

EXHIBIT G-1

WRITTEN CONSENT OF DISTRICT

[Attachment: District letter dated May 18, 2023]

Protecting Our Water Environment

BOARD OF COMMISSIONERS

Kari K. Steele
President

Marcelino Garcia
Chairman of Finance

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Metropolitan Water Reclamation District of Greater Chicago

100 EAST ERIE STREET

CHICAGO, ILLINOIS 60611-3154

312.751.5600

Susan T. Morakalis

General Counsel

312.751.6557 f: 312.751.6598

morakaliss@mwr.org

May 18, 2023

Via U.S. Mail and email to:

Meg George
Partner
Akerman, LLP
71 South Wacker Drive, 47th Floor
Chicago, IL 60606
meg.george@akerman.com

Re: Proposed project at 3305 S. Lawndale, Chicago, IL; File #21-MZ-003

Dear Ms. George:

The Metropolitan Water Reclamation District of Greater Chicago ("District") has reviewed your request for a drainage easement on property owned by the City of Chicago ("City") adjacent to the proposed project at 3305 S. Lawndale in Chicago, IL.

Please note that the District conveyed this property to the City in 1996 by quit claim deed. The District's review of your request is thus limited to the following elements of the 1996 quit claim deed: 1) a right of reverter to the District in the event that the property is no longer leased to the U.S. Department of Labor for a Job Corps Facility; and 2) a perpetual easement for District infrastructure.

After reviewing the development plans presented by Hilco Redevelopment Partners ("Hilco"), the right of reverter is not implicated because the proposed bioswale and drainage ditch in the easement area do not appear to impact the continued use of the parcel for the Job Corps Facility. Further, the Department of Labor has confirmed that the bioswale and drainage ditch will not impact its operations or otherwise affect its use of the property.

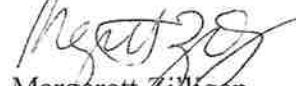
With respect to the District's easement interests, the District provides the following comments:

1. Any easement granted by the City is subject to the District's perpetual easement allowing it the right, privilege, and authority to access, construct, maintain, operate, repair, and reconstruct its observation monitoring wells, intercepting sewers, or any other facilities in furtherance of the District's corporate purpose located upon, under and through the premises. In the event that the property reverts back to the District, the improvements in

- the easement area may need to be removed as part of the premises restoration, at the District's option.
2. The District has a groundwater observation well, OM-13, which is associated with the Tunnel and Reservoir Plan tunnel system (latitude 41.8310934° North, longitude 87.7090135° West). Hilco's work on the site must not impact the well and Hilco shall allow District staff or contract workers to access the well for activities such as groundwater sampling and well maintenance or repair by District contractors.
 3. Based on the concept map provided by Hilco, it appears that runoff water from the parking lot will drain into a bioswale, then into the Sanitary and Ship Canal. Hilco should implement best management practices for minimizing salt use for wintertime de-icing. In addition, Hilco should not use any coal tar-based sealants on the parking lot surfaces. It should be noted that the District and many other stakeholders in Cook County are working to reduce discharges of chlorides and pollutants from coal tar-based sealants into the area waterways.
 4. Section 2.3.7 of the City of Chicago Stormwater Management Ordinance Manual indicates that sites adjacent to Waters must directly discharge to those Waters. Section 2.3.7 also indicates that overflow pathways from stormwater management systems should be directed towards the waterway. Therefore, there should be an opportunity to direct runoff from other areas, such as Central Park Avenue, towards the waterway through the proposed drainage ditch. It is recommended that Hilco and the City explore these options.

If you have questions or concerns regarding this letter, please contact me at 312-751-5805 or at ZilligenM@mwr.org.

Respectfully,



Margarett Zilligen
Senior Attorney

STM:MSZ

Attachments (1996 Quit Claim Deed, Hilco Concept Map)

cc: Frances Cahill (Frances.Cahill@cityofchicago.org)

Marc Oliver Tschibelu (Tschibelu.MarcOlivier@dol.gov)

TJ

QUIT CLAIM DEED WITH REVERTER

between

Metropolitan Water Reclamation
District of Greater Chicago,

96270202

Grantor,

and

City of Chicago,

Grantee,

DEPT-01 RECORDING 441.5
T42222 TRAN 7481 04/10/96 12:05:00
#2624 # KB # -96-270202
COOK COUNTY RECORDER

OFFICIAL CITY BUSINESS

with respect to Lots 25, 27 and 29
and the northerly 40' of Lot 23 in
Sanitary District's Trustees Sub-
division in Section 35, Township 39
North, Range 13, East of the Third
Principal Meridian, P.I.N. 16-35-
204-007 and northerly 40' of P.I.N.
16-35-205-016-8001 & 16-35-205-016-8002 commonly
known as: 3300 South Kedzie (Rear)
Chicago, Illinois,



and legally described at Exhibit "A", attached hereto and made a
part hereof. This document consists of nine pages, this page
included, and bears the date of September 7, 1995.

