



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Text

File #: 16-1361, **Version:** 1

TRANSMITTAL LETTER FOR BOARD MEETING OF DECEMBER 15, 2016

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to commence statutory procedures to lease approximately two (2) acres of District real estate located east of the North Shore Channel and north of Howard Street in Skokie, Illinois; North Shore Channel Parcel 6.20

Dear Sir:

Builders Asphalt LLC ("Builders") leases 6.04 acres of District real estate located at 3216 Oakton Street in Skokie and known as North Shore Channel Parcels 6.06 and 6.11 under a lease that commenced July 1, 2014, and expires June 30, 2024 ("Lease"). Under the Lease, Builders operates an asphalt plant, and purposes incident thereto. The annual rent is \$173,400.00.

Builders recently occupied, under a six-month permit, North Shore Channel Parcel 6.20 ("Parcel 6.20") located north of Howard Street for construction staging purposes related to a water main improvement project in Skokie. The permit commenced May 25, 2016, and expired November 24, 2016. The permit fee was \$8,625.00. Builders has now requested to lease Parcel 6.20 for use in conjunction with its asphalt plant operations. Builders has indicated that the proposed use of Parcel 6.20 is for additional storage and stockpiling of materials used in its asphalt business. The requested lease term is for seven (7) years so that it can expire simultaneously with its lease on Parcels 6.06 and 6.11 in 2024.

Parcel 6.20 falls within the area subject to the Comprehensive Land Use Policy ("Policy"), which requires that District land located along the North Shore Channel between Devon Avenue and the Wilmette Harbor be leased only for green-space and public recreational use. It is recommended that a waiver of the Policy be granted for this parcel as its intended use is to operate in conjunction with an existing asphalt plant facility and the Skokie Park District has not expressed an interest in leasing this land. Builders has represented that it is working with the Village of Skokie to allow this proposed use of Parcel 6.20.

The District's technical departments have reviewed the lease request and have indicated that the subject site is not needed for corporate use nor do they have any technical objections thereto.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize and direct the General Counsel to commence statutory procedures to lease approximately two (2) acres of District real estate located east of the North Shore Channel and north of Howard Street in Skokie, Illinois; North Shore Channel Parcel 6.20 upon the terms and conditions set forth herein.

Requested, Ronald M. Hill, General Counsel, RMH:SM:vp

Recommended, David St. Pierre, Executive Director

Respectfully Submitted, Mariyana Spyropoulos, 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 15, 2016

Attachment