



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Text

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TRANSMITTAL LETTER FOR BOARD MEETING OF JULY 14, 2022

COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

Authority to purchase the real estate commonly known as 9630 West Golf Road in Des Plaines, Illinois, for the construction of the Flood Control Project on Farmers and Prairie Creeks, NSA (Contract 12-056-5F) and authority for payment to Gerilanne Reding Zern, the owner of said real estate, in an amount of \$270,000.00, plus closing costs, Account 501-50000-667330, Stormwater Management Fund

Dear Sir:

On January 8, 2015, the Board of Commissioners ("Board") adopted Ordinance No. R15-002 establishing the right-of-way for the construction, operation, and maintenance of the Flood Control Project on Farmers and Prairie Creeks, NSA (Contract 12-056-5F) ("Project"). The Ordinance 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 Ordinance.

On April 21, 2022, the Board authorized the District to negotiate and enter into intergovernmental agreements with Maine Township, the Maine Township Road District, and the City of Park Ridge for the Project. The Project involves conveyance and storage improvements along Farmers Creek and Prairie Creek in Maine Township and the City of Park Ridge. Features of the design along Farmers Creek include lowering the normal water level at Lake Mary Anne to provide additional stormwater storage and protect adjacent homes from recurring flood damage along with construction of a new outlet structure, junction structure, and storm sewer across Golf Road.

The Project requires the acquisition of a vacant property located at 9630 West Golf Road in Des Plaines, Illinois. The property is owned by Gerilanne Reding Zern ("Owner"). The site has a gross area of 1.26 acres, of which approximately half is submerged under Lake Mary Anne and is undevelopable. The property is necessary to construct a new discharge pipe for Lake Mary Anne and to facilitate access to the discharge pipe for future maintenance by Maine Township. Pursuant to the IGA, the property will be transferred to Maine Township upon project completion for long-term ownership and maintenance.

The Owner has accepted the District's offer to purchase the property in the amount of \$270,000.00, which was the value of the fair market value appraisal obtained by the District and prepared by Keith T. Tadrowski, State Certified General Real Estate Appraiser. It is the opinion of the General Counsel that this amount is within the range of value for the subject property based on the appraisal report. Settlement of this matter will save the District substantial costs that would otherwise be required to file a condemnation complaint, including attorney's fees and expert witness fees. Since the property has no structures or improvements, no relocation costs are anticipated.

Accordingly, it is requested that the Executive Director recommend to the Board of Commissioners that it

adopt the following orders:

1. That the subject real estate be purchased by the District in an amount not to exceed \$270,000.00, plus closing costs;
2. That the Chairman of the Committee on Finance and the Clerk be authorized and directed to execute the Real Estate Sales Contract effecting the aforesaid purchase, after it is approved by the General Counsel as to form and legality; and
3. 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 purchase and to attain possession of said property.

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

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 July 14, 2022

Attachment