

ORDINANCE NO. 003-139

AN ORDINANCE AUTHORIZING A  
LEASE AGREEMENT WITH THE  
METROPOLITAN WATER RECLAMATION  
DISTRICT OF GREATER CHICAGO FOR  
PROPERTY LOCATED AT HOWARD  
STREET AND McCORMICK BOULEVARD,  
SKOKIE, ILLINOIS

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WHEREAS, The Metropolitan Water Reclamation District of Greater Chicago ("District") owns a parcel of real estate located at the southeast corner of West Howard Street and North McCormick Boulevard in Skokie, Illinois ("Property"); and

WHEREAS, The Chicago Transit Authority ("Authority") has leased the Property for use as a bus turnaround since 1960; and

WHEREAS, Chicago Transit Board Ordinance No. 93-170 authorized the execution of a Lease Agreement between the District, as Lessor, and the Authority, as Lessee, for use of the subject property for a term of ten years, effective November 1, 1993, at an annual rental rate of six thousand seven hundred fifty dollars (\$6,750); and

WHEREAS, This Lease Agreement expires on October 31, 2003, and the Authority requires continued use of the Property as a bus turnaround for the #11 Lincoln route; and

WHEREAS, Staff has inspected several sites in the area of the Property but has been unable to identify an alternate location which would be suitable for use as a bus turnaround; and

WHEREAS, Because the Property is used as a bus turnaround for the #11 Lincoln route, currently providing bus service to customers on the north side of Chicago seven days a week, staff has determined that the Authority will require continued use of the Property indefinitely; and

WHEREAS, Staff has negotiated a long-term Lease Agreement for continued use of the Property for a term of twenty-five years, commencing November 1, 2003, and ending October 31, 2028, at an annual rental rate of ten thousand five hundred dollars (\$10,500); and

WHEREAS, The Authority is not permitted to terminate the Lease Agreement for any reason; and

WHEREAS, The District's Board of Commissioners is scheduled to review this Lease Agreement at its September 18, 2003, meeting; now therefore:

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BE IT ORDAINED BY THE CHICAGO TRANSIT BOARD  
OF THE CHICAGO TRANSIT AUTHORITY:

SECTION 1. That the Chairman of the Chicago Transit Board, or her designee, is hereby authorized to execute a Lease Agreement between the Metropolitan Water Reclamation District of Greater Chicago, as Lessor, and the Chicago Transit Authority, as Lessee, for property located at the southeast corner of West Howard Street and North McCormick Boulevard, Skokie, Illinois, legally described on Exhibit A and depicted on Exhibit B, for use by the Authority for bus operations for a term of twenty-five years, commencing November 1, 2003, and ending October 31, 2028.

SECTION 2. That the Lease Agreement shall provide for an annual rental fee of ten thousand five hundred dollars (\$10,500) and includes an indemnification of the District by the Authority. Said Lease Agreement shall also require that the Authority conduct a Phase I environmental assessment report of the Property every five years, makes the Authority responsible for all environmental problems which may occur on the Property, does not permit the Authority to terminate for any reason, and includes such other terms that are substantially in conformance with the terms set forth in Exhibit C.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

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Chairman

October 7, 2003

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Assistant Secretary

October 7, 2003

## EXHIBIT A

THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP FORTY-ONE (41) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN A LINE SOUTH OF, PARALLEL TO, AND FIFTY (50) FEET NORMALLY DISTANCE FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26), SAID LINE BEING THE SOUTH LINE OF HOWARD STREET) AND POINT BEING FIVE HUNDRED SIXTY (560) FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE EAST ALONG SAID LINE WHICH IS SOUTH OF, PARALLEL TO THE FIFTY (50) FEET NORMALLY DISTANCE FROM SAID NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) FOR A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT; THENCE SOUTH ALONG A LINE WHICH IS PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) FOR A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) TO A POINT WHICH IS FIVE HUNDRED SIXTY (560) FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE NORTH ALONG A LINE WEST OF, PARALLEL TO, AND FIVE HUNDRED SIXTY (560) FEET NORMALLY DISTANT FROM THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) (THE LATTER LINE BEING ALSO THE EAST LINE OF MCCORMICK ROAD) TO THE POINT OF BEGINNING; ALL BEING IN THE VILLAGE OF SKOKIE, COUNTY OF COOK, AND STATE OF ILLINOIS.