



Legislation Details (With Text)

**File #:** 24-0405      **Version:** 3      **Name:**  
**Type:** Resolution      **Status:** Passed  
**File created:** 5/23/2024      **In control:** City Council  
**On agenda:** 5/28/2024      **Final action:** 5/28/2024  
**Title:** A Resolution Authorizing the Approval and Execution of a Lease Agreement between the City of Aurora and Mark Radina & Archetype Stained Glass for the Lease of Office Space and Art Studio at a City-owned Building located at 33 South Broadway, Aurora, Illinois 60505.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ARCHETYPE STAINED GLASS SLIDESHOW, 2. Lease of Premises 5-23-24

Date	Ver.	Action By	Action	Result
5/28/2024	2	City Council	approved	Pass

**TO:** Mayor Richard C. Irvin

**FROM:** Patrick J. Collins, Assistant Corporation Counsel

**DATE:** May 28, 2024

**SUBJECT:**

A Resolution Authorizing the Approval and Execution of a Lease Agreement between the City of Aurora and Mark Radina & Archetype Stained Glass for the Lease of Office Space and Art Studio of a City-owned Building located at 33 South Broadway, Aurora, Illinois 60505.

**PURPOSE:**

The purpose of this request is the relocation of the current tenant and to fill a currently vacant building owned by the City of Aurora.

**BACKGROUND:**

Mark Radina & Archetype Stained Glass were a sub-tenant for 3-plus years of the City's previous tenant, Gary Brown. Since Gary Brown terminated his lease with the City, Mark Radina & Archetype Stained Glass was a holdover tenant. In February 2024, the City executed a month-to-month lease at 7 S. Broadway Auroa, Illinois 60505. However, the City now wishes to sell that property to accommodate a new restaurant.

The City has vacant unused space at 33 South Broadway, Aurora, Illinois 60505 and wishes to relocate Mark Radina & Archetype Stained Glass. That space has not been occupied or utilized in years. This new lease solidifies the good working relationship the City has with Mr. Radina & Archetype Stained Glass.

**DISCUSSION:**

The proposed lease has a month-to-month term and affords the City and Mark Radina & Archetype Stained Glass the desired flexibility. Rent will be \$400 per month, along with Special Service Area contributions and payment of real estate taxes.

**IMPACT STATEMENT:**

Approval of this resolution will provide a modest source of revenue and have the ancillary benefit of creating a positive impact on the downtown and community by bringing new businesses, people and opportunities.

**RECOMMENDATIONS:**

It is recommended that the lease between the City of Aurora and Mark Radina & Archetype Stained Glass for the city-owned property located at 33 South Broadway be approved.

cc: Finance Committee  
Alderman Carl Franco, Chairperson  
Alderman Edward J. Bugg, Vice Chairperson  
Alderman Ron Woerman  
Alderwoman Shweta Baid  
Alderman Brandon Tolliver



CITY OF AURORA, ILLINOIS

RESOLUTION NO. \_\_\_\_\_  
DATE OF PASSAGE \_\_\_\_\_

A Resolution Authorizing the Approval and Execution of a Lease Agreement between the City of Aurora and Mark Radina & Archetype Stained Glass for the Lease of Office Space and Art Studio at a City-owned Building located at 33 South Broadway, Aurora, Illinois 60505.

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 owns a building located at 33 South Broadway, Aurora Illinois, 60505; and

WHEREAS, Mark Radina & Archetype Stained Glass desires to locate the art studio, office, and conduct business in Aurora; and

WHEREAS, the parties have negotiated a lease agreement for the use of said studio and facility

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Aurora, Illinois, as follows: that the attached Lease Agreement between the City of Aurora, Illinois and Mark Radina & Archetype Stained Glass shall be and hereby are approved; and further

BE IT RESOLVED; that the Mayor and City Clerk are executed to execute the Lease Agreement provided in Exhibit A attached hereto and made a part thereof, and deliver the same to Mark Radina & Archetype Stained Glass.