



# Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street  
Chicago, IL 60611

## Legislation Details (With Text)

**File #:** 18-0437      **Version:** 1

**Type:** Agenda Item      **Status:** Adopted

**File created:** 4/25/2018      **In control:** Real Estate Development Committee

**On agenda:** 5/3/2018      **Final action:** 5/3/2018

**Title:** Authority to issue a one (1) year permit extension to the Village of Crestwood on approximately 22 acres of District real estate located west of Cicero Avenue and south of the Cal-Sag Channel in Crestwood, Illinois; Cal-Sag Channel Parcel 11.04 to remove excess soil, rock, and spoil. Consideration shall be a nominal fee of \$10.00

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Aerial Map.Parcel 11.04 5.3.18.pdf

Date	Ver.	Action By	Action	Result
5/3/2018	1	Board of Commissioners	Approved	Pass
5/3/2018	1	Committee of the Whole	Recommended	Pass

### TRANSMITTAL LETTER FOR BOARD MEETING OF MAY 3, 2018

#### COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to issue a one (1) year permit extension to the Village of Crestwood on approximately 22 acres of District real estate located west of Cicero Avenue and south of the Cal-Sag Channel in Crestwood, Illinois; Cal-Sag Channel Parcel 11.04 to remove excess soil, rock, and spoil. Consideration shall be a nominal fee of \$10.00

Dear Sir:

On April 6, 2017, the Board of Commissioners authorized the issuance of a one (1) year permit to the Village of Crestwood (“Crestwood”) to remove excess soil, rock, and spoil (“spoils”) from the subject District real estate located west of Cicero Avenue and south of the Cal-Sag Channel in Crestwood, Illinois and known as Cal-Sag Channel Parcel 11.04. The permit, issued for a \$10.00 nominal fee, commenced May 31, 2017, and expires May 30, 2018. To date, Crestwood has removed approximately 2,000 cubic yards of spoils, with an approximate 23,000 cubic yards of spoils still remaining on-site. The spoils were placed on Parcel 11.04 during the widening of the Cal-Sag Channel from 1955 to the early 1960’s.

The spoils are being removed in conjunction with Crestwood’s proposed development of Parcel 11.04, which comprises approximately 22 acres. Crestwood leases the eastern 7-acres of Parcel 11.04 for mixed-use retail development under a 60-year lease that commenced in 2017 and expires in 2077. Crestwood leases a second approximate 6-acre portion of Parcel 11.04 under a public recreational lease that also commenced in 2017 and expires in 2077. It is anticipated that the remaining approximate 9 acres of Parcel 11.04 will be made available for leasing pursuant to the District’s statutory leasing process in late 2018.

The District’s technical departments have reviewed Crestwood’s request for a one (1) year permit extension

and have no objections thereto. A nominal fee of \$10.00 is recommended as Crestwood already leases 13 acres at the site and removal of the spoils on the remaining 9 vacant acres serves a public purpose.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize and approve the issuance of a one (1) year permit extension to the Village of Crestwood on approximately 22 acres of District real estate located west of Cicero Avenue and south of the Cal-Sag Channel in Crestwood, Illinois; Cal-Sag Channel Parcel 11.04 to remove excess soil, rock and spoil. Consideration shall be a nominal fee of \$10.00.

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 said permit extension agreement after it is approved by the General Counsel as to form and legality.

Requested, Susan T. Morakalis, General Counsel, STM:CMM:nhb

Recommended, David St. Pierre, 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 May 3, 2018

Attachment