



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Details (With Text)

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Title: Authorization to commence statutory procedures to lease approximately 1.36 acres of real estate located at 536 Sheridan Road in Wilmette, Illinois; North Shore Channel Parcel 1.01 and request for waiver of North Shore Leasing Criteria

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Date	Ver.	Action By	Action	Result
12/16/2010	1	Committee of the Whole	Recommended	Pass
12/16/2010	1	Board of Commissioners	Approved	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF DECEMBER 16, 2010

COMMITTEE ON REAL ESTATE

Mr. Richard Lanyon, Executive Director

Authorization to commence statutory procedures to lease approximately 1.36 acres of real estate located at 536 Sheridan Road in Wilmette, Illinois; North Shore Channel Parcel 1.01 and request for waiver of North Shore Leasing Criteria

Dear Sir:

The National Spiritual Assembly of Baha'i ("Baha'i") occupies under a five (5) year permit 0.83 acres of District land at 536 Sheridan Road for use as a parking lot and a pedestrian underpass for use by worshipers and visitors of its adjacent temple. The permit expires June 30, 2013. The annual permit fee is \$2,000.00. Baha'i has occupied this land under successive leases and permits since 1940.

Baha'i has requested to make certain underground utility improvements to its permit premises. Because these improvements are more permanent in nature and because Baha'i intends to continue to utilize the parking lot as part of its adjacent temple and visitor center, a long-term lease is a more appropriate mechanism to allow Baha'i continued occupancy of the land. Accordingly, Baha'i has requested a 39-year lease.

The District's technical departments have reviewed the lease request and have reported that the subject land is not required for the District's corporate purposes nor were there any technical objections thereto. The Engineering Department ("Engineering") recommended that any new lease encompass the additional area of land from the top of the bank to the water's edge that is located between the parking lot and the water's edge of the North Shore Channel at this location. Any new lease will include a provision requiring the lessee to maintain the landscaping of the channel banks. This additional land accounts for an approximate total area of 1.36 acres to be leased.

Because the proposed use is for a parking lot for visitors of the Baha'i Temple, a waiver of the North Shore Leasing Criteria Policy is requested with respect to the parking lot. In 2005, the Board adopted the North Shore Leasing Criteria which provides for lands along the North Shore Channel located between Devon Avenue to and including the Wilmette Harbor be dedicated to open green space and public recreational use. A waiver of the leasing criteria in this instance is recommended since such use has been in existence since 1940, and the area offers no other compatible parking. The Baha'i will assume channel bank maintenance in this area and the District will generate rental income greater than the current annual permit fee of \$2,000.00.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize and direct the Acting General Counsel to commence statutory procedures to lease approximately 1.36 acres of real estate located at 536 Sheridan Road in Wilmette, Illinois, North Shore Channel Parcel 1.01, and that the North Shore Leasing Criteria be waived for the parking lot part of this parcel upon the terms and conditions set forth above.

Requested, Alan J. Cook, Acting General Counsel, AJC:CL:SM:rg

Recommended, Richard Lanyon, Executive Director

Respectfully Submitted, Terrence J. O'Brien, 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 December 16, 2010

Attachment