from President Retsky.

Respectfully submitted,

Steven T. Nagle
Secretary
Roll Call. The meeting was called to order at 7:04 p.m. and the roll was called. Present were Committee members Trent Cornell (Chair) and Andre Lerman. Also in attendance were Commissioners Bob Kimble (Treasurer), and Hillary Lee. Staff present included Interim Executive Director/Secretary Steve Nagle, and Director of Parks Rick Bold.

Members of the public in attendance include Glencoe residents Tom Ennesser, 253 Valley Road; Steve Gaines, 655 Greenwood; Barb Padiak, 1170 Terrace Court; and Seth Palatnik, 1191 Fairfield.

Matters from the Public. There was no one present wishing to address the Committee at this time.

Discussion of Friends Park Renovation. Committee Chair Cornell stated this meeting is a continuation of discussion of the renovated Friends Park which the Committee held a couple of weeks ago. Interim Executive Director Nagle began his presentation by showing how Friends Park is designed for two age groups. He stated staff has also had discussions with representatives from Writers’ Theatre, a neighbor of Friends Park. Mr. Cornell stated replacing the equipment Friends Park with similar play experiences now require larger drop zones and swing areas.

Mr. Nagle continued his review of two designs, the Train, and the Globe. The Train design would let a child imagine traveling starting at a beach and then adventuring to mountain climbing apparatus. He stated the surface for both designs would be rubberized. The new design would not include a sand surface. Mr. Nagle stated much of the open space is on Women’s Library Club property. Mr. Nagle stated both designs include accessible play equipment. With the expanded footprint, trees will have to be removed and several evergreens will be planted at the renovated park. Discussion ensued.

The Globe concept was theme-based with Writers’ Theatre as a neighbor. This design incorporates a U-shaped performance area for children to play on. With this design, a parent will always be able to see his child. There is also a rubberized surface in the Globe concept. Discussion continued.
Shade elements were included in designs. To a question from Commissioner Lerman, Mr. Nagle stated the rubberized surface is easier to navigate for children in wheelchairs and makes it easier for children to transfer to other accessible play pieces.

Mr. Nagle provided cost information for both of the designs. Mr. Cornell stated at this time there will be no fund-raising for the renovation of Friends Park due to the timing of the renovation. Mr. Lerman stated it was important to have the park renovated in the spring. Mr. Cornell stated Friends Park is a central location in Glencoe. Discussion continued regarding fund-raising possibilities and it was the consensus of the Committee that fund-raising after the project is completed is usually not successful.

President Retsky arrived at 7:31 p.m.

Mr. Cornell stated the rubberized safety surface would add approximately $95,000 - $105,000 to either concept. Mr. Nagle stated there are other charges which would need to be included, such as curbing and any contingencies.

Discussion ensued regarding the costs of the project and the useful life of the renovated park. Mr. Nagle stated the material used for new parks is different and should last 10 - 15 years. Discussion continued that the project could be done over a period of time.

To a question from Commissioner Lerman, Committee Chair Cornell stated there the fund balances have excesses and have each park renovated on a rotating basis. Mr. Nagle stated staff is currently working on the fiscal year 2013/2014 budget and still reviewing capital projects which could be deferred. He stated he has had conversations with the Executive Director of Northern Suburban Special Recreation Association with regard to special recreation funding which could be used. Mr. Nagle stated once a concept is approved by the Board, the project could take up to four months. Mr. Cornell felt it was important to have the project done correctly which will probably add completion time for the project. Discussion continued.

Mr. Kimble stated if the Board has a dollar amount then concepts can be developed according to a price point and possibly not having all the play pieces included.

Discussion ensued with regard to various aspects of each concept which the Commissioners would like to include in the renovated park. Mr. Cornell felt it was important for the Board and staff to have a preferred plan and then have that plan shared with the community. Mr. Cornell felt it was important to focus on one design and the play pieces and designs along with the budget. President Retsky stated it is important to have play pieces for children to spark their interest and not necessarily to recognize an architecturally significant building in Glencoe that would be incorporated in the renovated park.

Discussion ensued with regard to natural berms to make it easier to have the children stay in the park rather than having them run into a nearby street.

Mr. Nagle stated the next step would be to review the budget. He would like to review with the landscape architect budget numbers. He stated in recent conversations with
representatives with Writers' Theatre, its new building will be a much larger two story building and will be white. There is a conservation easement between Friends Parks and the Woman's Library Club property. The proposed Writers' Theatre new building will include new parking, service entrance and bays, and pedestrians' walkways.