This Instrument Prepared by Michael G. Rosenberg, Attorney

By: Carlton Lowe
Senior Assistant Attorney
100 East Erie Street
Chicago, Illinois 60611
Telephone No.: (312) 751-6579.

WITNESS UNDER PROVISIONS OF PARAGRAPH E
SECTION 4, REAL ESTATE TRANSFER TAX ACT.
4/10/96
DATE BUYER, SELLER OR REP.



Rita C. Lewandowski
Asst. Corp Counsel
121 North Casale Room 610
Chicago, IL 60602

TJ

WHEREAS, the District has encouraged, developed and supported educational programs for the area's youth and recognized the need for its residents to acquire the skills necessary in today's competitive job market; and

WHEREAS, the District's Board of Commissioners by Order dated September 7, 1995, has directed that the subject land be conveyed to the City so that it can lease same to the Department for the construction, development and operation of the Facility;

NOW, THEREFORE, in consideration of TEN AND NO/100 DOLLARS (\$10.00) receipt of which is hereby acknowledged, the District does hereby demise, release and CONVEY and QUIT CLAIM unto the City all right, title and interest of the District in and to the real estate hereinafter legally described in Exhibit A which is attached hereto and made a part hereof, for any and all purposes related to the Facility, including leasing the property to the United States of America or any of its Departments for the construction, development and operation of the Facility.

TO HAVE AND TO HOLD the premises described in Exhibit A for so long as said premises are leased to the United States of America or a department thereof in connection with the Facility. Provided, however, in the event the lease shall expire by its own terms and not be renewed, or be terminated, or the premises cease to be used in connection with the Facility, all right, title and interest of the City and any person or entity claiming title to the site by, through or under the City hereunder shall immediately cease and determine and revert to the District and the District shall automatically be restored to its first and former estate without further affirmative act by the District or the City. In such an event, the City agrees to restore the premises to an environmentally clean and sanitary condition.

- 2 -

TJ

The Grantor reserves unto itself a perpetual easement within the area depicted and described in Exhibit B attached hereto and made a part hereof with right, privilege and authority to access, construct, maintain, operate, repair and reconstruct its observation monitoring wells, intercepting sewers with its connecting sewers and appurtenances, and any other drains or structures, if any, constructed or operated in the furtherance of Grantor's corporate purpose upon, under and through said premises. The Grantor shall also have the right, privilege and authority to enter upon and use such portions of said premises as may be necessary in the opinion of the Chief Engineer of the Grantor, for the purpose of constructing, maintaining, operating, repairing and reconstructing its observation monitoring wells, intercepting sewers connecting sewers, drains or other structures, appurtenances, parking areas and access drives, if any, and which do not unreasonably interfere with Grantee's use of the premises. Plans for construction of improvements on the premises shall first be submitted to the Grantor for review for conflict with Grantor's monitoring wells, sewers, drains and structures.

It is further expressly understood and agreed by the Grantee that no buildings, materials, or structures shall be placed or erected and no work of any character done on said premises so as to injure or damage in any way said monitoring wells, intercepting sewer, connecting sewers, drains or other structures and appurtenances, located at any time on said demised premises, or so as to interfere with the maintenance, operation or reasonable access thereto. In the event Grantee's use of the premises in question requires modification of existing facilities of Grantor, if any, such modification will be done at Grantee's sole cost and expense to Grantor's reasonable satisfaction and upon Grantor's consent first had and obtained.

75

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chairman of the Committee on Finance and attested by its Clerk this 2nd day of January, 1996.

METROPOLITAN WATER RECLAMATION DISTRICT
OF GREATER CHICAGO

BY: *Florin Alitto Majewski*
Chairman, Committee on Finance

ATTEST:

Mary C. West
Clerk

This document has been prepared by Michael G. Rosenberg by Carlton Lowe, 100 East Erie Street, Chicago, Illinois 60611.

