



*For Sale*

# LUCAS BERG SITE

WORTH, ILLINOIS 60482

A ONE-OF-A-KIND OPPORTUNITY FOR COMMERCIAL,  
RECREATIONAL OR MIXED-USE DEVELOPMENTS



OWNED BY  
**Metropolitan Water  
Reclamation District  
of Greater Chicago**

100 East Erie Street • Chicago, Illinois 60611-3154





**MWRD'S LUCAS BERG SITE**

The Metropolitan Water Reclamation District of Greater Chicago's (MWRD) Lucas Berg Site is located on the south side of 111th Street between Oketo Avenue and Southwest Highway in Worth, Illinois. This 72-acre site includes several features that make it valuable for either commercial or recreational development, or a combination of both.

Situated at the intersection of 111th Street and Southwest Highway, the focal point of commercial development in the area, the property includes 13.72± acres with street frontage that are readily developable.

As a former quarry, the site includes 57.89± acres of submerged land that form two shallow lakes. Although not developable, the lakes could serve as an amenity to any development, including open space or recreational use.

The entire site, or one or more of the various sub-parcels, is available for purchase. This information packet contains site and cost details for each. Because MWRD is a local government agency, the sale of the property is subject to competitive bidding and approval by the MWRD Board of Commissioners.

**LUCAS BERG SITE (ENTIRE PARCEL)**

**Location**

South Side of 111th Street between Oketo Avenue and Southwest Highway in Worth, Illinois 60482

**Gross Land Area**

3,119,168± Square Feet  
(71.61± Acres)

**Appraised Fair Market Value**

\$4,300,000

**Developable Land Area**

597,565± Square Feet  
(13.72± Acres)

**Appraised Fair Market Value**

\$1,050,000  
(if purchased exclusively for open space/public recreational use)

**Undevelopable Land Area**

2,521,603± Square Feet  
(57.89± Acres)

**Zoning:** B-1, Restricted Retail Business District (permitted uses include a wide variety of commercial, residential, and related uses).

The submerged areas of the parcel (comprised of 2 lakes) are necessary for a flood control project and cannot be filled in or altered without MWRD approval.

**LUCAS BERG SUB-PARCELS NUMBERS 1, 2 AND 3 PROPERTY AND COST DETAILS**

**Sub-Parcel 1**

275,050± Square Feet  
(6.31± acres)  
\$2,337,925

**Sub-Parcel 2**

242,375± Square Feet  
(5.56± acres)  
\$2,060,188

**Sub-Parcel 3**

58,090± Square Feet  
(1.33± acres)  
\$400,700



If you have questions regarding the site or MWRD's procedures, please contact MWRD staff:

Brendan J. Dailey, MWRD Principal Attorney  
daileyb@mwrdd.org  
**312-751-6653**

Margarett Zilligen, MWRD Senior Attorney  
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**312-751-5805**

**ABOUT THE CHICAGOLAND METROPOLITAN AREA**

The Chicagoland Metropolitan (Chicago Metro) Area is one of the largest and most diverse markets in the country and the global center for trading in commodity and financial products. The area is also one of the most influential financial and business centers in the world. Chicago Metro has a rich and diverse cultural environment with urban amenities, as well as a wealth of natural resources, including an extensive system of parks, open spaces, trails, and waterways, with access to Lake Michigan for drinking water and recreation.

**ABOUT THE SOUTHWEST SUBURBS**

The Lucas Berg Site is located along the western portion of the Village of Worth, which is located approximately 15 miles southwest of Chicago’s central business district in southwest Cook County. Neighboring communities include Chicago Ridge on the north, Palos Heights on the south, Alsip on the east and Palos Hills on the west. Local points of interest include Moraine Valley Community College, the Lake Katherine Nature Center and Botanic Garden, the Palos Heights Metra Station, the Tinley Park Convention Center, and several Cook County Forest Preserve sites.

**LEISURE, CONVENTION AND TRANSPORTATION DESTINATION LOCATIONS**

(approximate travel times from the Lucas Berg Site location)

**25**

MINUTES TO  
**Tinley Park  
Convention Center**

**3**

MINUTES TO  
**Palos Heights  
Metra Station**



**7**

MINUTES TO  
**Lake Katherine  
Nature Center and  
Botanic Garden**

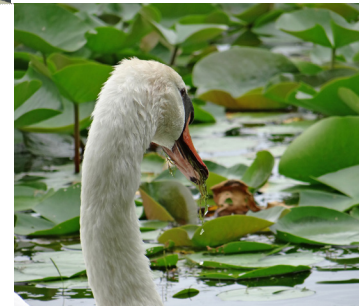


**20**

MINUTES TO  
**Moraine Valley  
Community College**

**15**

MINUTES TO  
**Forest Preserve  
of Cook County  
Palos Division**



**40**

MINUTES TO  
**downtown Chicago**



**36**

MINUTES TO  
**McCormick Place  
Convention Center**

**30**

MINUTES TO  
**Chicago Midway  
International Airport**

Established in 1889, the MWRD is an award-winning, special purpose government agency responsible for wastewater treatment and stormwater management in Cook County, Illinois.



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