



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Details (With Text)

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Title: Authorization to issue a one (1) year permit extension to ComEd and Nicor to complete the environmental remediation on 1.88 acres of District real estate between Kedzie and Western Avenues in Blue Island, Illinois; Cal-Sag Channel Parcel 14.05. Consideration shall be \$6,142.00

Sponsors:

Indexes:

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Attachments: 1. Aerial Map-Parcel 14 05.pdf

Date	Ver.	Action By	Action	Result
3/3/2016	1	Board of Commissioners	Approved	Pass
3/3/2016	1	Committee of the Whole	Recommended	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF MARCH 3, 2016

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authorization to issue a one (1) year permit extension to ComEd and Nicor to complete the environmental remediation on 1.88 acres of District real estate between Kedzie and Western Avenues in Blue Island, Illinois; Cal-Sag Channel Parcel 14.05. Consideration shall be \$6,142.00

Dear Sir:

ComEd and Nicor occupy Cal-Sag Channel Parcel 14.05 under a five (5) year permit that commenced in April 2011, and expires on April 15, 2016, to perform environmental remediation thereon. ComEd and Nicor previously owned a manufactured gas plant (MGP) just north of this parcel. The District's site did not contain the MGP plant but did contain an ancillary structure (an old railroad trestle). The ComEd/Nicor site contains contaminants associated with MGP operations which have migrated onto the District property. In conjunction with remediating its site, ComEd and Nicor also implemented a remediation plan on the District's site requiring a TACO Tier 1 Residential Clean-Up objective for the soil and the most stringent level for the IEPA groundwater classification as a Class II aquifer. The District's Engineer of Site Remediation previously reviewed the remediation plan and recommended that it be accepted and implemented. The site is enrolled in the IEPA's Site Remediation Program. ComEd/Nicor are in the process of completing their remedial action completion report which will then be submitted to the IEPA's Site Remediation Program so that a "No Further Remediation" ("NFR") letter can be obtained.

ComEd and Nicor have requested a one (1) year permit extension to complete its remedial action completion report and to obtain the NFR letter. The permit fee shall be \$6,142.00 which represents the parcel's estimated fair market value of \$0.75 per square foot based upon recent values of nearby comparable sites.

The City of Blue Island currently leases Parcel 14.05. ComEd and Nicor will therefore be required to obtain

Blue Island's consent to the permit extension, which Blue Island has indicated it will provide.

It is recommended that the Executive Director recommend to the Board of Commissioners that it authorize the issuance of a one (1) year permit extension to ComEd and Nicor to complete the environmental remediation on 1.88 acres of District real estate between Kedzie and Western Avenues in Blue Island, Illinois; Cal-Sag Channel Parcel 14.05. Consideration shall be \$6,142.00.

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

Requested, Ronald M. Hill, General Counsel, RMH:SM: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 for March 3, 2016

Attachment