Mr. Cornell stated he would like the staff to take the train footprint concept and get the budget numbers for individual pieces of equipment so some of the play pieces would not be completely customized pieces.

Ms. Lee stated synthetic rubber surfaces can get very warm. Mr. Bold stated rubberized surfaces can be made to adapt to weather and temperature fluctuations. Discussion ensued with regard to design elements for children with different disabilities and abilities.

Mr. Kimble stated this is an important project and the Committee and staff should consider what an appropriate budget entails. Mr. Bold stated there are some parts of the current Friends Park which can be re-purposed, such as the border and flagstone.

Mr. Cornell stated he felt the Committee should have one more meeting with budget numbers and then present it to the Board and community for further comment and discussion. As the process moves forward, it was important to have children look at the possible play pieces for their review.

Mr. Cornell requested that the next Committee meeting be on Monday, January 7, 2013 for further discussion with a focus on the train concept design.

In the center of the Globe design is a circular seating area; it was suggested that a seating area be incorporated in a revised concept.

Other Business There was no further discussion.

Adjourn With no further business, the meeting adjourned at 8:31 p.m. on a motion from Commissioner Lerman and a second from Commissioner Cornell.

Respectfully submitted,

Steven T. Nagle
Secretary
To: Special Projects and Facilities Committee
   Board of Park Commissioners

From: Steven T. Nagle, Interim Executive Director

Date: January 4, 2013

Enclosures (2)

SUBJECT: FRIENDS PARK/PLAYGROUND PROJECT

Following the Special Projects and Facilities Committee meeting on December 17, staff met with Ben from RGC to discuss the outcome of that meeting. Ben was very helpful in developing ideas and alternatives with regard to the one-concept solution and cost estimates. Staff also met with Writers’ Theatre that week to share our thoughts and concerns. Ben shared the updated concept and costs with staff on Friday, January 4. We will be making final adjustments over the weekend and have an updated conceptual plan and cost estimates available on Monday, January 7.

Please note the following project items and issues that I have included to help keep the Committee and Board informed.

1. ComEd Easement – document included
2. Woman’s Library Club Conservation Easement – document included and being reviewed by legal counsel
3. Writers’ Theatre future building plans – ongoing discussion

Budget Review

Carol Mensinger has provided the following budget information to consider for this project.

Amount requested in FY 2013/2014 from the Capital Project Budget (Fund 65) $250,000

Special Recreation Reserve Fund monies allowable for this project $ 50,000
   Requires approval of 5/8 Levy by NSSRA Board (February)
   Current budgeted total $300,000

Other potential funding sources to consider:

Allocating unspent/unbudgeted Capital Fund Reserves $ 50,000

Using a portion of the $200,000 designated by the Board for Future Capital $ 50,000
   Current PLUS Potential total $400,000

Using a portion of the current Fund Balance Reserves
   (Not known until end of January, 2013)
The District is at the end of the original scope of services with RGC. There will be a need to look at additional conceptual and architectural costs with RGC, but we may be able to coordinate some portions of the project in-house. I will have a proposal to share at the Regular Board meeting on January 15.

There will also be a need to perform a topographical survey for the site. The cost for this service is quoted at $1,650. I would like consensus from the Committee/Board to begin this work.

**Updated Friends Park Project Timeline:**

1. Removal / cleanup of damaged items  
2. Review Consultant Services (RGC)  
3. Discussion of Friends Park I Special Board Meeting  
4. Create / Invite / E-blast Friends of Friends Community Group  
5. Develop Donation program (design phase and contact list started)  
6. Collect input from public via web-survey to contact list  
7. Review conceptual plans developed by RCG and Playground Mfg’s  
8. Hold SPFC meeting to review conceptual plans, ideas and gather Additional public input  
9. Gather community input via displays at Centennial Event  
10. Update Conceptual Plans / Additional Community Input ELC Parent Groups / Watts Displays / Winter Carnival  
11. Discuss ADA funding and budget  
12. Review updated concept and budget with input from 12/3 meeting  
13. Additional SPFC meetings to refine concept & budget  
14. Board discussion / Determine final concept

**Construction Time Line:**

1. Contact Playground manufacturers for specific pricing/equipment  
2. Approve final plan and project estimates  
3. Project bid / documents prepared  
4. Bid recruitment, review and opening  
5. Bid acceptance / awarded (paperwork)  
6. Equipment ordering (Some demo and prep can occur during this time)  
7. New installation / Construction
MEMORANDUM

TO: Charlene Holtz
Friedman & Holtz, P. C.

