



# Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street  
Chicago, IL 60611

## Legislation Text

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**File #:** 10-0520, **Version:** 1

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### **TRANSMITTAL LETTER FOR BOARD MEETING OF MAY 6, 2010**

#### COMMITTEE ON REAL ESTATE

Mr. Richard Lanyon, Executive Director

Authority to issue a 1-year permit extension to the Palos Stars Football Association for continued use of approximately 9.25 acres of District land c/k/a Cal-Sag Atlas Parcel 8.09 located along the north bank of the Cal-Sag Channel, west of Southwest Highway, in the City of Palos Hills, to maintain and operate a "Pop Warner" League football field and associated recreational activities. Consideration shall be a document preparation fee of \$2,000.00

Dear Sir:

The Palos Stars Football Association ("Stars"), a nonprofit corporation, has requested a 1-year extension of its permit for continued use of approximately 9.25 acres of District land c/k/a Cal-Sag Atlas Parcel No. 8.09 located along the north bank of the Cal-Sag Channel, west of Southwest Highway, in the City of Palos Hills for its "Pop Warner" football field and associated activities. The Stars' "Pop Warner" team is part of a national, non-profit organization that provides scholastic, sports, and recreational opportunities for children from ages 6 through 14 years of age. The Stars indicate that the team is run by volunteers and monies derived from activities are used to pay for team equipment, field maintenance and insurance.

A one-year permit extension is recommended to allow use of the land for the current football season only. An extension is requested as the Law Department considers a request to lease the property to the City of Palos Hills ("Palos"). Palos expressed interest in leasing the subject property under which lease the Stars' team and other community activities would be coordinated and managed. A lease to Palos is still under review pending resolution of issues on an unrelated matter that must be resolved before a lease can be recommended. The Law Department recommends that a permit extension be granted to the Stars so that the community football team can enjoy uninterrupted use of the property as they have under a series of permits since 1983. Consideration shall be a document preparation fee of \$2,000.00.

The District's technical departments have no objections to the Stars' continued use of the land provided District facilities in the area are protected and 24 hour-a-day access is maintained. The District road and gate located on the east side of Southwest Highway at 114<sup>th</sup> Street shall be included in the permit for the purpose of egress to Southwest Highway.

Palos requests that the insurance requirements for this extension be the same as under the previous permits. The Board previously authorized the reduction of the required comprehensive general liability insurance to the amount of \$1,000,000.00 as the higher insurance premiums are cost prohibitive for the non-profit football league. Additionally, environmental contamination insurance and the performance bond were waived on the basis that the site is being used for recreation activities and does not pose an environmental threat to the property.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize the issuance of a 1-year permit extension to the Palos Stars Football Association to continue to use approximately

9.25 acres of District land c/k/a Cal-Sag Atlas Parcel No. 8.09 located along the north bank of the Cal-Sag Channel west of Southwest Highway, in the City of Palos Hills to maintain and operate a Pop Warner League football field and associated recreational activities. Consideration shall be a document preparation fee of \$2,000.00.

It is further requested that the Executive Director recommend to the Board of Commissioners that it authorize and direct the Chairman of its Committee on Finance and the Clerk to execute the permit extension document after it is approved by the General Counsel as to form and legality.

Requested, Frederick M. Feldman, General Counsel, FMF:CL:STM:BEB

Recommended, Richard Lanyon, Executive Director

Respectfully Submitted, Terrence J. O'Brien, 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 for May 6, 2010

Attachment