

**Item #9:**  
**Resolution Approving Soccer Field Lease – Grove United**

**VILLAGE OF LONG GROVE**  
**RESOLUTION NO. 2011-R-\_\_**

**A RESOLUTION APPROVING LEASE OF SOCCER FIELD**

**WHEREAS**, The Village is the owner of record of a certain parcel located at 2720 Old Hicks Road, Long Grove, Illinois, and generally in the vicinity of Old Hicks Road and Checker Road and adjacent to the Menard's retail center (the "**Property**"), which has been designed and developed on behalf of the Village for use as recreational fields; and

**WHEREAS**, the Grove United Soccer Association ("**Grove United**") desires to manage and operate the Property as recreational soccer fields, including organizing recreational activities for residents of the Village; and

**WHEREAS**, Section 11-76-1 of the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*, authorizes the President and Board of Trustees of the Village to enter into leases not exceeding two years in such manner as they may determine; and

**WHEREAS**, the President and Board of Trustees have determined that approval of a lease of the Property to Grove United in the substantially the form attached to this Resolution as Exhibit 1 (the "**Lease**"), which Lease is for a term not exceeding two years, is in the best interests of the Village and its residents;

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, COUNTY OF LAKE, STATE OF ILLINOIS,**  
as follows:

**SECTION ONE: Recitals.** The foregoing recitals are incorporated into and made a part of this Resolution as if fully set forth herein.

**SECTION TWO: Approval of Grove United Lease.** The Village Board hereby approves the Lease with Grove United in substantially the form attached hereto as Exhibit 1, and it authorizes and directs the Village President and Village Clerk to execute and attest the

Lease on behalf of the Village; provided, however, that the Village President and Village Clerk are not authorized to execute or attest the Lease until Grove United delivers at least one signed copy of the Lease to the Village.

**SECTION THREE: Effective Date.** This Resolution will be in full force and effect upon its passage and approval in the manner provided by law.

PASSED THIS \_\_\_ DAY OF AUGUST, 2011.

AYES:

NAYS:

ABSENT:

APPROVED THIS \_\_\_ DAY OF AUGUST, 2011.

ATTEST:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

**EXHIBIT 1**

**LEASE**

**RECREATIONAL FIELD LEASE**

THIS LEASE is entered into this \_\_\_\_ day of \_\_\_\_\_, 2011, by and between the **VILLAGE OF LONG GROVE**, an Illinois municipal corporation organized and existing under the Illinois Municipal Code, 65 ILCS 5 (the "*Village*"), and \_\_\_\_\_, a \_\_\_\_\_ corporation ("*LESSEE*") (collectively, the Village and the LESSEE shall hereinafter be referred to as the "*Parties*").

IN CONSIDERATION OF the mutual promises, representations, and undertakings of the Parties as hereinafter set forth, the Parties agree as follows:

**SECTION 1: Recitals.**

A. The Village is the owner of record of a certain parcel located at 2720 Old Hicks Road, Long Grove, Illinois, and generally in the vicinity of Old Hicks Road and Checker Road and adjacent to the Menard's retail center and legally described in **Exhibit A** attached hereto (the "*Property*").

B. The Property has been designed and developed on behalf of the Village for use as recreational fields.

C. LESSEE desires to operate recreational soccer fields within the Village, including organizing recreational activities for residents of the Village.

D. The Village is willing to lease to LESSEE, and LESSEE is willing to lease from the Village, the Property for the purpose of using the Property as soccer fields, subject to the terms and conditions of this Lease.

E. The Board of Trustees of the Village has determined that entering into this Lease is in the best interests of the Village and its residents, and the Board of Directors of LESSEE has determined that entering into this Lease is in the best interest of its members.

**SECTION 2: Lease Term; Rent; Abatement.** The term of this lease is for a period of ten years beginning on \_\_\_\_\_ (the "*Effective Date*") and extending to the tenth anniversary of the Effective Date (the "*Term*"). LESSEE shall pay to the Village a "*Base Rent*" of \$\_\_\_\_\_ per year. In addition to the Base Rent, LESSEE shall pay as additional rent any other charges set forth in this Lease. LESSEE shall receive an abatement for moneys invested by LESSEE on capital improvements in the Property in accordance with Section 15 of this Lease.

