

TRANSMITTAL LETTER FOR BOARD MEETING OF MAY 16, 2019

COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

..Title

Request for Resolution adopting a schedule for the execution and completion of the Addison Creek Channel Improvement Project in the municipalities of Northlake, Stone Park, Melrose Park, Bellwood, Westchester, and Broadview, Illinois; Contract 11-187-3F

..Body

Dear Sir:

On August 6, 2015, the Board of Commissioners ("Board") adopted Ordinance R15-006 establishing the right-of-way for the construction, operation and maintenance of the Addison Creek Channel Improvement Project in the municipalities of Northlake, Stone Park, Melrose Park, Bellwood, Westchester, and Broadview, Cook County, Illinois (Contract 11-187-3F)("Project"). Said Ordinance authorized and directed the Executive Director to negotiate with the respective owners to acquire fee simple title or such lesser interests, as appropriate, in and to the real estate described in the Ordinance. The Board has amended Ordinance R15-006 through Ordinances R15-007, R18-003, and R19-002 to include additional properties needed for the Project right-of-way that were not included in the original ordinance.

The proposed channel improvements are broken down into nine reaches along approximately 15,300 linear feet of Addison Creek beginning at Hirsch Street in the City of Northlake and continuing to Cermak Road in the Village of Broadview. The Addison Creek channel improvements, along with the proposed Addison Creek Reservoir, will provide flood reduction benefits to approximately 2,200 properties.

The following schedule has been established for the Project by the Engineering Department:

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|---------------------------------|-------------------|
| a. Acquisition of Right-of-Way: | September 3, 2019 |
| b. Advertise for Bids: | October 16, 2019 |
| c. Award Contract: | January 16, 2020 |
| d. Start of Construction: | January 29, 2020 |
| e. Completion of Construction: | January 28, 2022 |

While the District has made substantial progress in acquiring the land required for the Project, the District has been unable to identify the owners of several remaining parcels, or has otherwise been unable to reach an agreement as to the acquisition terms and price with the remaining property owners through direct negotiation. To meet the schedule of the proposed construction of the Project, it is necessary for the District to initiate quick-take proceedings to acquire any remaining rights-of-way.

In order that the General Counsel may initiate quick-take proceedings, it is requested that the Executive Director advise the Board that the General Counsel has been unable to identify, or to reach an agreement as to terms and price with, certain owners, and further respectfully requests that the Board of Commissioners adopt a resolution establishing a schedule for the execution of the Project and authorizing and directing the General Counsel to initiate quick-take proceedings to acquire certain interests in land described in said Ordinance.

Requested, Susan T. Morakalis, General Counsel, STM:EMA:BJD:nm
Recommended, Brian A. Perkovich, Executive Director

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for May 16, 2019