



Lake County Illinois

Legislation Text

File #: 18-0019, **Version:** 1

Joint resolution authorizing a lease to Bristol Boat Services, Inc., a boat storage and marine service business located on the Chicago North Shore and Milwaukee Railroad property (CNS&M RR), for a period of three years, ending November 30, 2020.

- Lake County, from time to time, grants permits and license agreements for parking to businesses and individuals along its bike path property.
- In 1971, the County permitted Waukegan Marine to rent 33,000 square feet of CNS&M RR property and construct a 16,000-square foot building for boat storage and marine business purposes at its property located along the north side of Grand Avenue, east of Lewis Avenue, in the City of Waukegan, along the Robert McClory Bike Path.
- In 2000, Bristol Boat Services began operating the business on behalf of Waukegan Marine.
- In 2017, the decision was made by the County to terminate the license agreement with Waukegan Marine and begin the process of returning the property to public use.
- After negotiations with Bristol Boat Services, Inc., the current marine operator, it was agreed that the business could lease the property for a period of three years to allow it sufficient time to relocate its facility and vacate the premises, said period ends November 30, 2020.
- A monthly rent of \$2,000 will be paid by Bristol Boat Services to Lake County.
- The new lease agreement with Bristol Boat Services, Inc. requires approval by the County Board.

RESOLUTION

WHEREAS, Lake County purchased the CNS&M RR from Lake Bluff to the Wisconsin State line in 1966, and in the 1990's developed the property to construct the Robert McClory public bike path; and

WHEREAS, Lake County, from time to time, grants permits and license agreements for parking to businesses and individuals along said bike path property; and

WHEREAS, in 1971 the County permitted Waukegan Marine to rent 33,000 square feet of CNS&M RR property and construct a 16,000-square foot building for boat storage and marine business purposes; and

WHEREAS, in 2000, Bristol Boat Services began operating the business on behalf of Waukegan Marine; and

WHEREAS, the business has paid the County a monthly fee, set by the County Board, each month since the inception of the license agreement with the County; and

WHEREAS, in 2017, the decision was made by the County to terminate the license agreement with Waukegan Marine and begin the process of returning the property to public use; and

WHEREAS, after negotiations with Bristol Boat Services, Inc., the current marine operator, it was agreed that the business could lease the property for a period of three years to allow it sufficient time to relocate its facility and vacate the premises, said period ends November 30, 2020; and

WHEREAS, under the Excess Property Disposal Policy adopted by the Public Works and Transportation Committee on March 8, 2017, new lease agreements require approval by the County Board; and

WHEREAS, a monthly rental rate of \$2,000 has been agreed upon and is in the range of fair market rental values as established by an appraisal; and

WHEREAS, a draft copy of said lease agreement is attached as an exhibit to this resolution.

NOW THEREFORE BE IT RESOLVED by this Lake County Board, that it is necessary and desirable that the attached lease agreement be approved for a period of three years, ending November 30, 2020, and executed by the Lake County Engineer, copies of which to be filed in the office of the Lake County Engineer.

DATED at Waukegan, Illinois, on January 16, 2018.