



# Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street  
Chicago, IL 60611

## Legislation Details (With Text)

**File #:** 19-0600 **Version:** 1

**Type:** Agenda Item **Status:** Adopted

**File created:** 6/12/2019 **In control:** Real Estate Development Committee

**On agenda:** 7/11/2019 **Final action:** 7/11/2019

**Title:** Authority to amend lease agreement dated October 14, 1966, as amended, between the District and the City of Evanston on approximately 91.9 acres of District real estate located in Evanston along the North Shore Channel to: (1) allow Evanston to hold festivals and outdoor concerts and (2) allow the sale and consumption of alcohol. Consideration shall be a nominal fee of \$10.00 (Deferred from the June 20, 2019 Board Meeting)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Amend Lease w Evanston (golf course L-063 - Aerial.pdf)

Date	Ver.	Action By	Action	Result
7/11/2019	1	Board of Commissioners	Approved	Pass
6/20/2019	1	Board of Commissioners	Deferred	

## TRANSMITTAL LETTER FOR THE BOARD MEETING OF JULY 11, 2019

### COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

Authority to amend lease agreement dated October 14, 1966, as amended, between the District and the City of Evanston on approximately 91.9 acres of District real estate located in Evanston along the North Shore Channel to: (1) allow Evanston to hold festivals and outdoor concerts and (2) allow the sale and consumption of alcohol. Consideration shall be a nominal fee of \$10.00 (*Deferred from the June 20, 2019 Board Meeting*)

Dear Sir:

The City of Evanston ("Evanston") leases approximately 91.9 acres of District real estate located in Evanston along the North Shore Channel for public recreational purposes and for the operation of a public fee golf course. Evanston subleases the golf course area to the Evanston Wilmette Golf Course Association, an Illinois not-for-profit corporation commonly known as Canal Shores. The lease commenced December 1, 1966 and expires May 31, 2032. Evanston's annual base rent is \$1,300.00. On April 21, 1994, the lease was amended to require Evanston to pay, in addition to the base rent, 25% of Evanston's annual net income from the operation of a parking lot and 25% of the annual net income from the operation of a golf course.

Evanston now requests to amend its lease to allow Evanston to hold festivals and outdoor concerts. This will include events such as the "Out-of-SPACE" concert series, which is planned for August 8th through August 11th, 2019, and other similar events each year. These events will primarily take place on North Shore Channel Parcel 2.08, which is where holes 1 and 2 of the golf course are located.

Evanston has also requested to amend its lease to allow the sale and consumption of alcohol on the premises, including at the festivals and concerts and in connection with golf course activities. Such use is authorized by

Illinois State Statute 235 ILCS 5/6-15, which permits the sale and consumption of alcohol on District-owned real estate that is leased to others for a term of at least 20 years, if approved by the District's Board of Commissioners. Evanston shall be responsible for ensuring compliance with all applicable state and local liquor laws.

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

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize an amendment to the lease agreement dated October 14, 1966, as amended, between the District and the City of Evanston on approximately 91.9 acres of District real estate located in Evanston along the North Shore Channel to: (1) allow Evanston to hold festivals and outdoor concerts and (2) allow the sale and consumption of alcohol. 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:JJZ:BJD: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 July 11, 2019

Attachment