



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Details (With Text)

File #: 17-0725 **Version:** 1

Type: Agenda Item **Status:** Adopted

File created: 6/28/2017 **In control:** Real Estate Development Committee

On agenda: 7/6/2017 **Final action:** 7/6/2017

Title: Authority to commence statutory procedures to lease approximately 1.38 acres of District real estate located east of the North Shore Channel, and north and south of the CTA Yellow Line tracks in Skokie, Illinois; part of North Shore Channel Parcel 6.14

Sponsors:

Indexes:

Code sections:

Attachments: 1. 7-6-17 aerial - Builders leasehold (002).pdf

Date	Ver.	Action By	Action	Result
7/6/2017	1	Board of Commissioners	Approved	Pass
7/6/2017	1	Committee of the Whole	Recommended	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF JULY 6, 2017

COMMITTEE ON REAL ESTATE

David St. Pierre, Executive Director

Authority to commence statutory procedures to lease approximately 1.38 acres of District real estate located east of the North Shore Channel, and north and south of the CTA Yellow Line tracks in Skokie, Illinois; part of North Shore Channel Parcel 6.14

Dear Sir:

Builder's Asphalt, LLC ("Builder's") 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, Builder's operates an asphalt plant, and purposes incident thereto. The annual rent is \$173,400.00.

Builder's has requested to lease a 1.38 acre portion of Parcel 6.14 for use in conjunction with its asphalt plant operations. Builder's has indicated that the proposed use of Parcel 6.14 is for recycling concrete and stockpiling of materials used in its asphalt business. Access to the southern section of Parcel 6.14 will be from Howard Street to the south through Parcels 6.01, 6.02 and 6.20. 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 6.14 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.

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 Acting General Counsel to commence statutory procedures to lease approximately 1.38 acres of District real estate located east of the North Shore Channel, and north and south of the CTA Yellow Line tracks in Skokie, Illinois; part of North Shore Channel Parcel 6.14 upon the terms and conditions set forth herein.

Requested, Susan T. Morakalis, Acting General Counsel, STM:CMM:JDC:vp

Recommended, David St. Pierre, Executive Director

Respectfully Submitted, David J. Walsh, 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 July 6, 2017

Attachment