FROM: Rod Aiken, Director of Parks and Recreation

DATE: June 30, 2003
VIA FAX TRANSMISSION

SUBJECT: ComEd EASEMENT FOR WRITERS’ THEATRE

At long last, we have a draft of an easement agreement from ComEd for you to review. As you may recall, a few months ago, the Board approved in concept an easement so long as the utility is placed in via underground boring in a manner so as not to disturb the playground or landscape.

Please note:

1. Charlene, ComEd is requesting a 10’ wide easement. This is an underground conduit only – and I don’t want them to be able to bring big pieces of equipment or vehicles on site — so how about 6’ or 8’?

2. We better make sure its legal description and graphic (Exhibit A) reflect the existing title and legal description.

Writers’ Theatre has agreed separately to reimburse the Park District’s legal fees up to $500, — but I’d like to advise it if it starts to get out-of-hand.

Last, under the wait … then hurry up category, I’d like to place this on the July 15 meeting agenda. Please let me know how things are going late this week, if possible.

Thanks much.
GRANT OF EASEMENT

The Grantor(s) ____________ Glencoe Park

District ____________________

in consideration of the sum of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby give(s) and grant(s) to COMMONWEALTH EDISON COMPANY, an Illinois Corporation, its licensees, successors and assigns, an easement to construct, operate, maintain, renew, relocate and remove, from time to time, cables, conduits, manholes, transformers, pedestals and other facilities used in connection with underground transmission and distribution of electricity, sounds and signals, together with right of access to the same and the right, from time to time, to trim or remove trees, bushes and saplings and to clear all obstructions from the surface and subsurface as may be required incident to the grant herein given, in, over, under, across, along and upon the surface of property situated in Section 7, Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois, described below. No structures or obstructions shall be placed over Grantee facilities or in, upon or over the Easement Area by Grantor without prior written consent of the Grantee. After installation of any facilities by Grantee, the grade of the property shall not be altered in a manner so as to interfere with the operation and maintenance thereof.


PROPERTY ADDRESS: N/A

PIN.: 05-07-200-050

The Grantor represents and warrants to the Grantee that Grantor is the true, lawful and sole owner of the Property and has full right and power to grant and convey the rights conveyed herein.

This instrument prepared by Walter A. Janz, 1500 Franklin Blvd., Libertyville, Illinois 60048, on behalf of Commonwealth Edison Company.

Complete the Appropriate Acknowledgment on Reverse Side Hereof

WJ0627-2

gc-CE-Corp

Rev. 11/99
SITE PLAN

CONDUIT WILL RUN 30" - 36" UNDERGROUND

EXISTING SANITARY SEWER LINE

VERNON AVENUE

GLENCOE PARK DIST.

GLENCOE DRIVE

TUDOR COURT

PUBLIC ALLEY

CENTER LINE OF STORM SEWER

EXISTING DRIVEWAY

EXISTING SANITARY SEWER LINE

EXHIBIT A

2 STORY BRICK BUILDING

SETBACK LINE

LOTLINE

200.00'
THE WESTERLY 99.00 FEET, (AS MEASURED PERPENDICULAR TO THE EASTERLY LINE OF VERNON AVENUE) OF THE PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORHERLY LINE OF A 20 FOOT PUBLIC ALLEY, AS SHOWN ON THE PLAT OF LIGARE'S SUBDIVISION OF PART OF SAID BLOCK 20 IN GLENCOE, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS, WITH THE EASTERLY LINE OF SAID VERNON AVENUE, AS NOW LOCATED AND OCCUPIED, THENCE NORTHERLY ALONG SAID EASTERLY LINE OF VERNON AVENUE 246.00 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY, 380.00 FEET TO THE WESTERLY LINE OF THE PROPERTY OF THE GLENCOE PARK DISTRICT; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THE GLENCOE PARK DISTRICT PROPERTY, 246.00 FEET TO SAID NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY; AND THENCE WESTERLY ALONG SAID NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY, 380.00 FEET TO THE PLACE OF BEGINNING.
GRANT OF ACCESS EASEMENT AND CONSERVATION RIGHT AND EASEMENT

THIS GRANT OF EASEMENT, is made and entered into as of this day of February, 1995, by and between WOMAN'S LIBRARY CLUB OF GLENCOE, COOK CO., ILL., an Illinois not for profit corporation (the "Grantor") and the GLENCOE PARK DISTRICT, an Illinois unit of local government (the "Grantee"). Grantor and Grantee are hereinafter sometimes individually referred to as a "Party" and jointly referred to as the "Parties".

