



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 approve final just compensation in the amount of \$162,000.00 for the taking and immediate vesting of title in the District of the real property commonly known as 6601 W. 86th Street in Burbank, IL in order to settle the eminent domain lawsuit entitled the Metropolitan Water Reclamation District of Greater Chicago v. Jenny Chavez, et al., Case No. 16L050555 in the Circuit Court of Cook County, Illinois

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map-6601 W. 86th Street 4.6.17.pdf

Date	Ver.	Action By	Action	Result
4/6/2017	1	Board of Commissioners	Approved	Pass
4/6/2017	1	Committee of the Whole	Recommended	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF APRIL 6, 2017

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to approve final just compensation in the amount of \$162,000.00 for the taking and immediate vesting of title in the District of the real property commonly known as 6601 W. 86th Street in Burbank, IL in order to settle the eminent domain lawsuit entitled the Metropolitan Water Reclamation District of Greater Chicago v. Jenny Chavez, et al., Case No. 16L050555 in the Circuit Court of Cook County, Illinois

Dear Sir:

On December 15, 2016, the Board of Commissioners (“Board”) authorized the payment of preliminary just compensation in the amount of \$162,000.00 to acquire by “quick-take” the fee simple title to real estate commonly known as 6601 W. 86th Street in Burbank, IL from Jenny Chavez, in the eminent domain lawsuit Case No. 16L050555 in the Circuit Court of Cook County. The property is needed as part of the vertical and horizontal expansion of the Melvina Ditch Reservoir (“Reservoir”) located north of 87th Street and west of Natchez Avenue in Burbank, IL (Contract 14-263-3F) (“Project”).

The District has deposited the preliminary just compensation award with the Cook County Treasurer and the court issued an order vesting title to the property in the District as of January 20, 2017. Since the payment of preliminary just compensation was made, the parties have reached a negotiated settlement for the same amount, thus converting the preliminary just compensation to final just compensation. As the District has already deposited this amount with the Cook County Treasurer, no further payment is needed from the District.

It is the opinion of the General Counsel and Special Counsel, Neal & Leroy, that this amount for final just compensation is within the range of value for the subject Property based on the fair market value appraisal obtained by the District. The Property comprises 0.32 acres and is improved with an approximately 1,250 square foot, single family residence. The District's appraiser estimates the fair market value of the Property, as of the date of filing the lawsuit on August 19, 2016, to be \$150,000.00.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize and approve the payment of final just compensation in the amount of \$162,000.00 for the taking and immediate vesting title in the District of real property commonly known as 6601 W. 86th Street in Burbank, IL in order to settle the eminent domain lawsuit entitled *The Metropolitan Water Reclamation District of Greater Chicago v. Jenny Chavez, et al.*, Case No. 16L050555 in the Circuit Court of Cook County, Illinois.

Requested, Ronald M. Hill, General Counsel and Catherine A. O'Connor, Director of Engineering;

RMH:CAO:SM:BJD:TN:vp

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 April 6, 2017

Attachment