



Legislation Details (With Text)

File #: 19-1070 **Version:** 1 **Name:** COA / Two Brothers / 233 N Broadway / Sublease Agreement
Type: Resolution **Status:** Passed
File created: 11/20/2019 **In control:** City Council
On agenda: 12/10/2019 **Final action:** 12/10/2019

Title: A Resolution to Authorize the City to Enter into an Agreement with Two Brothers Roundhouse, Inc. to Sublease the West Lot of the Aurora Transportation Center (ATC) For Valet Parking, and Provide Additional Employee Parking Spaces in the North Lot of the ATC During Valet Hours.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit "A" Agreement, 2. Exhibit "B" Parking Locations

Date	Ver.	Action By	Action	Result
12/10/2019	1	City Council	approved	Pass
12/3/2019	1	Committee of the Whole	(PLACED ON CONSENT AGENDA)	
11/26/2019	1	Finance Committee	recommended for approval	Pass

TO: Mayor Richard C. Irvin

FROM: Trevor Dick, AICP, LEED AP, Director of Development Strategy and Development

DATE: November 19, 2019

SUBJECT:

A Resolution to Authorize the City to Enter into an Agreement with Two Brothers Roundhouse, Inc. to Sublease the West Lot of the Aurora Transportation Center (ATC) For Valet Parking, and Provide Additional Employee Parking Spaces in the North Lot of the ATC During Valet Hours.

PURPOSE:

Parking near the Aurora Transportation Center and the Roundhouse is a unique situation in the City. It is important that a balance continues to support commuters, Roundhouse visitors and employees, and RiverEdge Park attendees. The purpose of approving the resolution is to continue to provide commuter parking spaces in the newly renovated west lot during weekdays, while also providing valet spaces to support Two Brothers Roundhouse during evenings and on weekends.

BACKGROUND:

To gain the easements necessary to complete the Broadway Avenue/ATC Parking Enhancement project the City signed an MOU with property owners in the area including Two Brothers Roundhouse. The MOU with states that the City agrees to work with Two Brothers on a valet parking plan. Over the last several months staff has been working on a valet parking plan and our recommendations are captured in the attached agreement.

Over the years there have been written and unwritten agreements that have existed for the owners of the Roundhouse for decades. The City is trying to be fair and reasonable in our approach to accommodate the needs of the Roundhouse, and balance the use of federal funding dollars and public/commuter use in light of the fact that the bus pulse point has been moved and replaced by a new parking lot intended for daily commuter parking. The new lot as funded and intended cannot be used exclusively by a private business.

However, staff is sensitive to the fact that Two Brothers requires access to the new lot for valet parking. Therefore the staff has prepared the attached agreement that proposes renting the western parking lot for \$300.00 a month. The lot would be available to commuters throughout the weekday, and valet would be available seven days a week after 5pm.

It is also staff's understanding that there is a lack of customer parking spaces at the Roundhouse, and therefore to help provide more spaces available to customers, the agreement proposes providing up to 30 parking spaces for Roundhouse employees to park north of the Roundhouse during valet hours. COA will provide parking hangers, and Two Brothers will manage how they are used including providing the City with license plate numbers.

The term of this Lease shall continue for an initial term of ten (10) years and it may be extended by written agreement of the Parties. Either Party shall have the right to terminate the Agreement by providing the other party with sixty (60) days advance written notice of termination.

DISCUSSION:

The City desires to sublease to Two Brothers Roundhouse, Inc. eighty-seven (87) parking spaces in the west lot of the ATC and such additional spaces as may be needed in the north lot of the ATC to use during nonpeak commuter hours for its valet service provided to customers and patrons of the Roundhouse. An aerial view of the ATC and surrounding areas, which depicts and identifies the West Lot and the North Lot, is attached.

This agreement helps to formalize a parking agreement for the newly renovated western parking lot with Two Brothers Roundhouse. The agreement shows how the City continuously works to build and maintain a balance between different user groups throughout the City; in this case the balance between commuters as well as visitors and employees of an adjacent business.

IMPACT STATEMENT:

Two Brothers Roundhouse, Inc. will pay the City rent in the amount of \$300.00 per month.

RECOMMENDATIONS:

Staff recommends passing the resolution.

ATTACHMENTS:

Exhibit "A" Agreement
Exhibit "B" Parking Locations

Legistar: 19-1070

cc: Alderman Robert O'Connor, Chairperson
Alderman Edward J. Bugg, Vice Chairperson
Alderman Carl Franco

Alderwoman Scheketa Hart-Burns
Alderman Emmanuel Llamas



CITY OF AURORA, ILLINOIS

RESOLUTION NO. _____
DATE OF PASSAGE _____

A Resolution to Authorize the City to Enter into an Agreement with Two Brothers Roundhouse, Inc. to Sublease the West Lot of the Aurora Transportation Center (ATC) For Valet Parking, and Provide Additional Employee Parking Spaces in the North Lot of the ATC During Valet Hours.

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Aurora, Illinois, as follows: to enter into an agreement with Two Brothers Roundhouse, Inc. to sublease the west lot of the Aurora Transportation Center (ATC) for valet parking, and provide additional employee parking spaces in the north lot of the ATC during valet hours.