



# Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street  
Chicago, IL 60611

## Legislation Details (With Text)

**File #:** 19-0237 **Version:** 1  
**Type:** Agenda Item **Status:** Adopted  
**File created:** 2/27/2019 **In control:** Real Estate Development Committee  
**On agenda:** 3/7/2019 **Final action:** 3/7/2019  
**Title:** Authority to amend lease agreement dated December 20, 2012, between the District and the Village of Hanover Park on 44 acres of District real estate located within the Hanover Park Water Reclamation Plant premises to hold various community events at its new pavilion and allow the sale and consumption of alcohol at such events. Consideration shall be a nominal fee of \$10.00

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Authority to Amend Lease w Villlage of Hanover Park - Aerial.pdf

Date	Ver.	Action By	Action	Result
3/7/2019	1	Committee of the Whole	Recommended	Pass
3/7/2019	1	Board of Commissioners	Approved	Pass

## TRANSMITTAL LETTER FOR THE BOARD MEETING OF MARCH 7, 2019

### COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

Authority to amend lease agreement dated December 20, 2012, between the District and the Village of Hanover Park on 44 acres of District real estate located within the Hanover Park Water Reclamation Plant premises to hold various community events at its new pavilion and allow the sale and consumption of alcohol at such events. Consideration shall be a nominal fee of \$10.00

Dear Sir:

The Village of Hanover Park ("Hanover Park") leases 44 acres of District real estate located within the Hanover Park Water Reclamation Plant premises ("Hanover WRP") for public and recreational uses. The leasehold is divided into two sections; a northern 21 acre section with athletic fields and a pavilion and a southern 23 acre section that will contain future cricket and soccer fields. The lease commenced January 1, 2013, and expires December 31, 2052. Hanover Park's rent is a \$10.00 nominal fee, plus \$5,000.00 or 25% of the annual net revenues generated by Hanover Park's use of the leasehold, whichever is greater, for each year any such revenue is generated.

Hanover Park now requests to amend its lease to hold various community events on the northern 21 acre section of the leasehold, including a grand opening for the new pavilion, a summer series of music concerts, a "Corks and Crafts" festival in the Fall and other similar events. Hanover Park has also requested to allow the sale and/or consumption of alcohol at such events. The subject property falls within the requirement of Illinois State Statute 235 ILCS 5/6-15 permitting the sale and consumption of alcohol on District-owned real estate only if approved by the District's Board of Commissioners when it is leased for a term of at least 20 years.

The District's technical departments have reviewed these requests and have no objections thereto, provided

they do not interfere with District operations at the Hanover WRP.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize an amendment to the lease agreement dated December 20, 2012, between the District and the Village of Hanover Park on 44 acres of District real estate located within the Hanover Park Water Reclamation Plant premises to hold various community events at its new pavilion and allow the sale and consumption of alcohol at such events. 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 amendment to the lease agreement after it is approved by the General Counsel as to form and legality.

Requested, Susan T. Morakalis, General Counsel, STM:CMM:MLD: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 March 7, 2019

Attachment