



Legislation Text

File #: 24-0405, Version: 3

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 Aurora, 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.