



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 20-4181 **Version:** 1 **Name:** Catholic Charities (for operation of Central State Institute of Addiction) at District (2nd, 3rd, 4th, 5th & 6th) Courthouses
Type: Lease Agreement Amendment **Status:** Approved
File created: 9/9/2020 **In control:** Board of Commissioners
On agenda: 9/24/2020 **Final action:** 9/24/2020
Title: PROPOSED LEASE AMENDMENT

Department: Department of Real Estate Management

Request: To approve a Seventh (7th) Amendment to a Lease

Landlord: County of Cook

Tenant: Catholic Charities of the Archdiocese of Chicago

Location: Cook County Courthouses in the 2nd, 3rd, 4th, 5th and 6th Districts

Term/Extension Period: October 1, 2020 until September 30, 2022

Space Occupied: See table below

Monthly Rent:

| Building | Annual Base Rent | Monthly Base Rent |
|----------|------------------|-------------------|
|----------|------------------|-------------------|

2nd District: 1,324 square feet

| | | |
|---------------------------|-------------|------------|
| 10/1/20-9/30/21 @ \$12.89 | \$17,066.40 | \$1,422.20 |
| 10/1/21-9/30/22 @ \$13.28 | \$17,582.76 | \$1,465.23 |
| 10/1/22-9/30/23 @ \$13.68 | \$18,112.32 | \$1,509.36 |

3rd District: 2,600 square feet

| | | |
|---------------------------|-------------|------------|
| 10/1/20-9/30/21 @ \$12.89 | \$33,513.96 | \$2,792.83 |
| 10/1/21-9/30/22 @ \$13.28 | \$34,527.96 | \$2,877.33 |
| 10/1/22-9/30/22 @ \$12.68 | \$35,568.00 | \$2,964.00 |

4th District: 820 square feet

| | | |
|---------------------------|-------------|----------|
| 10/1/20-9/30/21 @ \$12.89 | \$10,569.84 | \$880.82 |
| 10/1/21-9/30/22 @ \$13.28 | \$10,889.64 | \$907.47 |
| 10/1/22-9/30/22 @ \$12.68 | \$11,217.60 | \$934.80 |

5th District: 3,620 square feet

| | | |
|---------------------------|-------------|------------|
| 10/1/20-9/30/21 @ \$12.89 | \$46,661.76 | \$3,888.48 |
| 10/1/21-9/30/22 @ \$13.28 | \$48,073.56 | \$4,006.13 |
| 10/1/22-9/30/22 @ \$12.68 | \$49,521.60 | \$4,126.80 |

6th District: 2,760 square feet

| | | |
|---------------------------|-------------|------------|
| 10/1/20-9/30/21 @ \$12.89 | \$35,576.40 | \$2,964.70 |
| 10/1/21-9/30/22 @ \$13.28 | \$36,652.80 | \$3,054.40 |
| 10/1/22-9/30/22 @ \$12.68 | \$37,756.80 | \$3,164.40 |

Fiscal Impact: Revenue Generating

Accounts: N/A

Option to Renew: One, one-year option to renew

Termination: 120-days written notice, either party

Utilities Included: Yes

Summary: To approve a Seventh Amendment to a Lease with Catholic Charities of the Archdiocese of Chicago so that Central State Institute of Addiction may provide services to the District Courthouses. Approval is recommended.

Sponsors:

Indexes: (Inactive) JESSICA CAFFREY, Director, Real Estate Management Division

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------|---------|--------|
| 9/24/2020 | 1 | Board of Commissioners | approve | Pass |

PROPOSED LEASE AMENDMENT

Department: Department of Real Estate Management

Request: To approve a Seventh (7th) Amendment to a Lease

Landlord: County of Cook

Tenant: Catholic Charities of the Archdiocese of Chicago

Location: Cook County Courthouses in the 2nd, 3rd, 4th, 5th and 6th Districts

Term/Extension Period: October 1, 2020 until September 30, 2022

Space Occupied: See table below

Monthly Rent:

| <u>Building</u> | <u>Annual Base Rent</u> | <u>Monthly Base Rent</u> |
|---|-------------------------|--------------------------|
| 2 nd District: 1,324 square feet | | |
| 10/1/20-9/30/21 @ \$12.89 | \$17,066.40 | \$1,422.20 |
| 10/1/21-9/30/22 @ \$13.28 | \$17,582.76 | \$1,465.23 |
| 10/1/22-9/30/23 @ \$13.68 | \$18,112.32 | \$1,509.36 |
| 3 rd District: 2,600 square feet | | |
| 10/1/20-9/30/21 @ \$12.89 | \$33,513.96 | \$2,792.83 |
| 10/1/21-9/30/22 @ \$13.28 | \$34,527.96 | \$2,877.33 |
| 10/1/22-9/30/22 @ \$12.68 | \$35,568.00 | \$2,964.00 |
| 4 th District: 820 square feet | | |
| 10/1/20-9/30/21 @ \$12.89 | \$10,569.84 | \$880.82 |
| 10/1/21-9/30/22 @ \$13.28 | \$10,889.64 | \$907.47 |

| | | |
|---|-------------|------------|
| 10/1/22-9/30/22 @ \$12.68 | \$11,217.60 | \$934.80 |
| 5 th District: 3,620 square feet | | |
| 10/1/20-9/30/21 @ \$12.89 | \$46,661.76 | \$3,888.48 |
| 10/1/21-9/30/22 @ \$13.28 | \$48,073.56 | \$4,006.13 |
| 10/1/22-9/30/22 @ \$12.68 | \$49,521.60 | \$4,126.80 |
| 6 th District: 2,760 square feet | | |
| 10/1/20-9/30/21 @ \$12.89 | \$35,576.40 | \$2,964.70 |
| 10/1/21-9/30/22 @ \$13.28 | \$36,652.80 | \$3,054.40 |
| 10/1/22-9/30/22 @ \$12.68 | \$37,756.80 | \$3,164.40 |

Fiscal Impact: Revenue Generating

Accounts: N/A

Option to Renew: One, one-year option to renew

Termination: 120-days written notice, either party

Utilities Included: Yes

Summary: To approve a Seventh Amendment to a Lease with Catholic Charities of the Archdiocese of Chicago so that Central State Institute of Addiction may provide services to the District Courthouses. Approval is recommended.