



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Details (With Text)

File #: 22-0713 **Version:** 1

Type: Agenda Item **Status:** Adopted

File created: 7/29/2022 **In control:** Real Estate Development Committee

On agenda: 8/11/2022 **Final action:** 8/11/2022

Title: Authority to enter into a 10-year lease with the Hanover Park Park District on approximately 3 acres of District real estate located north of the Hanover Park Water Reclamation Plant at the intersection of Irving Park Road and Longmeadow Lane in Hanover Park, Illinois; Consideration shall be a nominal fee of \$10.00

Sponsors:

Indexes:

Code sections:

Attachments: 1. RE - Hanover Park Park District - Aerial.pdf

Date	Ver.	Action By	Action	Result
8/11/2022	1	Board of Commissioners	Approved	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF AUGUST 11, 2022

COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

Authority to enter into a 10-year lease with the Hanover Park Park District on approximately 3 acres of District real estate located north of the Hanover Park Water Reclamation Plant at the intersection of Irving Park Road and Longmeadow Lane in Hanover Park, Illinois; Consideration shall be a nominal fee of \$10.00

Dear Sir:

Since the 1980s, the Hanover Park Park District (“Park District”) has used an approximately 3-acre parcel of District real estate located north of the Hanover Park Water Reclamation Plant at the intersection of Irving Park Road and Longmeadow Lane in Hanover Park, Illinois for public recreational purposes. The Park District has operated the park, commonly known as “Liberty Park,” under a series of permits issued by the District in case the parcel was ever needed in connection with the adjacent water reclamation plant.

The Park District has now requested a 10-year lease to continue using this parcel for public recreational purposes, including a playground and ball field. The District’s technical departments have reviewed this lease request and determined there is no foreseeable corporate use over this time period. If the parcel is needed for the District’s corporate use, the lease will be terminable upon service of a one-year notice under 70 ILCS 2605/8c(11).

A nominal fee of \$10.00 is recommended. In the event revenues or profits are derived from the leasehold, the lease will contain a provision requiring rent to be an additional annual fee of 25% of the net profits derived from the site, as is customary for a governmental entity using District land for a public purpose.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize the District to enter into a 10-year lease with the Hanover Park Park District on approximately 3 acres of District

real estate located north of the Hanover Park Water Reclamation Plant at the intersection of Irving Park Road and Longmeadow Lane in Hanover Park, Illinois. Consideration shall be a nominal fee of \$10.00.

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

Requested, Susan T. Morakalis, General Counsel, STM: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 August 11, 2022

Attachment