



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Details (With Text)

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Title: Authority to grant a 5-year, non-exclusive temporary easement to the Illinois Department of Transportation on 0.112± acres of District real estate located along the east side of McCormick Boulevard between Touhy Avenue and Howard Street in Skokie, Illinois and known as a portion of North Shore Channel Parcel 6.10 as a construction staging area. Consideration shall be \$20,000.00

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Attachments: 1. NPE IDOT - Howard Touhy Aerial 7 10 14.pdf

Date	Ver.	Action By	Action	Result
7/10/2014	1	Board of Commissioners	Approved	Pass
7/10/2014	1	Committee of the Whole	Recommended	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF JULY 10, 2014

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to grant a 5-year, non-exclusive temporary easement to the Illinois Department of Transportation on 0.112± acres of District real estate located along the east side of McCormick Boulevard between Touhy Avenue and Howard Street in Skokie, Illinois and known as a portion of North Shore Channel Parcel 6.10 as a construction staging area. Consideration shall be \$20,000.00

Dear Sir:

The Illinois Department of Transportation (“IDOT”) is conducting a highway improvement project along McCormick Boulevard between Touhy Avenue and Howard Street in Skokie, Illinois. The highway improvement project consists of storm sewer replacements and repairs to alleviate a chronic flooding problem in the area.

IDOT has requested a 5-year, non-exclusive temporary easement on a 0.112± acre parcel of District real estate located along the east side of McCormick Boulevard between Touhy Avenue and Howard Street in Skokie, and known as a portion of North Shore Channel Parcel 6.10 (“Parcel 6.10”), as a construction staging area in connection with its highway improvement project.

IDOT will be installing 24” and 18” storm sewers and catch basins within the McCormick Boulevard right-of-way between Touhy Avenue and Howard Street in Skokie. The easement premises will be used for staging construction equipment and materials for the subject highway improvement project. A companion transmittal letter seeking authority from the Board to grant IDOT a permanent, non-exclusive easement on an adjacent 0.126± acre parcel of District real estate at the subject location for the installation of storm sewer outfall pipes extending from McCormick Boulevard to the North Shore Channel, across Parcel 6.10, is also being presented

at today's meeting.

The District's technical departments have reviewed IDOT's request and have no objections thereto subject to certain terms and conditions.

Parcel 6.10 is under lease to the Village of Skokie ("Skokie") for recreational purposes until 2032. Skokie has indicated that it has no objection to this easement grant, however, the easement will be subject to the express consent of Skokie.

IDOT has submitted a fair market value appraisal of the easement premises in the amount of \$20,000.00. District staff has compared the appraisal with other recent appraisals for property in this area and found it consistent with those values. An easement fee of \$20,000.00 is therefore recommended.

The subject property falls within the area subject to the North Shore Channel Resolution, which requires that District land located along the North Shore Channel between Devon Avenue and the Wilmette Harbor be leased only for green-space and public recreational use. A waiver of the North Shore Channel Resolution is requested in this instance since the proposed use is under a permit of short-term duration and is in support of a public works project.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize the grant of a 5-year, non-exclusive temporary easement to the Illinois Department of Transportation on 0.112± acres of District real estate located along the east side of McCormick Boulevard between Touhy Avenue and Howard Street in Skokie, Illinois and known as a portion of North Shore Channel Parcel 6.10 as a construction staging area. Consideration shall be \$20,000.00.

It is also requested that the Executive Director recommend to the Board of Commissioners that the Chairman of the Committee on Finance and the Clerk be authorized and directed to execute said easement agreement after it is approved by the General Counsel as to form and legality.

Requested, Ronald M. Hill, General Counsel, RMH:STM:NPE:ss

Recommended, David St. Pierre, Executive Director

Respectfully Submitted, Mariyana T. Spyropoulos, 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 July 10, 2014

Attachment