

TRANSMITTAL LETTER FOR BOARD MEETING OF NOVEMBER 1, 2018

COMMITTEE ON REAL ESTATE

Mr. John P. Murray, Acting Executive Director

..Title

Adopt Ordinance No. R18-004 Establishing the Right-of-Way for the construction, operation and maintenance of the Plainfield Road Corridor Flood Control Project in the municipalities of La Grange, McCook, Countryside, and unincorporated Lyons Township (Contract 14-112-5F) in Section 10, Township 38 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois

..Body

Dear Sir:

On September 19, 2013, the Board of Commissioners ("Board") granted its approval to assist local communities and agencies with various projects to address flooding problems through the District's Phase II Stormwater Management Program. Among the projects approved was a conceptual project submitted by the Cook County Department of Transportation and Highways ("CCDTH") to address local flooding along the Plainfield Road Corridor from Willow Springs Road to East Avenue in the Villages of La Grange and McCook, the City of Countryside, and unincorporated Lyons Township ("Project").

On November 6, 2014, the Board granted its approval to enter into a professional engineering services agreement with American Survey and Engineering, P.C. ("ASE") for preliminary engineering in connection with the Project. ASE's scope of work included a detailed study to evaluate various alternatives to address flooding in the Project area. During the course of the study, the District and ASE coordinated with key stakeholders, including CCDTH, the Illinois Department of Transportation ("IDOT"), and the Village of La Grange, who are planning other infrastructure improvements in the Project area.

Based on this preliminary engineering work, the District has identified potential stormwater conveyance improvements within CCDTH and IDOT roadway rights-of-way. In addition, the District has identified certain locations on private property that are suitable for stormwater storage in connection with the proposed Project improvements, as well as other drainage improvements planned by the aforementioned stakeholders.

In order to proceed to final design, the District must acquire certain property rights that are necessary for the stormwater storage component of the overall Project. The property currently identified for the stormwater storage component is located in McCook and consists of 12 parcels totaling approximately 53 acres. The acquisition of this right-of-way requires the adoption of an ordinance authorizing the acquisition of this land, which is legally described in the attached documents. The ordinance also authorizes the District to exercise its eminent domain authority if it is unable to reach an agreement with any property owners; however, the District is not required to purchase any land where the District finds that the condition of the property is not suitable for the Project's purposes.

Designating the right-of-way for this component of the Project at this time will enable the District to obtain the necessary rights to conduct environmental and geotechnical analysis on these properties. This analysis is necessary for the District to fully evaluate factors such as storage capacity, acquisition cost, and the environmental condition of the properties, which are critical for determining the feasibility of the remaining Project alternatives. If the results of this analysis demonstrate that a Project alternative is feasible, the District will seek the Board's approval to proceed to final design and to designate additional right-of-way as needed.

It is requested that the Acting Executive Director recommend to the Board of Commissioners that it adopt Ordinance R18-004 establishing and authorizing the acquisition of the right-of-way for the construction, operation and maintenance of the Plainfield Road Corridor Flood Control Project in the municipalities of La Grange, McCook, Countryside, and unincorporated Lyons Township (Contract 14-112-5F) in Section 10, Township 38 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

It is further requested that the Acting Executive Director recommend to the Board of Commissioners that the President be authorized and directed to execute said Ordinance after same is approved by the General Counsel as to form and legality.

Requested, Susan T. Morakalis, General Counsel, Catherine A. O'Connor, Director of Engineering *etc*

STM:EMA:BJD:nm

Recommended, John P. Murray, Acting Executive Director

Respectfully Submitted, David J. Walsh, Chairman, Committee on Real Estate Development

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for November 1, 2018

Attachment