

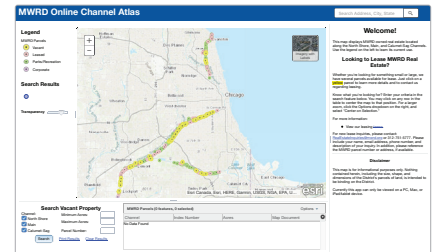


Metropolitan Water Reclamation District of Greater Chicago

Public Leases of MWRD Property

The Metropolitan Water Reclamation District of Greater Chicago ("MWRD") is a local government agency responsible for providing wastewater treatment and stormwater management services in Cook County. When MWRD-owned property is not currently needed for those corporate purposes, the District may make it available for lease, including to other governmental entities for public use.

The MWRD promotes public recreational uses of its property, including parks, trails, forest preserves, natural areas, and other open green spaces through nominal fee leases. The MWRD Real Estate Section's website includes a list of properties available for lease and an interactive online map. The website is available at the following link: <https://mwrdd.org/real-estate-0>



Getting Started

1. When you identify an MWRD parcel that you are interested in leasing, please send an email to realestateinquiries@mwrdd.org.
2. In your email, identify the MWRD parcel and include your name, municipality name, proposed use, and contact information.
3. After receiving your email, MWRD staff will follow up to provide more specific site information and to explain the next steps in the leasing process.
4. MWRD staff can also help schedule a site visit.

Leasing Process

- Interested tenant submits a letter of intent with proposed use
- MWRD staff reviews the request to determine if the parcel is available for lease and suitable for the proposed use
- Prospective tenants will need to provide an ALTA survey of the property
- MWRD Board approval is required for final approval of the lease

Rent Calculation and Other Costs

- **Public Recreational Use (non-revenue generating):**
Nominal \$10.00 fee
- **Public Recreational Use (revenue generating):**
Annual fee of not less than 6% of the appraised fair market value of the property (minimum of \$5,000.00/year) OR an initial \$10.00 fee plus 25% of the net revenue generated from the leasehold on an annual basis
- **Public Non-Recreational Use:**
Annual fee of not less than 6% of the appraised fair market value of the property (minimum of \$5,000.00/year)
- All tenants must provide Comprehensive General Liability Insurance and All Risk Property Insurance, including environmental coverage, of at least \$4,000,000.00.

Green Infrastructure Requirement

All new or renewed public leases of District property are required to incorporate green infrastructure.

- Preexisting site conditions and stormwater management required under the District's Watershed Management Ordinance do not apply towards this GI lease requirement
- The MWRD's green infrastructure form that explains the requirements is available at the following link: [GI Lease Form \(mwrdd.org\)](https://mwrdd.org)

