



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Text

File #: 20-0670, Version: 1

TRANSMITTAL LETTER FOR THE BOARD MEETING OF SEPTEMBER 3, 2020

COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

Authority to amend lease agreement dated April 21, 1994 between the District and the Skokie Park District on approximately 34.8 acres of District real estate located south of Oakton Street and west of McCormick Boulevard in Skokie, Illinois, commonly known as Skokie Sports Park, to allow the sale and consumption of alcohol. Consideration shall be a nominal fee of \$10.00

Dear Sir:

The Skokie Park District ("Park District") leases approximately 34.8 acres of District real estate located south of Oakton Street and west of McCormick Boulevard in Skokie, Illinois, commonly known as Skokie Sports Park. The lease commenced April 21, 1994 and expires April 20, 2032. Under the lease, Skokie operates and maintains miniature golf, golf driving range and batting cage facilities. The Park District's annual base rent is \$1.00. In addition to rent, the Park District is required to pay the District twenty-five percent (25%) of the annual net revenues generated by the Park District's operations on the leasehold.

The Park District now requests to amend its lease to allow the sale and consumption of alcohol on the leasehold. This use would be restricted to the clubhouse, patio and adjacent tented area. Sale and consumption of alcohol would be for private rental events and would require additional insurance and security officers for such events. 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. The Park District 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 April 21, 1994 between the District and the Skokie Park District on approximately 34.8 acres of District real estate located south of Oakton Street and west of McCormick Boulevard in Skokie, Illinois, commonly known as Skokie Sports Park, to 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:EMA:NOC: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 September 3, 2020

Attachment