RECITALS

1. Grantor is the owner, in fee simple, of certain real property situated in Cook County and commonly known as 325 Tudor Court in Glencoe, Illinois and legally described on Exhibit "A" attached to and made a part of this Grant ("WLCG Property").

2. Grantee is the owner, in fee simple, of two parcels of real property situated in Cook County, Illinois, one located northerly of Tudor Court and westerly of Glencoe Drive in Glencoe, Illinois ("Park Property") and the other located at the northeasterly corner of the intersection of Tudor Court and Vernon Avenue and commonly known as Friends Park in Glencoe, Illinois ("Friends Park") both of which are legally described on Exhibit "B" attached to and made a part of this Grant.

3. Grantee desires to obtain a perpetual right, privilege and easement in, on, over, across, under and through that portion of the WLCG Property legally described on Exhibit "C" attached to and made a part of this Grant ("Conservation Property") for purposes of preserving, enhancing and promoting the ecological, open space, natural and aesthetic values of the Conservation Property and to create a landscaped buffer between the WLCG Property and Friends Park.

4. Grantor and Grantee, by the conveyance to Grantee of a conservation right and easement (hereinafter called the "Conservation Right") as contemplated under "an act relating to conservation rights in real property", approved and effective September 12, 1977, 765 ILCS 120/1, et seq., as amended from time to time (hereinafter called the "Act"), in, on, over, across, under or through the Conservation Property, desire to prevent the use or development of the Conservation Property for any purpose or in any manner inconsistent with the terms of this Conservation Right.

5. Grantee also desires to obtain a perpetual right, privilege and easement on, over and across that portion of the WLCG Property legally described on Exhibit "D" attached to and made a part of this Grant ("Easement Premises") for vehicular and/or equipment ingress to and egress from the Park Property for purposes of maintaining the Park Property and also for pedestrian ingress to and egress from the Park Property ("Access Easement").

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, Grantor does hereby grant, convey and warrant unto Grantee, its successors and assigns, forever, a conservation right and easement in perpetuity in, on, over, across, under and through the Conservation Property consisting of the following:

1. The right of Grantee to enter upon the Conservation Property to design a landscape plan and install, remove, restore or maintain the landscape on the Conservation Property.
Grantor acknowledges that it will be difficult for Grantee to properly maintain the Conservation Property as improved without entering upon the adjoining WLCG Property. Therefore, Grantor agrees to allow Grantee to enter upon the WLCG Property to maintain the Conservation Property provided that Grantee also provides routine landscape maintenance to that portion of the WLCG Property between the most westerly wall of the building currently located on the WLCG Property as extended northerly and southerly and the easterly line of the Conservation Property for as long as the Conservation Right remains in effect and title to Friends Park is held by Grantee;

2. The right of Grantor to inspect and approve the landscape design plans relating to the development of the Conservation Property prior to installation of the landscape improvements on the Conservation Property, which approval shall not be unreasonably withheld or delayed.

3. The right of Grantee to enter upon the Conservation Property for the purpose of remedying any breach by Grantor of the covenants and conditions of this Grant, it being agreed that there shall be no affirmative obligation created on the part of Grantee to remedy any such breach by reason of the right granted herein;

Grantor declares and makes the following protective covenants, which shall run with and bind the Conservation Property in perpetuity, namely, that in, on, over, across, under or through the Conservation Property, Grantor and any permitees, invitees or agents of Grantor shall not:

1. Construct or place any buildings, lights, fences, roads, signs, trails, driveways or any other structures or improvements of any kind whatsoever, including trees, plants and shrubs or other landscaping materials except as agreed by Grantee to be necessary or desirable to protect, enhance or promote the natural scenic and ecological value of the Conservation Property; or

2. Excavate, fill, dredge, mine, dike or change the topography of the Conservation Property in any manner, except as agreed by Grantee to be necessary or desirable to protect, enhance or promote the natural scenic and ecological value of the Conservation Property; or

3. Cut or remove live trees or other vegetation except as agreed by Grantee to be necessary or desirable to protect, enhance or promote the natural scenic and ecological value of the Conservation Property; or

5. Dump, spread, store or place any pesticides, salt or hazardous substances, as such are defined under federal or state statutes, rules or regulations, of any kind whatsoever on the Conservation Property.

