



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Text

File #: 17-0311, **Version:** 1

TRANSMITTAL LETTER FOR BOARD MEETING OF MARCH 16, 2017

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to issue a one (1) year permit extension to ComEd and Nicor to complete the environmental remediation on 0.53 acres of District real estate between Kedzie and Western Avenues in Blue Island, Illinois; Cal-Sag Channel Parcel 14.05. Consideration shall be \$5,000.00

Dear Sir:

ComEd and Nicor currently occupy Cal-Sag Channel Parcel 14.05 under a permit that commenced April 16, 2011, and as extended, expires April 15, 2017. The permit was issued to allow ComEd and Nicor to perform environmental remediation on Cal-Sag Channel Parcel 14.05. 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 ancillary structures. The ComEd/Nicor site contained contaminants associated with MGP operations, which migrated onto District property. In conjunction with remediating their site, ComEd and Nicor also implemented a remediation plan on the District's site requiring TACO Tier I Residential Clean-Up Objectives for soil and the most stringent level of clean-up for the IEPA groundwater classification as a Class II aquifer. The Site Remediation Section previously reviewed the remediation plan and recommended that it be accepted and implemented. The site has been enrolled in the IEPA's Site Remediation Program and the remedial action work is completed. ComEd and Nicor are now in the process of completing their Remedial Action Completion Report ("RACR"), which will be submitted to the IEPA's Site Remediation Program in order to obtain a "No Further Remediation" ("NFR") letter.

ComEd and Nicor have requested a permit extension to complete the RACR, submit it for approval and obtain the NFR letter. It is recommended that the permit fee of \$5,000.00 be assessed, as 10% of the fair market value fee of the permit premises would yield a fee less than the District's minimum fee of \$5,000.00.

The City of Blue Island currently leases Cal-Sag Parcel 14.05. Therefore, ComEd and Nicor will 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 and approve the issuance of a one (1) year permit extension to ComEd and Nicor to complete the environmental remediation on 0.53 acres of District real estate between Kedzie and Western Avenues in Blue Island, Illinois; Cal-Sag Channel Parcel 14.05. Consideration shall be \$5,000.00.

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 extension after same is approved by the General Counsel as to form and legality.

Requested, Ronald M. Hill, General Counsel, RMH:STM:nhb

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