

RESOLUTION NO. R-65-16

RESOLUTION AUTHORIZING THE EXERCISING OF AN OPTION FOR A ONE YEAR EXTENSION OF A SUBLEASE BETWEEN THE CITY OF WHEATON AND ROBERT LOVELAND D/B/A COMMUTER COMFORTS (COLLEGE AVENUE METRA STATION COFFEE VENDOR)

WHEREAS, the City of Wheaton, leases commuter train stations from the Union Pacific Railroad for the convenience of its citizens who commute by train to work;

WHEREAS, the City of Wheaton, consistent with its lease with the Union Pacific Railroad has subleased portions of the College Avenue commuter train station, located on College Avenue in the City of Wheaton, hereinafter "Station" to Robert Loveland d/b/a Commuter Comforts, hereinafter "Commuter Comforts" for the provision of coffee and other items for the benefit of commuters and which further enhance the attractiveness and utility of the Station; and

WHEREAS, Commuter Comforts existing lease, which expires at the end of 2016, includes an option for a one year extension subject to approval by both parties with an increase in rent of 3% on the current \$761.84 monthly rent; and

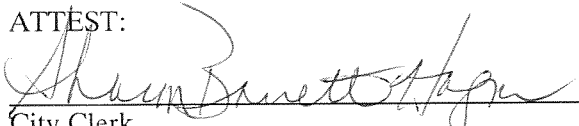
WHEREAS, Commuter Comforts, seeks to exercise their option for a one year extension of the sublease subject to a reduction in their monthly rent to \$600 based upon decreased sales due to reductions in ridership; and

WHEREAS, the Corporate Authorities of the City of Wheaton have considered the request of Commuter Comforts and concluded that it is fair and reasonable given the circumstances.

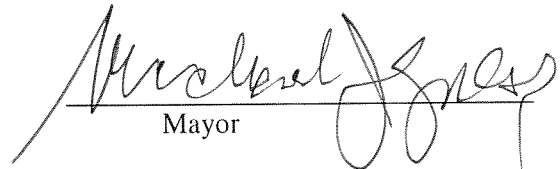
NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Wheaton, DuPage County, Illinois that the exercising of the option for a one year extension of the existing sublease, which terminates on December 31, 2017, at a monthly rent of \$600, is hereby approved.

ADOPTED this 5th day of December, 2016

ATTEST:



City Clerk



Mayor

ROLL CALL VOTE:

Ayes: Councilman Saline
Councilman Scalzo
Councilman Sues
Councilwoman Fitch
Councilman Prendiville
Councilman Rutledge
Mayor Gresk

Nays: None
Absent: None

Motion Carried Unanimously