

**VILLAGE OF VERNON HILLS
RESOLUTION 2025-005**

A RESOLUTION AMENDING RESOLUTION 2015-132, 2013-134, AND 2018-041 AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A LEASE EXTENSION AGREEMENT WITH THE LAKE COUNTY ILLINOIS GENEALOGICAL SOCIETY TO ALLOW FOR USE OF A PORTION OF THE LOWER LEVEL OF VERNON HILLS VILLAGE HALL LOCATED AT 290 EVERGREEN DRIVE

WHEREAS, the Village of Vernon Hills (“the Village”) is the owner of property commonly known as Vernon Hills Village Hall, 290 Evergreen Drive Vernon Hills, IL and referred to herein as “the Property”; and

WHEREAS, the Village previously leased to the Cook Memorial Library District approximately 3,400 square feet in the lower level of the Village Hall, the space being formerly known as the Evergreen Interim Library; and

WHEREAS, the Cook Memorial Library District vacated the space in late 2010 when it moved to its new building on Aspen Drive; and

WHEREAS, the Lake County Illinois Genealogical Society (“LCIGS”), a 501 (c) (3) business, previously requested and the Village authorized LCIGS, pursuant to Resolution 2011-015, to temporally relocate its reading room and storage space into the former Evergreen Interim Library in the lower level of the Property; and

WHEREAS, LCIGS received a lease renewal via Resolution 2015-132 to extend the agreement to August 20, 2018; and

WHEREAS, LCIGS received a lease renewal via Resolution 2018-041 to extend the agreement to August 20, 2021; and

WHEREAS, LCIGS received a lease renewal via Resolution 2018-041 be extended to September 21, 2024; and

WHEREAS, LCIGS has requested a lease renewal to be extended through August 20, 2028; and

WHEREAS, the Village supports the request to use a portion of space the lower level of the Property to house the LCIGS consistent with the attached Amended Lease Agreement as set forth in Exhibit A.

NOW THEREFORE BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS:

That the Village Manager is authorized to execute the new three-year lease agreement with the Lake County Illinois Genealogical Society (“LCIGS”) to authorize the use of approximately 3,400 sq ft of space in the lower level of the Property, the lease is attached as Exhibit A, subject to review and approval of the lease agreement by the Village Attorney.

[Signature Page to Follow]

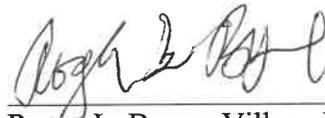
Dated this 18st day of February, 2025.

Adopted by roll call vote as follows:

AYES: 6 – Schenk, Marquardt, Forster, Oppenheim, Koch, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Takaoka



Roger L. Byrne, Village President

PASSED: 02/18/2025

APPROVED: 02/18/2025

ATTEST: 02/18/2025



Kevin Timony, Village Manager



Exhibit A

LEASE EXTENSION AGREEMENT WITH THE LAKE COUNTY ILLINOIS
GENEALOGICAL SOCIETY TO ALLOW FOR USE OF A PORTION OF THE LOWER
LEVEL OF VERNON HILLS VILLAGE HALL LOCATED AT 290 EVERGREEN DRIVE

**LEASE EXTENSION AGREEMENT BETWEEN VILLAGE OF VERNON HILLS
AND LAKE COUNTY ILLINOIS GENEALOGICAL SOCIETY**

THIS LEASE EXTENSION AGREEMENT ("Extension") made this 18th day of February 2025 by and between the **VILLAGE OF VERNON HILLS**, an Illinois municipal corporation, hereinafter referred to as "Village" and **LAKE COUNTY ILLINOIS GENEALOGICAL SOCIETY** hereinafter referred to as "LCIGS."

WHEREAS, the parties hereto entered into a Lease Agreement ("Lease") dated March 1, 2011, by which the Village agreed to lease and Tenant accepted the Premises (as defined in the Lease) consisting of approximately 3,400 square feet in the basement of Village Hall of the Village of Vernon Hills located at 290 Evergreen Drive, Vernon Hills, Illinois.

WHEREAS, the initial term of the Lease was twelve (12) consecutive months commencing February 19, 2011, and terminating on February 19, 2012, with a renewal option for an additional six (6) month period.

WHEREAS, the Village and Tenant extended the Term of said Lease for an eighteen (18) period with the lease to expire on August 20, 2015.

WHEREAS, the Village and Tenant extended the Term of said Lease for an additional three (3) year period to August 20, 2018.

WHEREAS, the Village and Tenant extended the Term of said Lease for an additional three (3) year period to September 21, 2024; and

WHEREAS, the Village and Tenant desire to extend the Term of said Lease for an additional three (3) year period to August 20, 2028.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained to be kept and performed by the parties hereto, it is agreed as follows:

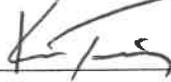
1. The provisions of the Lease shall remain in full force and effect, except that the term of the lease shall be extended by a three (3) year period, which extension period commences on the day following the last day of the Lease and shall expire on August 20, 2028.
2. Except as provided herein, all other provisions of the Lease shall remain in full force and effect.
3. Either party may terminate the lease provided that each party gives a minimum of 120 days notice, in writing.

IN WITNESS WHEREOF, the parties to said Lease have executed this addendum by affixing their signatures on the day and year first above written.

VILLAGE:

VILLAGE OF VERNON HILLS

An Illinois municipal corporation

By: 

Name: Kevin Timony

Title: Village Manager

ATTEST:

By: 

Name: Jon Petrillo

Title: Deputy Clerk

TENANT:

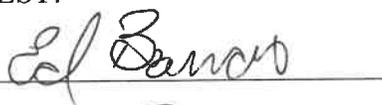
**LAKE COUNTY ILLINOIS
GENEALOGICAL SOCIETY**

By: 

Name: Phillip Nensel

Title: President

ATTEST:

By: 

Name: Ed Bonas

Title: SECRETARY