



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 issue a six (6) month permit to Builders Paving LLC to operate a construction staging area on two (2) acres of District real estate located on North Shore Channel Parcel 6.20 in Skokie, Illinois and access thereto through North Shore Channel Parcels 6.01 and 6.02 located north of Howard Street and east of the North Shore Channel in Skokie, Illinois. Consideration shall be a fee of \$8,625.00

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map.Parcels 6.01 and 6.02.pdf

Date	Ver.	Action By	Action	Result
5/19/2016	1	Board of Commissioners	Approved	Pass
5/19/2016	1	Committee of the Whole	Recommended	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF MAY 19, 2016

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to issue a six (6) month permit to Builders Paving LLC to operate a construction staging area on two (2) acres of District real estate located on North Shore Channel Parcel 6.20 in Skokie, Illinois and access thereto through North Shore Channel Parcels 6.01 and 6.02 located north of Howard Street and east of the North Shore Channel in Skokie, Illinois. Consideration shall be a fee of \$8,625.00

Dear Sir:

Builders Paving LLC (“Builders”) has requested a six (6) month permit for construction staging on North Shore Channel Parcel 6.20. Builders is engaged in a water main improvement project along Crawford Avenue between Dempster and Oakton Streets in Skokie, Illinois. Parcel 6.20 is currently vacant.

Builders leases North Shore Channel Parcel 6.06 and 6.11 under a lease that commenced July 1, 2014 and expires June 30, 2024 to operate an asphalt plant. Builders is proposing to access Parcel 6.20 through North Shore Channel Parcels 6.01 and 6.02. Parcel 6.01 is vacant. Parcel 6.02 is under lease to the Vineyard Christian Church (“Vineyard”) for use as a parking lot. Access through Parcel 6.02 will, to the extent any portion of the access road traverses Parcel 6.02, be subject to the consent of Vineyard.

The District’s technical departments have no objections to issuing the six (6) month permit. The permit fee of \$8,625.00 represents 10% of the pro-rata share of the site’s fair market value based on a recent appraisal of a nearby comparable site.

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 a short-term duration.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize and approve the issuance of a six (6) month permit to Builders Paving LLC to operate a construction staging area on two (2) acres of District real estate located on North Shore Channel Parcel 6.20 in Skokie, Illinois and access thereto through North Shore Channel Parcels 6.01 and 6.02 located north of Howard Street and east of the North Shore Channel in Skokie, Illinois. Consideration shall be a fee of \$8,625.00.

It is also requested that the Executive Director recommend to the Board of Commissioners that it authorize and direct the Chairman of the Committee on Finance and the Clerk to execute the permit agreement after it is approved by the General Counsel as to form and legality.

Requested, Ronald M. Hill, General Counsel, RMH:STM:BEB:vp

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 May 19, 2016

Attachment