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, Grantor does hereby grant, convey and warrant unto Grantee, its successors and assigns, forever, a perpetual right, privilege and easement on, over and across the Easement Premises for vehicular and/or equipment ingress to or egress from the Park Property for purposes of improving and maintaining the Park Property and for pedestrian ingress to or egress from the Park Property. The foregoing grant of easement shall, however, at all times be subject to the following terms and conditions:
1. As additional consideration for the grant of the Access Basement, Grantee shall pay to
Grantor the sum of Four Thousand Five Hundred Dollars ($4,500).

2. As additional consideration for the grant of the Access Basement, Grantee shall purchase
and install landscaping on and around the Basement Premises in accordance with the
landscaping plan approved by the Village of Glencoe attached to and made a part of this
Grant as Exhibit "E" and shall provide routine maintenance of the landscaping installed
on and around the Basement Premises for as long as the Access Basement remains in
effect and title to the Park Property is held by the Grantee.

3. The parking lot to be constructed by Grantor on the Basement Premises shall be
constructed, repaired, restored and maintained by Grantor in a good and workmanlike
manner. Grantor shall take all reasonable safety precautions (such as covering of
trenches, installation of barricades and warning signs/lights) to adequately secure the site,
warn of risks and ensure the safety of the public during such periods of construction,
restoration, repair and maintenance.

I. NOTICES

Notices or other writings which either Party is required to or may wish to give to the other in
connection with this Agreement shall be in writing and shall be delivered personally or sent by certified
mail, return receipt requested or by facsimile transmission with proof of transmission being mailed within
24 hours of the transmission, addressed as follows:

A) If to Grantor: Woman's Library Club of Glencoe
                325 Tudor Court
                Glencoe, Illinois 60022
                Attn: President

                with a copy
                to the Attorney
                Sandra McPhee
                825 Green Bay Rd., Suite 270
                Wilmette, Illinois 60091

B) If to Grantee: Glencoe Park District
                999 Green Bay Road
                Glencoe, Illinois 60022
                Attn: Director

                and a copy
                to the attorney
                Friedman & Holtz, P.C.
                11 East Adams St., Suite 1600
                Chicago, Illinois 60603
                Attn: Elizabeth F. Patke

or to such Party or address as either Party may from time to time designate in a notice to the other. A
notice given by mail shall be deemed given three (3) days after such notice is deposited in the United
States mail whether or not such notice is actually received by the addressee.

II. INVALID PROVISION

If any provision of this Grant is found to be invalid, the remainder of the provisions of this Grant
shall not be affected thereby.
III. PROPERTY RIGHTS

Grantor and Grantee each agree that this Grant gives rise to a property right immediately vested in Grantee, however, in no event shall this Grant be construed as vesting in Grantee ownership or indicia of ownership of the Conservation Property or Easement Premises.

IV. RELEASE OF CONSERVATION RIGHT

Notwithstanding anything to the contrary expressed herein or implied herefrom, Grantee shall have the right at any time to release the Conservation Right to Grantor.

V. GOVERNING LAW

This Grant shall be construed and enforced in accordance with the laws of the State of Illinois.

VI. ADDITIONAL RIGHTS

Grantor covenants that Grantor, its successors, administrators and assigns shall not enter into any agreements, including but not limited to easement, license or lease agreements, which place additional burdens on, or grant rights in and to the Conservation Property or the Easement Premises unless consented to in writing by Grantee, which consent shall not be unreasonably withheld or delayed.

VII. BENEFIT AND BINDING EFFECT

All rights, benefits, privileges and easements granted, created or reserved herein, and all impositions, undertakings and obligations imposed herein, shall be deemed and taken to be covenants running with the land, and shall extend to, be binding upon and inure to the benefit of the Grantor and Grantee, and their respective representatives, administrators, successors and assigns.

