



# Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street  
Chicago, IL 60611

## Legislation Text

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File #: 21-0035, Version: 1

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### TRANSMITTAL LETTER FOR BOARD MEETING OF JANUARY 7, 2021

#### COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

Authority to enter into a 37-year lease with the Chicago Park District on approximately 78.68 acres of District real estate located south of 122<sup>nd</sup> Street, east of Stony Island Avenue, and along the northern bank of the Calumet River in Chicago, Illinois. Consideration shall be a nominal fee of \$10.00

Dear Sir:

The Chicago Park District ("Park District") has requested a 37-year lease on approximately 78.68 acres of District real estate located south of 122<sup>nd</sup> Street, east of Stony Island Avenue, and along the northern bank of the Calumet River in Chicago, Illinois. The requested area encompasses Dead Stick Pond and is adjacent to District property currently leased to the Park District at SEPA Station No. 1 until December 27, 2057. The Park District would like this lease to run concurrent with its adjacent lease. Therefore, the Park District is requesting a 37-year term for the lease of this property.

The Park District is requesting to lease the property for the public purpose of improving its native terrestrial habitat by supporting native plants and landscaping. The Park District intends to seek collaborative partnerships with non-profit organizations to restore the area as a managed wetland, providing a natural habitat for wildlife as well as public access for the community. The current proposal includes clearing the drainage channel to improve water flow, removing invasive trees, and restoring the aquatic habitats to improve ecological diversity. The Park District also hopes to allow public access to the improved nature area by extending the existing trail located at Indian Ridge Marsh and creating a bike trail along the property. Prior to undertaking any restoration of the site, the Park District will be required to submit formal plans for technical review and approval.

The District's technical departments have reviewed this lease request and have no objections thereto. A nominal fee of \$10.00 is recommended as is customary for a governmental entity using District land for a public purpose.

Under 70 ILCS 2605/8c(11), the lease would be terminable upon service of a one-year notice if the property becomes essential to the District's corporate needs.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize the District to enter into a 37-year lease with the Chicago Park District on approximately 78.68 acres of District real estate located south of 122<sup>nd</sup> Street, east of Stony Island Avenue, and along the northern bank of the Calumet River in Chicago, 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:EMA:NOC: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 January 7, 2021

Attachment