

The Metropolitan Water Reclamation District of Greater Chicago Criteria for Leasing District Real Estate

In 2014, the Board enacted the Comprehensive Land Use Policy (“Policy”) as an element of the Green Infrastructure Program Plan required by the District’s Consent Decree in *United States of America, et al., v. Metropolitan Water Reclamation District of Greater Chicago, Case Number 11 C 8859*. The Program was reviewed and approved by the United States Environmental Protection Agency on October 7, 2015.

The Policy’s goals are to: ensure that the District’s real estate program is well-planned; treat all citizens and organizations seeking to lease District real estate equally and uniformly; balance the needs of commerce and industry, which provide valuable jobs to people living in our region, with the needs of municipalities and local park districts for open green space for public and recreational opportunities; protect District land and surrounding communities from environmental degradation; and ensure that green infrastructure is incorporated in all new public leases and encouraged in all commercial/industrial leases.

In furtherance of these overarching goals, when leasing any parcel of real estate the District will, in consideration of local, regional, national, and global needs, apply the following criteria when assessing each leasing opportunity, and include the information in Board letters, as applicable, for each parcel:

1. Assess the need for corporate use and availability
2. Compliance with the Comprehensive Land Use Policy
3. Compliance with the District’s Leasing Statute
4. Compliance with the District’s Waterway Strategy
5. Compliance with the District’s Environmental Justice Policy
6. Conduct multi-departmental staff technical review
7. Consider the fiscal impact to the District and to the local municipality
8. Consistency with the District’s Strategic Plan
9. Ensure tree mitigation policies and practices will be followed
10. Evaluate adjacent and surrounding land uses to ensure compatibility
11. Evaluate the highest and best use of the land
12. Evaluate the historical use of the land
13. Provide opportunities for impacted community groups to voice concerns
14. Provide public notice of leasing opportunities
15. Recommend voluntary implementation of green infrastructure installations in commercial/industrial leases
16. Require green infrastructure installation compliance for public leases
17. Review the concerns, if any, raised in public comments or by community groups
18. Review with the Engineering Department to ensure compliance with stormwater regulations
19. Scope applicable stormwater best management practices as recommended by the Engineering Department
20. Secure support and approval from the local municipality

An ongoing review of the above criteria list will ensure that the process for reviewing lease requests continues to align with the District’s Land Use Policy and the Strategic Plan, or signal the need for additions, deletions, or modifications to the criteria.

Dated this 19th day of January, 2023