VIII. ENTIRE AGREEMENT

This Grant is the final and complete expression of the agreement between the Parties and that any and all oral agreements between the Parties regarding the subject matter hereof are merged into this written instrument.

IX. UNENFORCEABILITY

The unenforceability or invalidity of any provision or provisions of this Grant shall not render any other provision or provisions unenforceable or invalid.
IN WITNESS WHEREOF, the Parties have caused this Grant of Easement to be executed and their respective seals affixed as of the day and year first above written.

GRANTOR:
WOMAN'S LIBRARY CLUB OF GLENCOE

By: ____________________________
   President

Attest: __________________________
   Secretary

(Corporate Seal)

GRANTEE:
GLENCOE PARK DISTRICT

By: ____________________________
   President

Attest: __________________________
   Secretary

(Corporate Seal)
STATE OF ILLINOIS )
) SS.
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that SIMONNE WYSOCKEY, personally known to me to be the President of the Woman’s Library Club of Glencoe, Cook Co., ILL., an Illinois not for profit corporation, and NANCY SOLON, personally known to me to be the Secretary of said Corporation, and personally known to be to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as President and Secretary of said Corporation, they signed and delivered the said instrument in their official capacities and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 17th day of February, 1995.

[Notary Seal]
SANDRA F. MCPHEE
Notary Public

[Notary Commission Information]
STATE OF ILLINOIS

) SS.
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that STEVEN A. STENDER, personally known to me to be the President of the Glencoe Park District, an Illinois park district, and RODNEY A. AIKEN, personally known to me to be the Secretary of said Park District, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as President and Secretary of said Park District, they signed and delivered the said instrument in their official capacities and caused the corporate seal of said Park District to be affixed thereto, pursuant to authority given by the Board of Park Commissioners of said Park District as the free and voluntary act and deed of said Park District, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 17th day of February, 1995.

[Signature]
Notary Public

This instrument prepared by and after recording should be returned to:

Elizabeth F. Patke
Friedman & Holtz
11 East Adams, Suite 1600
Chicago, Illinois 60603
(312) 554-1616
EXHIBIT "A"

WLCG PROPERTY


PIN: 05-07-200-043

AND

THE NORTHERLY 70.00 FEET OF THE EASTERLY 59.00 FEET, THE NORTHERLY 75.00 FEET OF THE WESTERLY 16.00 FEET AND THE SOUTHERLY 171.00 FEET OF THE WESTERLY 2.00 FEET OF THE PREMISES DESCRIBED AS FOLLOWS: THE WESTERLY 75.00 FEET OF EASTERLY 105.00 FEET, (AS MEASURED PERPENDICULAR TO THE EASTERLY LINE OF VERNON AVENUE) OF THE PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF A 20 FOOT PUBLIC ALLEY, AS SHOWN ON THE PLAT OF LIGARE'S SUBDIVISION OF PART OF BLOCK 20 IN GLENCOE, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS, WITH THE EASTERLY LINE OF SAID VERNON AVENUE, AS NOW LOCATED AND OCCUPIED, THENCE NORTHERLY ALONG SAID EASTERLY LINE OF VERNON AVENUE, 246.00 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY, 380.00 FEET TO THE WESTERLY LINE OF THE PROPERTY OF THE GLENCOE PARK DISTRICT; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THE GLENCOE PARK DISTRICT PROPERTY, 246.00 FEET TO SAID NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY; AND THENCE WESTERLY ALONG SAID NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY, 380.00 FEET TO THE PLACE OF BEGINNING.

Part of PIN: 05-07-200-048
EXHIBIT "B"

PARK PROPERTY

THE WESTERLY 75.00 FEET OF THE EASTERLY 105.00 FEET, EXCEPT THEREFROM THE NORTHERLY 70.00 FEET OF THE EASTERLY 59.00 FEET, THE NORTHERLY 75.00 FEET OF THE WESTERLY 16.00 FEET AND THE SOUTHERLY 171.00 FEET OF THE WESTERLY 2.00 FEET, (AS MEASURED PERPENDICULAR TO THE EASTERLY LINE OF VERNON AVENUE) OF THE PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF A 20 FOOT PUBLIC ALLEY, AS SHOWN ON THE PLAT OF LIGARE'S SUBDIVISION OF PART OF SAID BLOCK 20 IN GLENCOE, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS, WITH THE EASTERLY LINE OF SAID VERNON AVENUE, AS NOW LOCATED AND OCCUPIED, THEN NORTHERLY ALONG SAID EASTERLY LINE OF VERNON AVENUE, 246.00 FEET; THEN EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY, 380.00 FEET TO THE WESTERLY LINE OF THE PROPERTY OF THE GLENCOE PARK DISTRICT; THEN SOUTHERLY ALONG SAID WESTERLY LINE OF THE GLENCOE PARK DISTRICT PROPERTY, 246.00 FEET TO SAID NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY; AND THEN WESTERLY ALONG SAID NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY, 380.00 FEET TO THE PLACE OF BEGINNING.

