



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Text

File #: 21-0707, Version: 1

TRANSMITTAL LETTER FOR THE BOARD MEETING OF AUGUST 5, 2021

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 92 acres of District real estate located in Evanston along the North Shore Channel to allow public parking and tailgating during Northwestern University home football games. Consideration shall be 25% of annual gross revenues generated by such use with a minimum fee of \$80,000.00 per season, subject to proration as set forth herein

Dear Sir:

The City of Evanston ("Evanston") leases approximately 92 acres of District real estate located in Evanston along the North Shore Channel for public recreational purposes, including a public park and playground, festivals and outdoor concerts, and 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 has requested to allow public parking and tailgating during Northwestern University ("Northwestern") home football games, which requires an amendment to the existing lease. Depending on the team's schedule, there are typically six or seven home games each year. On gamedays, parking on the streets surrounding Northwestern's stadium ("Ryan Field") is congested, and City residents often struggle to find on-street parking and to navigate around Ryan Field. Public parking and tailgating is planned for Canal Shores Golf Course Holes 1, 2, 3, 11, 12, 14 and 15 (North Shore Channel Parcels 2.05, 2.06, 2.07, 2.08, and 2.09). Certain areas will be designated as tailgating-only and others as parking-only, for a total of up to 1,550 spaces.

On July 26, 2021, Evanston's City Council authorized this proposed lease amendment. The City Council also approved an agreement with Canal Shores and Northwestern to manage the public parking and tailgating on its behalf, including ticketing, personnel, traffic control, security, fencing, communication with neighbors, trash collection, and site maintenance and restoration.

The lease amendment will require Evanston to inspect the premises after every game and to document to the District's satisfaction that the premises have been restored. In addition, the lease agreement requires Evanston to perform environmental assessments where required by the District. The District's Engineer of Site Remediation will inspect the premises after each season and will recommend environmental testing where necessary to ensure the premises are not impacted. Any required environmental assessments and testing shall be performed at no cost to the District.

Under the existing lease agreement, Evanston pays a base annual rent of \$1,300.00, plus 25% of the annual net income from the operation of a public golf course, Evanston-sponsored festivals and concerts, and a municipal parking lot. As part of this proposed lease amendment, for a full seven game season Evanston will pay 25% of the annual gross income derived from public parking and tailgating activities, or \$80,000.00,

whichever is greater. If more or less than seven regular games are played in any given season, the minimum payment of \$80,000.00 shall be prorated accordingly based on the number of games actually played where public parking and tailgating is allowed.

The District's technical departments have reviewed this request 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 92 acres of District real estate located in Evanston along the North Shore Channel to allow public parking and tailgating during Northwestern University home football games. Consideration shall be 25% of annual gross revenues generated by such use with a minimum fee of \$80,000.00 per season, subject to proration as set forth herein.

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:MTC:BJD

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 5, 2021

Attachment