



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Text

File #: 19-1182, **Version:** 1

TRANSMITTAL LETTER FOR BOARD MEETING OF NOVEMBER 21, 2019

COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

Authority to grant to the Village of Lincolnwood: (1) a 1-year, 26,282± sq. ft. temporary construction easement on North Shore Channel Parcels 6.06, 6.16 and 6.19 and (2) a 39-year, 5,305± sq. ft. non-exclusive easement to construct, install, operate, maintain, repair and remove a 20-inch water transmission main on North Shore Channel Parcels 6.07 and 6.16 and beneath the North Shore Channel in Skokie, Illinois. Consideration shall be a one-time fee of \$5,000.00 for the temporary construction easement and an initial annual fee of \$5,000.00 for the 39-year easement

Dear Sir:

The Village of Lincolnwood ("Lincolnwood") has requested: (1) a 1-year, 26,282± sq. ft. temporary construction easement on North Shore Channel Parcels 6.06, 6.16 and 6.19 and (2) a 39-year, 5,305± sq. ft. non-exclusive easement to construct, install, operate, maintain, repair and remove a 20-inch water transmission main on North Shore Channel Parcels 6.07 and 6.16 and beneath the North Shore Channel in Skokie, Illinois. The easements are requested to allow Lincolnwood to construct a transmission main to deliver potable water to its residents. The proposed route of the 15,000 linear foot water transmission main begins at a delivery point on Oakton Street in Evanston and terminates at the Lincolnwood Reservoir in Lincolnwood, Illinois.

Parcel 6.06 is leased by Builder's Asphalt, LLC ("Builders") until June 30, 2024, Parcel 6.07 is reserved for the District's corporate use, Parcel 6.16 is leased by the Village of Skokie ("Skokie") until March 31, 2032 and Parcel 6.19 is leased by the Skokie Park District ("Park District") until April 20, 2032. The easements are therefore subject to the written consent of Builders, Skokie and the Park District, each of which have provided letters of consent.

The District's technical departments have reviewed Lincolnwood's requests and have no objections thereto. It is recommended that a one-time fee of \$5,000.00 be assessed for the 1-year temporary construction easement and an initial annual easement fee of \$5,000.00 be assessed for the 39-year easement, as 10% of the fair market value of each easement premises would yield a fee less than the District's minimum easement fee of \$5,000.00. Each fee is based upon the District's policy to assess an annual fee based on fair market value when the easement is generating revenue. Because Lincolnwood will derive revenue from the water main, an initial annual easement fee of \$5,000.00 for the 39-year easement is recommended.

It is requested that the Executive Director recommend to the Board of Commissioners that it grant to the Village of Lincolnwood: (1) a 1-year, 26,282± sq. ft. temporary construction easement on North Shore Channel Parcels 6.06, 6.16 and 6.19 and (2) a 39-year, 5,305± sq. ft. non-exclusive easement to construct, install, operate, maintain, repair and remove a 20-inch water transmission main on North Shore Channel Parcels 6.07 and 6.16 and beneath the North Shore Channel in Skokie, Illinois. Consideration shall be a one-time fee of \$5,000.00 for the temporary construction easement and an initial annual fee of \$5,000.00 for the 39-year easement.

It is also requested that the Executive Director recommend to the Board of Commissioners that it authorize and direct the Chairman of the Committee on Finance and the Clerk to execute said easement agreements after they are approved by the General Counsel as to form and legality.

Requested, Susan T. Morakalis, General Counsel, STM:JJZ:nhb

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 November 21, 2019

Attachment