Part of PIN: 05-07-200-048

FRIENDS PARK

THE WESTERLY 75.00 FEET, (AS MEASURED PERPENDICULAR TO THE EASTERLY LINE OF VERNON AVENUE) OF THE PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF A 20 FOOT PUBLIC ALLEY, AS SHOWN ON THE PLAT OF LIGARE'S SUBDIVISION OF PART OF SAID BLOCK 20 IN GLENCOE, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS, WITH THE EASTERLY LINE OF SAID VERNON AVENUE, AS NOW LOCATED AND OCCUPIED, THEN NORTHERLY ALONG SAID EASTERLY LINE OF VERNON AVENUE, 246.00 FEET; THEN EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY, 380.00 FEET TO THE WESTERLY LINE OF THE PROPERTY OF THE GLENCOE PARK DISTRICT; THEN SOUTHERLY ALONG SAID WESTERLY LINE OF THE GLENCOE PARK DISTRICT PROPERTY, 246.00 FEET TO SAID NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY; AND THEN WESTERLY ALONG SAID NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY, 380.00 FEET TO THE PLACE OF BEGINNING.

Part of PIN: 05-07-200-048
EXHIBIT "C"

CONSERVATION PROPERTY

THE EASTERLY 15.00 FEET OF THE WESTERLY 39.00 FEET OF THE NORTHERLY 200 FEET OF THE PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE 20 FOOT PUBLIC ALLEY, AS SHOWN ON THE PLAT OF LIGARE'S SUBDIVISION OF PART OF BLOCK 20 IN GLENCOE, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF GLENCOE, IN COOK COUNTY, ILLINOIS, 75.00 FEET EASTERLY OF THE EASTERLY LINE OF VERNON AVENUE; THENCE NORTHERLY ALONG A LINE 75.00 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID VERNON AVENUE, 246.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY, 200.00 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH SAID EASTERLY LINE OF VERNON AVENUE TO THE NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY TO THE PLACE OF BEGINNING, THE NORTHWESTERLY LINE OF WHICH TRACT OF LAND IS 763.50 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK 20 IN GLENCOE.

Part of PIN: 05-07-200-043
05-07-200-045
EXHIBIT "D"

EASEMENT PREMISES

THE NORTHERLY 70.00 FEET OF THE EASTERNLY 59.00 FEET AND THE NORTHERLY 75.00 FEET OF THE WESTERNLY 16.00 FEET OF THE PREMISES DESCRIBED AS FOLLOWS: THE WESTERNLY 75.00 FEET OF EASTERNLY 105.00 FEET, (AS MEASURED PERPENDICULAR TO THE EASTERNLY LINE OF VERNON AVENUE) OF THE PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF A 20 FOOT PUBLIC ALLEY, AS SHOWN ON THE PLAT OF LIGARE'S SUBDIVISION OF PART OF BLOCK 20 IN GLENCOE, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS, WITH THE EASTERNLY LINE OF SAID VERNON AVENUE, AS NOW LOCATED AND OCCUPIED, THENCE NORTHERLY ALONG SAID EASTERNLY LINE OF VERNON AVENUE, 246.00 FEET; THENCE EASTERNLY PARALLEL WITH THE NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY, 380.00 FEET TO THE WESTERNLY LINE OF THE PROPERTY OF THE GLENCOE PARK DISTRICT; THENCE SOUTHERLY ALONG SAID WESTERNLY LINE OF THE GLENCOE PARK DISTRICT PROPERTY, 246.00 FEET TO SAID NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY; AND THENCE WESTERNLY ALONG SAID NORTHERLY LINE OF SAID 20 FOOT PUBLIC ALLEY, 380.00 FEET TO THE PLACE OF BEGINNING.

Part of PIN: 05-07-200-048