

51-O-96

AN ORDINANCE

Authorizing the Interim City Manager to Enter Into
a Twenty-Five-Year Lease for 2603 Sheridan Road with
Evanston Art Center

WHEREAS, the City of Evanston owns certain real property known as 2603 Sheridan Road with Evanston Art Center; and

WHEREAS, the property is legally described as:

LOTS 9, 10 AND 11 OF BLOCK 5 OF BROWN'S LAKE GROVE ADDITION TO EVANSTON A SUBDIVISION OF PART OF LOTS 35 TO 38 IN BAXTER'S SHARE OF THE SOUTH SECTION OF OUILMETTE RESERVATION AND ALSO PARTS OF LOTS 23 TO 25 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF OUILMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; AND

WHEREAS, said real property is improved with a main Building and a coachhouse; and

WHEREAS, the coachhouse apartments are leased as private residences pursuant to Resolutions 12-R-96 and 15-R-96, and are expressly excluded herefrom; and

WHEREAS, the Evanston Art Center ("EAC") is an Evanston-based not-for-profit corporation; and

WHEREAS, the EAC has occupied the Building since on or about January 1, 1981 pursuant to the existing lease; and

WHEREAS, the EAC has used the Building as a comprehensive community cultural center, and desires to continue that use; and

WHEREAS, the lease would have expired on December 31, 1995, but was extended by Resolutions 105-R-95 and 12-R-96 to May 31, 1996; and

WHEREAS, the EAC and the City are desirous that the EAC continue to lease the Building; and

WHEREAS, the City Council has determined that such a lease, for a twenty-five year term, is in the best interests of the citizens of Evanston; and

WHEREAS, the City Council has determined that it is neither necessary nor in the best interests of the City that it retain the use of said property; and

WHEREAS, notice of intent to adopt this Ordinance was published pursuant to section 1-17-4-1 of the City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That the Interim City Manager is hereby authorized and directed to sign and the City Clerk is hereby authorized and directed to attest on behalf of the City, a lease by and between the City, as lessor, and the EAC, as lessee, for the above Building, at 2603 Sheridan Road. The rent shall be \$1.00 per year. The lease is subject to the conditions stated therein, including, but not limited to, the EAC'S obligations to make certain repairs and replacements to the building systems and components, to adhere to ADA requirements, to pay utilities, and to obtain insurance.

The lease shall be in substantial conformity with the lease marked as Exhibit A attached hereto and incorporated herein by reference.

SECTION 2: The City Manager is hereby authorized and directed to negotiate any

additional terms or conditions as may be in the best interests of the City.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Introduced: May 6, 1996

Adopted: May 20, 1996

Approved: May 23, 1996

Lorraine H. Norton
Mayor

ATTEST:

Kristen L. Davis
City Clerk (LPH)

Approved as to form:

[Signature]
Corporation Counsel

12

