



# Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street  
Chicago, IL 60611

## Legislation Details (With Text)

**File #:** 17-0549      **Version:** 1

**Type:** Agenda Item      **Status:** Adopted

**File created:** 5/10/2017      **In control:** Real Estate Development Committee

**On agenda:** 5/18/2017      **Final action:** 5/18/2017

**Title:** Authority to issue a 30-day permit to Parsons Environmental & Infrastructure Group, Inc. to conduct soil borings on District real estate located at 5005 South Harlem Avenue in Forest View, Illinois; Main Channel Parcel 37.03. Consideration shall be \$2,500.00

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Aerial Map.Parcel 37.03.pdf

Date	Ver.	Action By	Action	Result
5/18/2017	1	Board of Commissioners	Approved	Pass
5/18/2017	1	Committee of the Whole	Recommended	Pass

### TRANSMITTAL LETTER FOR BOARD MEETING OF MAY 18, 2017

#### COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to issue a 30-day permit to Parsons Environmental & Infrastructure Group, Inc. to conduct soil borings on District real estate located at 5005 South Harlem Avenue in Forest View, Illinois; Main Channel Parcel 37.03. Consideration shall be \$2,500.00

Dear Sir:

Parsons Environmental & Infrastructure Group, Inc. ("Parsons") is performing an environmental assessment on behalf of KM Phoenix Holdings LLC ("KM") of Main Channel Parcels 37.01 and 37.02. KM leases Main Channel Parcels 37.01 and 37.02, comprising 33.07 acres under two District leases: (1) Lease Agreement dated January 15, 1940, pertaining to 16.58 acres of District real estate located at 4811 South Harlem Avenue in Forest View, Illinois (Parcel 37.01) that expires on January 14, 2039; and (2) Lease Agreement dated February 15, 2001, pertaining to 16.49 acres of District real estate located at 4811 South Harlem Avenue in Forest View, Illinois (Parcel 37.02) that expires on February 28, 2039. Both parcels are used by KM for the purpose of operating a petroleum products storage and distribution facility. KM is performing environmental assessment work on its leasehold and on adjacent Parcel 37.03 in conformance with a Consent Order issued by the Illinois Environmental Protection Agency.

Parsons has requested a 30-day permit from the District to conduct soil borings and groundwater samples on the adjacent parcel, Main Channel Parcel 37.03. Parcel 37.03 is vacant. Parsons requires the permit to determine whether any soil and groundwater contamination on KM's leased premises has migrated to Parcel 37.03.

The technical departments have reviewed this request and have no objections to Parsons' request for a 30-day permit. A permit fee in the amount of \$2,500.00 is recommended, as the permit is less than one year in

duration and the pro-rata share of 10% of the fair market value of the land would yield a fee less than the District's standard permit fee of \$2,500.00.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize and approve the issuance of a 30-day permit to Parsons Environmental & Infrastructure Group, Inc. to conduct soil borings on District real estate located at 5005 South Harlem Avenue in Forest View, Illinois; Main Channel Parcel 37.03. Consideration shall be \$2,500.00.

It is further 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 permit after it is approved by the Acting General Counsel as to form and legality.

Requested, Susan T. Morakalis, Acting General Counsel, STM:CMM: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 May 18, 2017

Attachment