



Lake County Illinois

Legislation Text

File #: 19-0939, Version: 1

Ordinance authorizing a restated and amended land lease agreement with the Grandwood Park Park District.

- The County and the Grandwood Park Park District executed a lease agreement in June 2005, which authorized the Park District to utilize property at the County's Grandwood Park water facility, located at the southwest corner of Hutchins Road and Grandwood Drive.
- In 2010, the agreement was amended to include additional terms and conditions, including use of the entire premises for recreational purposes. The Park District pays for landscape responsibilities of the leased property and pays the County \$2,000 per year.
- The County and the District are proposing to amend the lease agreement to include an additional parcel owned by the County at West Geier Road and North Beverly Avenue for recreational purposes.
- Public Works does not have a use for the land over the next twenty years but may need the property for system expansion at an undefined later date.
- The lease period is for 20 years. The County can terminate the lease with 180 days' notice during the first five years and can terminate with 90 days' notice after the five-year period.
- There is no maintenance cost to Lake County. The District shall be responsible for the landscape services of the leased property and for relocating an existing fence to separate the leased from the non-lease property.
- The approval of a lease agreement for County property requires a minimum of three-quarters approval (16 votes) by the full County Board.
- This initiative is in alignment with the Board's shared services strategy of working collaboratively with our local partners.
- This ordinance authorizes the Director of Public Works to execute the Restated and Amended Land Lease Agreement.

ORDINANCE

WHEREAS, the County of Lake (County) owns property at the southwest corner of Grandwood Drive and Hutchins Road and West Geier Road and North Beverly Road; and

WHEREAS, the County and the Grandwood Park Park District (Park District) entered into a Property Lease Agreement dated June 6, 2005 to lease the property and to construct and utilize the property as a parking lot for Park District patrons and employees; and

WHEREAS, the County and the Park District amended the July 2005 Property Lease on July 10, 2012, to impose additional terms and conditions, including that the Tenant could use the entire premises for recreational purposes and must assume landscaping responsibilities; and

WHEREAS, the County and Park District seek to reinstate the 2005 Property Lease as amended, to unify its provisions into one document, extend its term, and add an additional parcel that the District seeks to use; and

WHEREAS, this County Board is authorized to lease County owned property when approved by three-fourths (3/4) of the County Board members then holding office, in accordance with 55 ILCS 5/5-1049.2; and

WHEREAS, a Restated Land Lease has been prepared that sets forth the rights, responsibilities and obligations of each party; and

WHEREAS, execution of a Restated Land Lease must be authorized by Ordinance of the County Board.

NOW, THEREFORE, BE IT ORDAINED, by this County Board of Lake County, Illinois, that the Director of Public Works is hereby authorized and directed to execute the attached Restated Land Lease, in the form substantially contained therein, with the Grandwood Park Park District.

DATED at WAUKEGAN, LAKE COUNTY, ILLINOIS, on this 11th day of June, A.D., 2019.