



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 pay final just compensation in the amount of \$235,750.00 to acquire by "quick-take" the fee simple title to real estate commonly known as 8640 Natchez Avenue in Burbank, IL from Bonnie L. Gall, in the eminent domain lawsuit Case No. 16L050815 in the Circuit Court of Cook County, and to pay relocation costs to Brian Gall in an amount not to exceed \$30,918.00, Account 401-50000-656010, Capital Improvements Bond Fund

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map.8640 Natchez Avenue.pdf

Date	Ver.	Action By	Action	Result
3/2/2017	1	Board of Commissioners	Approved	Pass
3/2/2017	1	Committee of the Whole	Recommended	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF MARCH 2, 2017

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to pay final just compensation in the amount of \$235,750.00 to acquire by "quick-take" the fee simple title to real estate commonly known as 8640 Natchez Avenue in Burbank, IL from Bonnie L. Gall, in the eminent domain lawsuit Case No. 16L050815 in the Circuit Court of Cook County, and to pay relocation costs to Brian Gall in an amount not to exceed \$30,918.00, Account 401-50000-656010, Capital Improvements Bond Fund

Dear Sir:

In connection with the execution 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 must acquire fee simple title to the real property commonly known as 8640 Natchez Avenue in Burbank, IL ("Property") owned by Bonnie L. Gall, as Trustee of the Bonnie L. Gall Revocable Trust dated October 18, 2010. Mrs. Gall also owns the adjacent parcel commonly known as 8642 Natchez Avenue, the acquisition of which is being presented for approval under a separate agenda item.

As the parties were unable to reach an agreement as to the purchase price of the Property, the District filed an eminent domain lawsuit entitled The Metropolitan Water Reclamation District of Greater Chicago v. Bonnie L. Gall, et al., Case No. 16L050815, in the Circuit Court of Cook County on December 9, 2016. In addition to the complaint for condemnation, the District subsequently filed a "quick-take" motion to allow for the immediate vesting of title of the subject Property with the District, as authorized by the Board of Commissioner's ("Board")

September 1, 2016 Resolution.

Since the filing of the quick-take motion, the District and the homeowners have reached a negotiated settlement for final just compensation to acquire the Property in the amount of \$235,750.00. 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 0.24 acres and is improved with an approximately 1,771 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 December 9, 2016, to be approximately \$215,000.00. The negotiated settlement will save the District substantial litigation costs that would otherwise be required to proceed to trial, including attorney's fees, expert witness fees, and additional appraisal fees.

The District's relocation consultant Urban Relocation Services, Inc. has determined that the renter of the home, Mr. Brian Gall, is eligible for relocation costs of approximately \$30,918.00. These relocation costs for renters are required to be paid by the District under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act. This total amount includes the maximum rent supplement payment, reasonable moving expenses, and closing costs. The amount is subject to adjustment based upon the actual costs incurred.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize and approve the payment of \$235,750.00 as final just compensation for the taking and immediate vesting of title in the District of the real property commonly known as 8640 Natchez Avenue in Burbank, IL in the eminent domain lawsuit entitled The Metropolitan Water Reclamation District of Greater Chicago v. Bonnie L. Gall, et al., Case No. 16L050815 in the Circuit Court of Cook County, Illinois.

It is further requested that the Chairman of the Committee on Finance and the Clerk be authorized and directed to execute a check in the amount of \$235,750.00, payable to the Treasurer of Cook County, for the final just compensation described herein.

It is further requested that the Executive Director be authorized to make intermittent payments to Mr. Brian Gall, in an amount not to exceed \$30,918.00, for eligible costs in connection with relocation, as provided for in the Uniform Relocation Assistance and Real Property Acquisition Policies Act.

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 March 2, 2017

Attachment