

McHENRY COUNTY COLLEGE
BOARD MEETING, February 23, 2012

Motion for Resolution and Finding that the Acquisition of Real Property located at 9010 Northwest Highway, Crystal Lake, Illinois in McHenry County, is necessary for the public purpose of present and future expansion of the McHenry County College campus.

I now move this Board for a resolution that confirms and supplements our previous actions toward the acquisition of the real property located at 9010 Northwest Highway, Crystal Lake, Illinois, as legally described on Exhibit A attached hereto as a necessary action for the public purpose of preserving the land for the present and future expansion of McHenry County College's (the "College") institutional and educational facilities.

This resolution is based on the Board's findings, as more fully described in the McHenry County College Campus Facilities Master Plan, attached hereto as Exhibit B, that:

- (1) the College's gross square footage/student of 97 is far below the 120-125 average for comparable colleges in Illinois;
- (2) the College consultant's have recommended a minimum of 120 square feet/student in order to provide a comfortable, effective, and suitable learning environment for its students;
- (3) most of the comparable colleges in Northern Illinois are landlocked while the College is not presently landlocked and has the ability to expand at its present location;
- (4) the College has 15% of its total net assignable square footage ("NASF") for classroom space while the average for comparable colleges in Illinois is approximately 18%;
- (5) the College presently has 271,000 NASF and the College's consultants recommend a minimum of 329,000 NASF to meet its current student population and educational needs;
- (6) the College presently has 398,000 GSF and, based on the recommended factor of 120 GSF/FTE, needs a minimum of 492,000 GSF to meet its current student population and educational needs;
- (7) the College forecasts a 3% annual growth in students over the next forty (40) years which is less than the forecast of the County of McHenry who projects a 3.3% annual population growth in McHenry County;
- (8) the College consultants have recommended a minimum of 363,000 NASF in 2021, 488,000 NASF in 2031, and 884,000 NASF by 2051 in order to meet its future student population and educational needs based on the forecasted annual increase in student population at the College;
- (9) the College consultants have recommended a minimum of 574,000 GSF in 2021, 773,000 GSF in 2031, and 1,399,000 GSF by 2051 in order to meet its future student population and educational needs based on the forecasted annual increase in student population at the College and a campus usage factor of 86.60%;

- (10) the College needs to develop additional facilities including but not limited to agricultural/horticultural fields, athletic fields, a welcome center, a public safety center, and a retail tenant, in order to meet its current and future student population and educational needs
- (11) the current plans of the Illinois Department of Transportation ("IDOT") would move the existing traffic light from its current location and move it to the College's northern entrance, adjacent to the property described on Exhibit "A".
- (12) IDOT will also close the College's existing middle entrance and the existing southern entrance will become right in, right out, only.
- (13) the importance of expanding the northern entrance will intensify after the completion of IDOT plan as it will be the only full access entrance on Route 14 for the College.
- (14) IDOT's plans for all of the above will bid let out for bid in April of 2012 with the actual work to commence later this year.
- (15) the construction of an additional right turn, through and left hand turn lanes at the northern entrance to handle current and future College traffic has further expedited the necessity for acquiring the property described on Exhibit "A".
- (16) The acquisition of the property commonly known as 9010 Northwest Highway, Crystal Lake, Illinois is necessary for the best interest of McHenry County College to continue providing educational services to the residents of McHenry County.

Motion. C. LARSON
 Second. B. WALTERS

Vote.	Yea	Nay
<u>D. ADAMS</u>	✓	—
<u>C. KISSER</u>	✓	—
<u>C. LARSON</u>	✓	—
<u>L. LIDDELL</u>	✓	—
<u>R. PARRISH</u>	✓	—
<u>B. WALTERS</u>	✓	—
<u>M. MILLER</u>	✓	—

Result:

Resolved/Accepted	Denied/Rejected
<u>7</u>	<u>0</u>

Mary Q. Miller 2/23/12
 Chair

Dorcas Walters Secretary
 02.23.12

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE WEST HALF OF SECTION 25 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 1 DEGREE, 12 MINUTES, 26 SECONDS EAST, 578.59 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 26, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 29 MINUTES, 03 SECONDS EAST, 502.79 FEET; THENCE SOUTH 31 DEGREES, 46 MINUTES, 50 SECONDS EAST, 1483.63 FEET TO A POINT LOCATED ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 88 DEGREES, 42 MINUTES, 25 SECONDS WEST, 715.92 FEET ALONG SAID NORTH LINE OF THE: SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER TO A POINT LOCATED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 14; THENCE NORTH 33 DEGREES, 19 MINUTES, 00 SECONDS WEST, 671.48 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 58 DEGREES, 13 MINUTES, 10 SECONDS WEST, 50.00 FEET TO THE CENTER LINE OF U.S. ROUTE 14, THENCE NORTH 31 DEGREES, 46 MINUTES 50 SECONDS WEST, 843.88 FEET ALONG SAID CENTER LINE; THENCE SOUTH 89 DEGREES, 29 MINUTES, 03 SECONDS EAST, 287.37 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

EXCEPTING THEREFROM PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 88 DEGREES 56 MINUTES 43 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 25 A DISTANCE OF 951.35 TO THE PLACE OF BEGINNING: THENCE NORTH 58 DEGREES 13 MINUTES 10 SECONDS EAST, 298.73 FEET; THENCE SOUTH 31 DEGREES 46 MINUTES 51 SECONDS EAST, 192.78 FEET TO SAID SOUTH LINE; THENCE NORTH 88 DEGREES 56 MINUTES AND 43 SECONDS WEST ALONG SAID SOUTH LINE, 355.54 FEET TO THE PLACE OF BEGINNING IN MCHENRY, COUNTY, ILLINOIS.

PIN 13-26-400-013

PARCEL 2:

PART OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25 TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE: NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 88 DEGREES 56 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH

HALF OF SAID SECTION 25 A DISTANCE OF 592.80 TO THE PLACE OF BEGINNING; THENCE SOUGH 88 DEGREES 56 MINUTES 43 SECONDS EAST ALONG SAID NORTH LINE 358.55 FEET; THENCE SOUTH 58 DEGREES 13 MINUTES 10 SECONDS WEST, 296.06 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US ROUTE 14; THENCE NORTH 33 DEGREES 18 MINUTES 52 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 194.99 FEET TO THE PLACE OF BEGINNING IN MCHENRY COUNTY, ILLINOIS.

PIN 13-25-300-014

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