



Agenda Item Summary

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Reviewed By

CLP

Agenda Item Title

An Ordinance Approving a Lease Agreement with Rica Properties, LLC for the Property Located at 4-6 Chicago Avenue and Authorizing its Execution.

Overview

The Village is seeking to enter into a new lease for property located at 4-6 Chicago Avenue for the Police Substation and the Cook County State's Attorney Community Law Project. The current lease expires December 31, 2017 for same uses.

Staff Recommendation

Approve the lease

Fiscal Impact

The term of the lease is \$2800 per month. Funds appropriated in the Police Department, account # 1001-42400-101-540659.

Background

On January 19, 2016, the Village Board authorized the sale of 2-10 Chicago Avenue to the RICA Properties, LLC. As a condition of that property sale, a monthly lease agreement to maintain the offices of the States Attorney at this location was negotiated by the Village through December 31, 2017 at a deeply discounted rate of \$1,000 per month. At the time of the property sale, the purchasers indicated they were only willing to offer a discounted rent for 12 month and that any subsequent lease would be closer to the market rate.

For 2018, the new lease agreement negotiated with the property owner for the 1,500 sf space is approximately \$18.95 sf (\$2,800 per month) and is deemed to be at market rate.

The partnership with Cook County to locate a Community Justice Center in Oak Park is a key element of Oak Park's Community Policing Strategy. The facility provides space used by four employees of the State's Attorney Office who work full time in Oak Park and our Police Officers can utilize the space 24/7 as a substation where the officers are able to hold meetings with citizens, complete police reports and return phone calls to residents.

Alternatives

To not enter into the lease.

Previous Board Action

On January 19, 2016 the Village Board authorized the sale of 2-10 Chicago Avenue and the lease for 4-6 Chicago Ave.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

N/A.

Intergovernmental Cooperation Opportunities

By entering into this lease, the Village is cooperating with the Cook County State's Attorney Office.

Performance Management (MAP) Alignment

N/A.