EXHIBIT A

Lots 25, 27 and 29 and the northerly 40' of Lot 23 in Sanitary District's Trustees Subdivision in Section 35, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois, P.I.N. 16-35-204-007 and northerly 40' of P.I.N. 16-35-205-016-8001 and 16-35-205-016-8002.

[LGL-RL.MIS/RL:ajb]

TJ

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gloria Allitto Majewski, personally known to me to be the Chairman of the Committee on Finance of the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago, a municipal corporation, and Mary C. West, personally known to me to be the Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Chairman of the Committee on Finance and such Clerk, they signed and delivered the said instrument as Chairman of the Committee on Finance of the Board of Commissioners and Clerk of said municipal corporation, and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Commissioners of said municipal corporation, as their free and voluntary act and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2nd day of January, A.D. 1996

Frederick M. Feldman
NOTARY PUBLIC

My Commission Expires:



TJ

APPROVED:

Thomas K. O'Brien 11/29/95
Chief, Maintenance and Operations

APPROVED:

AP FD

J R Pivonka 12/14/95
Engineer of Sewer Design

Agnes B. ... 12/12
Assistant Chief Engineer

S. Pivonka 12/15/95
Chief Engineer

APPROVED AS TO FORM AND LEGALITY:

Fredrick M. ... 11-29-95 CL
Head Assistant Attorney

Muel ...
Attorney

APPROVED:

Hugh H. McMillan 12/21/95
General Superintendent



COPY MAP SYSTEM



CHANGE OF INFORMATION FORM

INFORMATION TO BE CHANGED

Use this form for name/address desired on real property tax record of Cook County Illinois. It is also to acquire PROPERTY ADDRESSES for each PIN in our records.

Such changes must be kept within the space limitations shown. Do Not use punctuation. Allow one space between names and initials, numbers and street names, and unit or apt numbers. PLEASE PRINT IN CAPITAL LETTERS WITH BLACK PEN ONLY! This is a SCANNABLE DOCUMENT - DO NOT XEROX THE BLANK FORM. All completed ORIGINAL forms must be returned to your supervisor or Jim Davenport each day.

If a TRUST number is involved, it must be put with the NAME. Leave a space between the name and the trust number. A single last name is adequate if you don't have enough room for the full name. Property index numbers MUST be included on every form.

PIN:

16 - 35 - 205 - 016 - 8002
- 8001

NAME

CITY OF CHICAGO

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

121 N LASALLE RM 610

CITY

CHICAGO

STATE:

IL

ZIP:

60602 -

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

3300 S KEDZIE

CITY

CHICAGO

STATE:

IL

ZIP:

60659 -

APR 1 1996
COOK COUNTY TREASURER
INITIALS



COPY MAP SYSTEM

TJ

CHANGE OF INFORMATION FORM

INFORMATION TO BE CHANGED

Use this form for name/address desired on real property tax record of Cook County Illinois. It is also to acquire PROPERTY ADDRESSES for each PIN in our records.

Such changes must be kept within the space limitations shown. Do Not use punctuation. Allow one space between names and initials, numbers and street names, and unit or apt numbers. PLEASE PRINT IN CAPITAL LETTERS WITH BLACK PEN ONLY! This is a SCANNABLE DOCUMENT - DO NOT XEROX THE BLANK FORM. All completed ORIGINAL forms must be returned to your supervisor or Jim Davenport each day.

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PIN:

16 - 35 - 204 - 007 - 0000

NAME

CITY OF CHICAGO

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

121 N LASALLE RM 610

CITY

CHICAGO

STATE:

IL

ZIP:

