



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Details (With Text)

File #: 18-0003 **Version:** 1

Type: Agenda Item **Status:** Adopted

File created: 12/26/2017 **In control:** Real Estate Development Committee

On agenda: 1/4/2018 **Final action:** 1/4/2018

Title: Authority to enter into a 50-year lease with the City of Evanston on approximately 2.58 acres of District real estate located at 2525 Church Street in Evanston, Illinois; North Shore Channel Parcel 3.04 for public recreational purposes. Consideration shall be a nominal fee of \$10.00

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map.Parcel 3.04 1.4.18.pdf

Date	Ver.	Action By	Action	Result
1/4/2018	1	Board of Commissioners	Approved	Pass
1/4/2018	1	Committee of the Whole	Recommended	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF JANUARY 4, 2018

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to enter into a 50-year lease with the City of Evanston on approximately 2.58 acres of District real estate located at 2525 Church Street in Evanston, Illinois; North Shore Channel Parcel 3.04 for public recreational purposes. Consideration shall be a nominal fee of \$10.00

Dear Sir:

The City of Evanston (“Evanston”) has requested a 50-year lease on approximately 2.58 acres of District real estate located at 2525 Church Street in Evanston Illinois; North Shore Channel Parcel 3.04 (“Parcel 3.04”) for public recreational purposes. Parcel 3.04 contains a one-story building and parking lot area and was previously leased to Shore Community Services.

Evanston currently operates a park called “Beck Park” directly north of Parcel 3.04 on North Shore Channel Parcel 3.03 under a District public recreational lease that commenced in 1966 and expires in 2032. Evanston proposes to extend the park south to Church Street by leasing Parcel 3.04, which it will utilize for public recreational purposes, including the construction and operation of soccer fields. Evanston will demolish the one-story building during the first five years of the lease, and maintain it until such time. The existing parking lot will remain following demolition of the building to provide parking for users of Beck Park. Green infrastructure will be provided throughout the lease’s term.

The District’s technical departments have no objection to a 50-year lease on the site. A nominal fee of \$10.00 is recommended as is customary for governmental entities using District land for public recreational purposes.

Under 70 ILCS 2605/8c(11) the lease would be terminable upon service of a one-year notice if the property becomes essential to the District’s corporate needs.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize the District to enter into a 50-year lease with the City of Evanston on approximately 2.58 acres of District real estate located at 2525 Church Street in Evanston Illinois; North Shore Channel Parcel 3.04 for public recreational purposes. 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 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, David St. Pierre, Executive Director

Respectfully Submitted, David J. Walsh, Chairman Committee on Real Estate Development

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for January 4, 2018

Attachment