



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Details (With Text)

File #: 23-0147 **Version:** 1

Type: Agenda Item **Status:** Adopted

File created: 1/25/2023 **In control:** Real Estate Development Committee

On agenda: 2/2/2023 **Final action:** 2/2/2023

Title: Authority to issue a 5-year permit to 7EZ Consulting, Inc. on 24.5 acres of District real estate located at the Ridgeland Avenue Drying Facilities in Alsip, Illinois; Cal-Sag Channel Parcel 10.04 (portion) for storing and parking trucks and trailers. Consideration shall be an annual fee of \$486,435.00

Sponsors:

Indexes:

Code sections:

Attachments: 1. RE - Ridgeland Ave Permit Aerial.pdf

Date	Ver.	Action By	Action	Result
2/2/2023	1	Board of Commissioners	Approved	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF FEBRUARY 2, 2023

COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

Authority to issue a 5-year permit to 7EZ Consulting, Inc. on 24.5 acres of District real estate located at the Ridgeland Avenue Drying Facilities in Alsip, Illinois; Cal-Sag Channel Parcel 10.04 (portion) for storing and parking trucks and trailers. Consideration shall be an annual fee of \$486,435.00

Dear Sir:

On September 14, 2017, the Board of Commissioners (“Board”) authorized a permit to United Parcel Service, Inc. (“UPS”) for use of the Ridgeland Avenue Drying Facilities, known as Cal-Sag Channel Parcel 10.04 (portion), to store and park trucks and trailers. The permit to UPS, as amended, expired on January 31, 2023. UPS informed the District that it no longer needs the site beyond the permit expiration date.

Another business, 7EZ Consulting, Inc., has submitted a request for a 5-year permit to use the site after it is vacated by UPS. The permit premises will consist of the eastern 24.5 acres of the Ridgeland Avenue Drying Facilities, which is a paved area to accommodate the District’s biosolids operations and periodic truck driver testing. Consistent with the prior use, 7EZ Consulting, Inc. will also use the site for storing and parking trucks and trailers. No trees or other vegetation will be impacted by the proposed use.

While the site is not immediately needed for District use, a permit is recommended in this instance because it allows the District to continue periodic truck driver testing and keeps the site available for corporate use as needed, including for biosolids management and related activities. A permit allows the District to terminate the agreement with 30 days’ notice, if necessary, to accommodate the District’s use of the site. The new permittee is aware of this provision in the permit agreement.

Christy Webber Landscapes (“Christy”) currently uses the western 12 acres of the site under a District permit

for mulching and storing leaves, and storing and parking trucks and trailers. The site contains sufficient acreage to allow both permits. Any permit issued to 7EZ Consulting, Inc. will require it to coordinate its activities with Christy.

7EZ Consulting, Inc. has also been coordinating with the Village of Alsip regarding its proposed use. The Village has indicated that it supports commercial use of the site, provided that all local permits and approvals are obtained.

The recommended annual permit fee is \$486,435.00, which represents 10% of the fair market value based on an appraisal obtained by the District.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize and approve the issuance of a 5-year permit to 7EZ Consulting, Inc. on 24.5 acres of District real estate located at the Ridgeland Avenue Drying Facilities in Alsip, Illinois; Cal-Sag Channel Parcel 10.04 (portion) for storing and parking trucks and trailers. Consideration shall be an annual fee of \$486,435.00.

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

Requested, Susan T. Morakalis, General Counsel, STM:MTC:BJD: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 February 2, 2023

Attachment