



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Details (With Text)

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Title: Authority to pay final just compensation in the amount of \$5,220.00 to acquire permanent and temporary easements on the real estate commonly known as 735 - 807 Suffolk Avenue in Westchester, Illinois, through summary judgment in the eminent domain lawsuit entitled The Metropolitan Water Reclamation District of Greater Chicago v. The Estate of Homer Stevenson, et al., Case No. 20L050070 in the Circuit Court of Cook County, Illinois, Account 501-50000-667340, Stormwater Management Fund

Sponsors:

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Attachments: 1. RE - MWRD v Homer Stevenson 735-807 Suffolk, Westchester Parcel 175-185 - Aerial.pdf

Date	Ver.	Action By	Action	Result
1/7/2021	1	Board of Commissioners	Approved	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF JANUARY 7, 2021

COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

Authority to pay final just compensation in the amount of \$5,220.00 to acquire permanent and temporary easements on the real estate commonly known as 735 - 807 Suffolk Avenue in Westchester, Illinois, through summary judgment in the eminent domain lawsuit entitled The Metropolitan Water Reclamation District of Greater Chicago v. The Estate of Homer Stevenson, et al., Case No. 20L050070 in the Circuit Court of Cook County, Illinois, Account 501-50000-667340, Stormwater Management Fund

Dear Sir:

On August 6, 2015, the Board of Commissioners ("Board") adopted Ordinance No. R15-006 establishing the right-of-way for the construction, operation and maintenance of the Addison Creek Channel Improvement Project located in the municipalities of Northlake, Stone Park, Melrose Park, Bellwood, Westchester, and Broadview (Contract 11-187-3F) ("Project"). Ordinance R15-006 was subsequently amended by Ordinances R15-007, R18-003, R19-002, and R20-001 to include additional right-of-way needed for the Project. Said Ordinances authorized and directed the Executive Director to negotiate with the respective owners to acquire fee simple title or such lesser interests, as appropriate, in and to the real estate described in the Ordinances.

On January 28, 2020, the Board authorized the District to enter into intergovernmental agreements with the City of Northlake, Village of Stone Park, Village of Melrose Park, Village of Bellwood, Village of Westchester, and Village of Broadview for the Project. The proposed channel improvements are broken down into nine reaches along approximately 15,300 linear feet of Addison Creek beginning at Hirsch Street in the City of Northlake and continuing to Cermak Road in the Village of Broadview. The Addison Creek channel improvements, along with the proposed Addison Creek Reservoir, will provide flood reduction benefits to

approximately 2,200 properties.

The Project requires the acquisition of a permanent easement and a temporary construction easement on the property located at 735 - 807 Suffolk Avenue in Westchester, Illinois. The property is a rectangular piece of vacant property that is bisected by the Addison Creek and located in a designated flood hazard area. The permanent easement area is approximately 41,193 square feet and the temporary construction easement is approximately 3,350 square feet. The easements are necessary to construct the channel improvements at this location and to provide for access and staging.

On January 28, 2020, after the record owner did not respond to the District's offer, the District filed an eminent domain lawsuit entitled The Metropolitan Water Reclamation District of Greater Chicago v. The Estate of Homer Stevenson, et al., Case No. 20L050070 in the Circuit Court of Cook County, Illinois. All parties with a potential interest in the property have been served and no appearances have been filed. The Court has also entered an order of default for the owner's failure to appear. As a result, the District must file a motion for summary judgment asking the Court to make a finding for the final just compensation due for the District's impressment of the easements. It is the opinion of the General Counsel and Special Counsel, Neal & Leroy, LLC, that the amount of \$5,220.00 is within the range of value for the easements based on a fair market value appraisal obtained by the District. The parcel is vacant, so no relocation costs are anticipated. Upon entry of a summary judgment order, the District will deposit \$5,220.00 with the Cook County Treasurer. Any party with an interest in the property can petition the Court to withdraw these funds.

Accordingly, it is requested that the Executive Director recommend to the Board of Commissioners that it adopt the following orders:

1. That the Board authorize payment of final just compensation in the amount of \$5,220.00 to acquire permanent and temporary easements on the real estate commonly known as 735 - 807 Suffolk Avenue in Westchester, Illinois, through summary judgment in the eminent domain lawsuit entitled The Metropolitan Water Reclamation District of Greater Chicago v. The Estate of Homer Stevenson, et al., Case No. 20L050070 in the Circuit Court of Cook County, Illinois; and
2. That the General Counsel be authorized and directed to execute and deliver all other documents and take such other actions as may be necessary to effectuate said summary judgment and to attain possession of said property.

Requested, Susan T. Morakalis, General Counsel and Catherine A. O'Connor, Director of Engineering;
STM:CAO:EMA:BJD:CN:nm

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 January 7, 2021

Attachment