



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Text

File #: 17-1085, **Version:** 1

TRANSMITTAL LETTER FOR BOARD MEETING OF OCTOBER 19, 2017

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to commence statutory procedures to lease approximately 25 acres of vacant District real estate located between I-294 and LaGrange Road in Willow Springs, Illinois; Main Channel Parcel 31.01

Dear Sir:

Heidner Property Management Co. ("Heidner Properties") has requested to lease approximately 25 acres of vacant District real estate located between I-294 and LaGrange Road in Willow Springs, Illinois and known as Main Channel Parcel 31.01. Heidner Properties intends to use the parcel for truck parking. The requested lease term is 39-years.

On July 16, 1958, the Illinois State Toll Highway Authority ("Tollway") obtained a permanent easement from the District allowing the Tollway to construct and maintain part of the I-294 Tri-State Route ("I-294") on District land located adjacent to, and southwest of, Parcel 31.01. The Tollway seeks to expand the number of I-294's lanes under a project known as the I-294 Central Tri-State Corridor Project ("Tollway Project"). Under the Tollway Project, which is expected to commence sometime in 2019, the Tollway will be seeking to acquire from the District approximately 5 acres of the southwest portion of Parcel 31.01, and to use an additional approximately 6 acres of Parcel 31.01 for construction staging purposes under a 5-year District permit. Accordingly, any lease of Main Channel Parcel 31.01 would be subject to any sale or permit to the Tollway authorized by the Board of Commissioners at a subsequent Board meeting.

The District's technical departments have reviewed the lease request for this parcel and have indicated that the subject site is not currently needed for corporate use and that they have no technical objections thereto.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize and direct the General Counsel to commence statutory procedures to lease approximately 25 acres of vacant District real estate located between I-294 and LaGrange Road in Willow Springs, Illinois; Main Channel Parcel 31.01, upon the terms and conditions set forth herein.

Requested, Susan T. Morakalis, General Counsel, STM:CMM:BJD: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 October 19, 2017

Attachment