60602 -

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

3300 S KEDZIE

CITY

CHICAGO

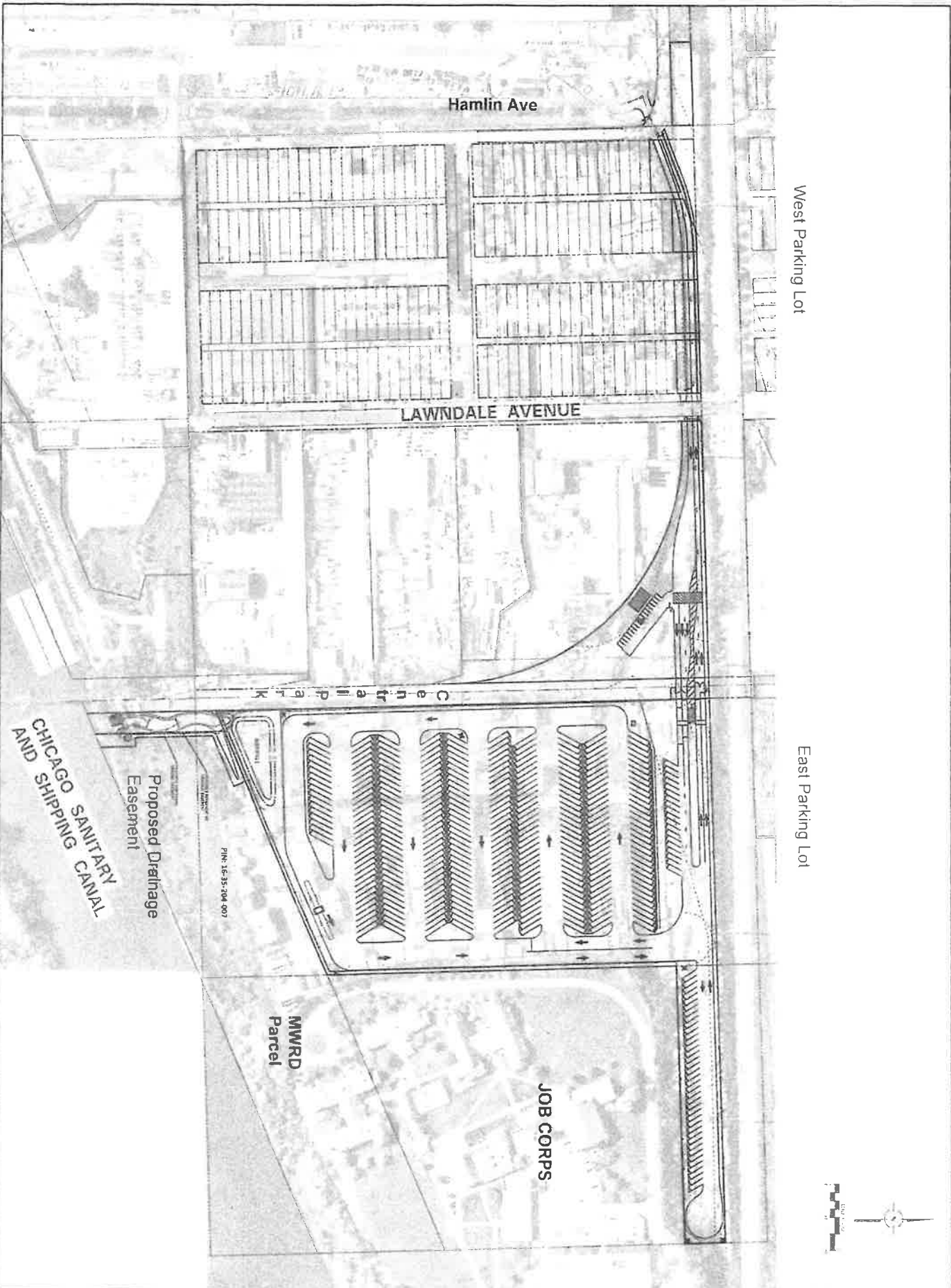
STATE:

IL

ZIP:

60659 -

APR 10 1996
COOK COUNTY TREASURER



Hamlin Ave

West Parking Lot

LAWNDALE AVENUE

East Parking Lot

Central Park

CHICAGO SANITARY AND SHIPPING CANAL
Proposed Drairage Easement

PIN: 15-35-104-001

MWRD Parcel

JOB CORPS



	CONSULTING ENGINEERS DEVELOPMENT ENGINEERS LAND SURVEYORS	CONCEPT LAYOUT EXHIBIT LAWNDALE TRAILER/EMPLOYEE PARKING CHICAGO, ILLINOIS	SHEET NO. _____ DATE _____	DATE _____ REVISIONS _____
	PROJECT NO. _____ CLIENT _____ LOCATION _____ SCALE _____	DRAWN BY _____ CHECKED BY _____ DATE _____	PROJECT NO. _____ CLIENT _____ LOCATION _____ SCALE _____	DRAWN BY _____ CHECKED BY _____ DATE _____