



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Text

File #: 17-0309, **Version:** 1

TRANSMITTAL LETTER FOR BOARD MEETING OF MARCH 16, 2017

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to pay relocation costs in an amount not to exceed \$26,000.00 to Jenny Chavez in connection with the acquisition of the real estate commonly known as 6601 W. 86th Street in Burbank, IL in the eminent domain lawsuit Case No. 16L050555 in the Circuit Court of Cook County, Account 401-50000-656010, Capital Improvements Bond Fund

Dear Sir:

On December 15, 2016, the Board of Commissioners ("Board") authorized the payment of preliminary just compensation in the amount of \$162,000.00 to acquire by "quick-take" the fee simple title to real estate commonly known as 6601 W. 86th Street in Burbank, IL from Jenny Chavez, in the eminent domain lawsuit Case No. 16L050555 in the Circuit Court of Cook County. The property is needed as part 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 has deposited the preliminary just compensation award with the Cook County Treasurer and the court issued an order vesting title to the property in the District as of January 20, 2017. As the District has obtained title to the property, Jenny Chavez is scheduled to deliver possession by the end of March.

The District's relocation consultant Urban Relocation Services, Inc. has determined that the owner is eligible for relocation costs of approximately \$26,000.00. These relocation costs are required to be paid by the District under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act and may be used for the purchase of a replacement dwelling within one year after just compensation is deposited in the court (and may be extended for good cause shown). This total amount includes the maximum replacement housing payment, reasonable moving expenses, and closing costs. The amount is subject to adjustment based upon the actual costs incurred.

The parties continue to negotiate the amount of final just compensation to be paid by the District for the acquisition. The amount of final just compensation will be presented to the board at a future meeting.

It is requested that the Executive Director recommend to the Board of Commissioners that the Executive Director be authorized to make intermittent payments to the owner in an amount not to exceed \$26,000.00 for eligible costs in connection with relocation, as provided for under 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 16, 2017

Attachment