



# Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street  
Chicago, IL 60611

## Legislation Text

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**File #:** 19-0236, **Version:** 1

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### **TRANSMITTAL LETTER FOR BOARD MEETING OF MARCH 7, 2019**

#### COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

Authorization to: (1) declare as surplus and not required for corporate purposes and to sell to the Illinois State Toll Highway Authority a 0.180 acre parcel of District real estate located along the southern edge of Majewski Park, north of the I-90 Tollway in Des Plaines, Illinois for the Elgin O'Hare Western Access Project and (2) grant a 5-year, 0.334 acre non-exclusive easement. Consideration shall be \$141,000.00 for the sale and \$20,000.00 for the easement for a total of \$161,000.00 (*As Revised*)

Dear Sir:

The Illinois State Toll Highway Authority ("ISTHA") is constructing a new interchange as part of the Elgin O'Hare Western Access Project ("Project") that will connect the I-90 Tollway with the new I-490 Tollway. ISTHA has requested to acquire a 0.180 acre parcel of District real estate located along the southern edge of Majewski Park, north of the I-90 Tollway in Des Plaines, Illinois for use as a drainage ditch and a 5-year, 0.334 acre non-exclusive easement to grade the ditch's surrounding area. The District previously sold 5.858 acres of real estate and granted easements to ISTHA in 2014 for this Project. The purchase price for the land and easements was \$2,672,850.00 and was based on appraisals.

Majewski Park is leased to the Mount Prospect Park District ("MPPD") under a public recreational lease that commenced July 1, 2012 and expires June 30, 2051. The lease requires MPPD to surrender any portion of its leasehold required for the construction of a highway, or adjuncts thereto, as determined by the Executive Director, for the use of any governmental agency engaged in the construction of roadways, highways, or adjuncts thereto.

The District's technical departments have reviewed these requests and have no objections thereto.

ISTHA's appraisal for the 0.180 acre parcel and the 5-year, 0.334 acre non-exclusive easement prepared by the Gorman Group, Ltd. (Robert C. Gorman, MAI) valued the land and easement at \$122,000.00. The valuation was compared to ISTHA's 2014 purchase price for the previous sale and easement grants and based on values from that prior sale, the District requested an additional \$39,000.00. It is therefore recommended that the fair market value of the sale of the parcel comprising 0.180 acres and the 5-year, 0.334 acre non-exclusive temporary easement be established at \$161,000.00, including \$141,000.00 for the sale and \$20,000.00 for the easement.

It is requested that the Executive Director recommend to the Board of Commissioners that it pass the following Orders:

1. That the 0.180 acres of District real estate located along the southern edge of Majewski Park, north of the I-90 Tollway in Des Plaines, Illinois be declared surplus and not needed for corporate purposes;
2. That a 5-year, 0.334 acre non-exclusive easement be granted to the Illinois State Toll Highway

Authority;

3. That the fair market value of said real estate, including the value of the 5-year, 0.334 acre non-exclusive easement, be established at \$161,000.00;
4. That the sale of said real estate and grant of a 5-year easement to the Illinois State Toll Highway Authority at a price of \$161,000.00 pursuant to an Agreement for the Purchase and Sale of Real Estate and an Easement embodying customary terms and conditions set forth above be authorized and approved;
5. That the Chairman of the Committee on Finance and the Clerk be authorized and directed to execute said Agreement for the Purchase and Sale of Real Estate, the Easement, the Deed, and any other documents necessary in effecting the aforesaid sale and grant of easement for said real estate after same have been approved by the General Counsel as to form and legality; and
6. That the General Counsel be authorized and directed to execute and deliver all other documents necessary to effectuate said sale and grant of easement.

Requested, Susan T. Morakalis, General Counsel, STM:CMM:MLD:vp

Recommended, Brian A. Perkovich, Executive Director

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for March 7, 2019

Attachment