



# Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street  
Chicago, IL 60611

## Legislation Details (With Text)

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

**File created:** 7/11/2019      **In control:** Real Estate Development Committee

**On agenda:** 8/8/2019      **Final action:** 8/8/2019

**Title:** Authority to amend lease agreement dated May 6, 1965, as amended, between the District and the Wilmette Park District on approximately 28.6 acres of District real estate located in Wilmette along the North Shore Channel to allow the sale and consumption of alcohol under certain conditions. Consideration shall be a nominal fee of \$10.00

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. RE - Wilmette Park District - Authority to Amend Lease - Aerial.pdf

Date	Ver.	Action By	Action	Result
8/8/2019	1	Board of Commissioners	Approved	Pass

### TRANSMITTAL LETTER FOR THE BOARD MEETING OF AUGUST 8, 2019

#### COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

Authority to amend lease agreement dated May 6, 1965, as amended, between the District and the Wilmette Park District on approximately 28.6 acres of District real estate located in Wilmette along the North Shore Channel to allow the sale and consumption of alcohol under certain conditions. Consideration shall be a nominal fee of \$10.00

Dear Sir:

The Wilmette Park District ("Park District") leases approximately 28.6 acres of District real estate located in Wilmette along the North Shore Channel for public recreational purposes and for the operation of a public fee golf course. The Park District 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 May 6, 1965 and expires May 31, 2032. The Park District's annual base rent is \$700.00. On April 21, 1994, the lease was amended to require the Park District to pay, in addition to the base rent, 25% of Lessee'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.

The Park District now requests to amend its lease to allow the sale and consumption of alcohol on the leasehold in connection with the operation of the Canal Shores Golf Course only. The Park District's Board adopted a resolution authorizing and approving this proposed lease amendment to allow alcohol on the leasehold under certain conditions.

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 May 6, 1965, as amended, between the District and the Wilmette Park District on approximately 28.6 acres of District real estate located in Wilmette along the North Shore Channel to allow the sale and consumption of alcohol under certain conditions. 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 August 8, 2019

Attachment