



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details

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|----------------------|----------------------------|----------------------|---|----------------------|--------------------------------|
| File #: | 24-0804 | Version: | 1 | Name: | Plaza Azteca License Agreement |
| Type: | License Agreement | Status: | | Status: | Approved |
| File created: | 12/27/2023 | In control: | | In control: | Board of Commissioners |
| On agenda: | 1/25/2024 | Final action: | | Final action: | 1/25/2024 |
| Title: | PROPOSED LICENSE AGREEMENT | | | | |

Department: Department of Real Estate Management

Request: Request to Enter License Agreement

Licensor: County of Cook

Licensee: Plaza Azteca, Inc. Viva JV, LLC

Location: A portion of Lots 4 and 5 in California Health Park, a subdivision of part of the West half of the Southeast quarter of Section 25, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; also known as the vicinity of Cook County Criminal Courthouse, near 2650 S. California Ave.

Term/Extension Period: 2/1/2024 - 1/31/2025

Space Occupied: Approximately 16.9 Acres

Monthly Rent: \$90,489.47 for the one-year term to use the site, plus \$1,939.06 per day for use of the parking structure.

Fiscal Impact: Revenue Generating

Accounts: N/A

Option to Renew: N/A

Termination: N/A

Utilities Included: No

Summary/Notes: In 2012, the Board of Commissioners entered into a four-year license with Plaza Azteca for use of a site at 26th and Washtenaw, for the operation of "Special Events," including outdoor rodeos, concerts, dances, markets, carnivals and community festivals. These events are held primarily on weekends from April through October.

Plaza Azteca exercised its option contained in the License for an additional four (4) year term, which commenced on April 1, 2016, and extended through March 31, 2020, as was approved by the Board. Having no further extensions, the Licensee wished to enter into a new License Agreement for an additional (4) four-year term in 2020. However, due to the pandemic, the Licensee entered into a new License agreement with a one-year term, and one renewal option, which they exercised, and the License ended October 24, 2023. Presently, the Licensee is requesting to enter into a new License agreement for a one-year term, commencing February 1, 2024, through January 31, 2025.

Sponsors:

Indexes: (Inactive) QUINCE BRINKLEY, Director, Real Estate Management

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------|----------------------------------|--------|
| 1/25/2024 | 1 | Board of Commissioners | approve as amended in the errata | Pass |