



# Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street  
Chicago, IL 60611

## Legislation Details (With Text)

**File #:** 17-0869      **Version:** 1

**Type:** Agenda Item      **Status:** Adopted

**File created:** 8/21/2017      **In control:** Real Estate Development Committee

**On agenda:** 8/31/2017      **Final action:** 8/31/2017

**Title:** Authority to grant a 25-year non-exclusive easement to Chicago SMSA Limited Partnership d/b/a Verizon Wireless to install and maintain a wireless telecommunication antenna on the water tower located on the District's Stickney Water Reclamation Plant grounds and to use a 20' x 36' area on the ground near the base of the tower for equipment storage. Consideration shall be an initial annual fee of \$36,000.00

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Aerial Map.Verizon Wireless.pdf

Date	Ver.	Action By	Action	Result
8/31/2017	1	Board of Commissioners	Approved	Pass
8/31/2017	1	Committee of the Whole	Recommended	Pass

### TRANSMITTAL LETTER FOR BOARD MEETING OF AUGUST 31, 2017

#### COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to grant a 25-year non-exclusive easement to Chicago SMSA Limited Partnership d/b/a Verizon Wireless to install and maintain a wireless telecommunication antenna on the water tower located on the District's Stickney Water Reclamation Plant grounds and to use a 20' x 36' area on the ground near the base of the tower for equipment storage. Consideration shall be an initial annual fee of \$36,000.00

Dear Sir:

Chicago SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon") has requested a 25-year non-exclusive easement to install and maintain a wireless telecommunication antenna on the District's water tower located on the District's Stickney Water Reclamation Plant ("SWRP") grounds in Stickney, Illinois, and to build a shelter on the ground near the base of the tower within a 20' x 36' area. The shelter will house Verizon's fixtures and equipment, including a generator. The easement will include an approved access route through SWRP grounds to afford Verizon with access to the tower.

Verizon proposes to pay an initial annual easement fee of \$36,000.00, which meets or exceeds 10% of the fair market value of the easement premises based upon comparable appraisals of nearby sites. The annual easement fee will increase by 2% each year.

The District's technical departments have reviewed Verizon's request for an easement and have no objections thereto.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize and

approve the grant of a 25-year non-exclusive easement to Chicago SMSA Limited Partnership d/b/a Verizon Wireless to install and maintain a wireless telecommunication antenna on the water tower located on the District's Stickney Water Reclamation Plant grounds and to use a 20' x 36' area on the ground near the base of the tower for equipment storage. Consideration shall be an initial annual fee of \$36,000.00.

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 the easement agreement after it is approved by the Acting General Counsel as to form and legality.

Requested, Susan T. Morakalis, Acting General Counsel, STM:CMM:npe

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 August 31, 2017

Attachment