



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 to the Northwest Suburban Municipal Joint Action Water Agency a 50-year, non-exclusive easement on 31,521+/- sq. ft. of District real estate and a one (1) year temporary construction easement on 11,668 +/- sq. ft. of District real estate within the Majewski Reservoir site located along the west side of Elmhurst Road and south of I-90 in unincorporated Elk Grove Village, Illinois to construct, reconstruct, operate, maintain, repair and remove a 72" water main. Consideration for the 50-year easement shall be an initial annual fee of \$36,250.00 and consideration for the one (1) year temporary easement shall be \$13,418.00.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map.NSMJAWA Easement.pdf

Date	Ver.	Action By	Action	Result
10/15/2015	1	Board of Commissioners	Approved	Pass
10/15/2015	1	Committee of the Whole	Recommended	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF OCTOBER 15, 2015

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to grant to the Northwest Suburban Municipal Joint Action Water Agency a 50-year, non-exclusive easement on 31,521+/- sq. ft. of District real estate and a one (1) year temporary construction easement on 11,668 +/- sq. ft. of District real estate within the Majewski Reservoir site located along the west side of Elmhurst Road and south of I-90 in unincorporated Elk Grove Village, Illinois to construct, reconstruct, operate, maintain, repair and remove a 72" water main. Consideration for the 50-year easement shall be an initial annual fee of \$36,250.00 and consideration for the one (1) year temporary easement shall be \$13,418.00.

Dear Sir:

The Northwest Suburban Municipal Joint Action Water Agency ("Water Agency") has a 50-year easement with the District to operate and maintain a 72" water main pipe line. The easement commenced May 19, 1983, and expires May 18, 2033. The annual easement fee is \$1,904.24. In April 2015, the Illinois State Toll Highway Authority ("ISTHA") acquired 3.52 acres of land from the District at the Majewski Reservoir site as part of the Elgin O'Hare Western Access Project. The Water Agency's water main is located within the area purchased by ISTHA. As a result, the Water Agency must relocate its water main. The Water Agency has requested a new 50-year non-exclusive easement and a one (1) year temporary construction easement on approximately 43,189+/- sq. ft. of District real estate along the west side of Elmhurst Road, south of I-90 in unincorporated Elk Grove Village, Illinois to relocate its new water main. The 50-year easement consisting of 31,521+/- sq. ft. will be located west of Elmhurst Road and east of the Majewski Reservoir. The temporary easement consisting of 11, 668+/- sq. ft. will be located west of Elmhurst Road and south of the Majewski Reservoir.

The technical departments have reviewed this request and have no objections thereto.

An initial annual fee of \$36,250.00 is recommended for the 50-year easement and a fee of \$13,418.00 is recommended for the temporary easement. These fees represent 10% of the fair market value of the land recently purchased by ISTHA at this location and based upon a fair market value appraisal.

It is requested that that the Executive Director recommend to the Board of Commissioners that it grant to the Northwest Suburban Municipal Joint Action Water Agency a 50-year, non-exclusive easement on 31,521+/- sq. ft. of District real estate and a one (1) year temporary construction easement on 11,668 +/- sq. ft. of District real estate within the Majewski Reservoir site located along the west side of Elmhurst Road and south of I-90 in unincorporated Elk Grove Village, Illinois to construct, reconstruct, operate, maintain, repair and remove a water main. Consideration for the 50- year easement shall be an initial annual fee of \$36,250.00 and consideration for the one (1) year temporary easement shall be \$13,418.00.

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:MLD: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 October 15, 2015

Attachment