

ORDINANCE NO. 2019-09

ORDINANCE APPROVING THE LEASE OF PART OF PUBLIC OWNED REAL PROPERTY TO MCC ILLINOIS LLC FOR NOT MORE THAN TWENTY YEARS

WHEREAS, pursuant to Section 5/11-76-1 of the Illinois Municipal Code (65 ILCS 5/11-76-1) the corporate authorities of the Village of Pecatonica are authorized to enter into contracts to lease public owned real estate; and

WHEREAS, the corporate authorities of the Village of Pecatonica have entered into negotiations with MCC Illinois LLC, a Delaware limited liability company, authorized to do business in the State of Illinois; and

WHEREAS, the public owned real property subject to the lease is a part of 100 Taylor Street, P.I.N. 09-28-105-001 ("Leased Premises"), as more expressly defined in **Exhibit "A"**, attached hereto and incorporated herein by reference, for an initial term of five (5) years and potential subsequent renewal terms so that the total lease contract does not exceed twenty (20) years; and

WHEREAS, the Leased Premises are owned by the Village of Pecatonica and are zoned Commercial, CD, Commercial District; and

WHEREAS, the corporate authorities of the Village of Pecatonica have determined that it is in the best interests of the residents of the Village to approve the lease and its terms, a true and accurate copy of which is attached hereto as **Exhibit "A"** and made a part hereof by reference, by and between the Village as Landlord and MCC Illinois LLC as Tenant.

BE IT ORDAINED, by the President and Board of Trustees of the Village of Pecatonica, Illinois:

Section 1. The above recitals are incorporated as though fully set forth herein.

Section 2. The lease between the Village of Pecatonica and MCC Illinois, LLC, a Delaware limited liability company, a copy of which is attached hereto as **Exhibit "A"** and incorporated herein by reference, is hereby approved.

Section 3. The Village President is hereby authorized to execute the Lease and any and all Memorandums to the Lease consistent therewith.

Section 4. That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

MOTION BY: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ADOPTED by the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_,  
2019.

APPROVED by the Village President this \_\_\_\_\_ day of \_\_\_\_\_,  
2019.

BY: \_\_\_\_\_

WILLIAM SMULL, Village President  
Village of Pecatonica, Illinois

ATTEST:

\_\_\_\_\_  
GWENN SHIRLEY, Village Clerk  
Village of Pecatonica, Illinois