



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Details (With Text)

File #: 19-0982 **Version:** 1

Type: Agenda Item **Status:** Adopted

File created: 9/25/2019 **In control:** Real Estate Development Committee

On agenda: 10/3/2019 **Final action:** 10/3/2019

Title: Authority to approve, execute, and make payment for temporary and permanent easements to Guerine & Company, Inc., an Illinois corporation, for the Addison Creek Channel Improvement Project (Contract 11-187-3F) located at 4700 W. Division Street in Melrose Park, Illinois. Consideration shall be a fee of \$29,589.00, Account 501-50000-667340, Stormwater Management Fund

Sponsors:

Indexes:

Code sections:

Attachments: 1. RE - Guerine and Co. Parcel 3 Easement Exhibit.pdf

Date	Ver.	Action By	Action	Result
10/3/2019	1	Board of Commissioners	Approved	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF OCTOBER 3, 2019

COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

Authority to approve, execute, and make payment for temporary and permanent easements to Guerine & Company, Inc., an Illinois corporation, for the Addison Creek Channel Improvement Project (Contract 11-187-3F) located at 4700 W. Division Street in Melrose Park, Illinois. Consideration shall be a fee of \$29,589.00, Account 501-50000-667340, Stormwater Management Fund

Dear Sir:

On August 6, 2015, the Board of Commissioners ("Board") adopted Ordinance No. R15-006 establishing the right-of-way for the construction, operation and maintenance of the Addison Creek Channel Improvement Project located in the municipalities of Northlake, Stone Park, Melrose Park, Bellwood, Westchester, and Broadview (Contract 11-187-3F) ("Project"). Ordinance R15-006 was subsequently amended by Ordinances R15-007, R18-003, and R19-002 to include additional right-of-way needed for the Project.

Said Ordinances 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 Ordinances.

On September 6, 2018, the Board authorized the District to enter into intergovernmental agreements with the City of Northlake, Village of Stone Park, Village of Melrose Park, Village of Bellwood, Village of Westchester, and Village of Broadview for the Project. 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 Project requires the acquisition of temporary and permanent easements on the property owned by Guerine & Company, Inc., an Illinois corporation, located at 4700 W. Division Street in Melrose Park, Illinois. The Property consists of 1,075,932 square feet and is improved with the Guerine Mobile Home Park. The easements at this location are primarily located along the Addison Creek and no mobile homes in this particular park will be impacted by the Project.

The District and the property owner have reached an agreement regarding the compensation to be paid for the temporary and permanent easements in the amount of \$29,589.00. This amount is within the range of value for the subject easements based on fair market value appraisals obtained by the District and the property owner. This agreement will also save the District substantial costs that would otherwise be required to proceed to litigation, including attorney's fees, expert witness fees, and additional appraisal fees.

It is requested that the Executive Director recommend to the Board of Commissioners that it accept and approve the temporary and permanent easement grants from Guerine & Company, Inc., an Illinois corporation, in connection with the captioned project, and authorize payment in the amount of \$29,589.00 as compensation for the easements.

It is further requested that the Executive Director recommend to the Board of Commissioners that the Chairman of the Committee on Finance and Clerk be authorized and directed to execute any documents necessary in connection with the subject easements after they are approved by the Director of Engineering as to technical matters and by General Counsel as to form and legality.

Funds are available in Account 501-50000-667340.

Requested, Susan T. Morakalis, General Counsel and Catherine A. O'Connor, Director of Engineering;
STM:CAO:EMA:BJD:CN: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 October 3, 2019

Attachment