



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 14-6407, **Version:** 1

PROPOSED LEASE AMENDMENT

Department: Real Estate Management

Request: Approval of a Second Amendment to Lease

Landlord: County of Cook

Tenant: Veterinary Centers of America

Location: 905 E. 31st Street, LaGrange, Illinois

Term/Extension Period: 3/1/2015 - 2/28/2020

Space Occupied: 1,740 square feet

Monthly Rent: Annual Base Rent:

3/1/2015 - 2/29/2016 - \$829.00 annually

3/1/2016 - 2/28/2017 - \$854.00 annually

3/1/2017 - 2/28/2018 - \$880.00 annually

3/1/2018 - 2/28/2019 - \$906.00 annually

3/1/2019 - 2/29/2020 - \$933.00 annually

Fiscal Impact: Revenue Generating

Accounts: N/A

Option to Renew: (2) consecutive five (5) year terms at (3%) / year increase

Termination: By either party with 90 day prior written notice

Utilities Included: N/A

Summary: This Lease covers the rental of County owned vacant land, adjacent to the real property commonly known as 905 E. 31st Street, LaGrange, Illinois. This amendment extends the term of a lease approved by the Board of Commissioners on 12/1/1997.

The Tenant will continue to maintain and utilize the premises for parking and for no other purpose. Due to the proximity of the land to the arterial roadway, the vacant land cannot be sold and is reserved for future road improvements.