**SECTION 3: Condition of the Property.** LESSEE acknowledges that it has inspected the Property and that it accepts the Property under this Lease in an "as is" condition as of the Effective Date, subject to all applicable laws, ordinances, regulations, covenants and restrictions. The Village has made no representation or warranty as to the suitability of the Property for the conduct of LESSEE's intended use or any specific purpose, and LESSEE waives any implied

warranty that the Property is suitable for LESSEE's intended purposes. In no event shall the Village have any obligation for any defects in the Property or any limitation on its use. The Village is not required or expected to make any further improvements to the Property (including without limitation installation of sprinkler facilities) as a part of this Lease. Notwithstanding the foregoing, the Village may, in its sole and unfettered discretion, make any improvements to the Property that it so elects upon 30 days notice in writing to LESSEE (an "*Improvement Notice*"), provided that such improvements do not render the Property unusable either (a) for a period of more than ten days, or (b) for more than three days during which LESSEE has previously scheduled events on the Property as of the date of the Improvement Notice, unless otherwise expressly agreed in writing by LESSEE.

**SECTION 4: Leasehold Obligations.** LESSEE will use the Property in a careful, safe and proper manner and will undertake regular and customary maintenance of the Property in accordance with the maintenance standards and schedule set forth in **Exhibit B** attached hereto (the "*Maintenance Program*"). In addition, LESSEE will not commit waste, allow any damage to the Property (ordinary wear and tear excepted), permit any discharge of any contaminated substances on or in the vicinity of the Property or otherwise violate any federal or State environmental law, or subject the Property to use that would damage the Property. LESSEE shall not permit any objectionable or unpleasant odors, smoke, dust, gas, noise, or vibrations to emanate from the Property, or take any other action that would constitute a nuisance or would disturb, unreasonably interfere with, or endanger Village or any parties using parcels adjacent to the Property. LESSEE further agrees that its use of the Property shall comply with all applicable laws, rules, ordinances, and regulations of the Village or any other body having jurisdiction of the Property.

**SECTION 5: Utilities.** LESSEE shall pay for all water, electricity, refuse and trash collection, and other utilities and services used on the Property, all maintenance charges for utilities, and any storm sewer charges or other similar charges for utilities imposed by any governmental entity or utility provider, together with any taxes, penalties, surcharges or the like pertaining to LESSEE's use of the Property; to the extent that LESSEE does not pay any such amounts on a timely basis, the Village may elect to pay such amounts and any such payments will be immediately due and payable to the Village from LESSEE as additional rent. To the extent that facilities need to be extended to the Property to provide any such utility services, LESSEE shall be required to provide such facility extensions consistent with the terms of Section 15 of this Lease. The Parties will cooperate to effect such services at the lowest possible costs, but the Village shall not be required to expend any moneys in connection with such cooperation.

**SECTION 6. Taxes.** Village represents that it is a governmental body whose real property is ordinarily exempt from real estate taxes ("*Taxes*"). To the extent that the Property becomes subject to Taxes in whole or in part because of LESSEE's use or occupancy of the Property, LESSEE will be required to pay the Taxes to Village monthly in estimated installments or upon demand, at the option of Village, as additional rent.

**SECTION 7. Insurance.** LESSEE, at its expense, shall maintain during the Term: comprehensive general liability insurance, with a minimum limit of \$1,000,000 per occurrence and \$3,000,000.00 in the aggregate for personal injuries or deaths of persons occurring in or

about the Property, and \$100,000.00 for property damage. The comprehensive general liability policy shall name Village as an additional insured, insure on an occurrence and not a claims-made basis, be issued by insurance companies which are reasonably acceptable to Village, not be cancelable or materially changed in scope or amount of coverage unless 30 days prior written notice shall have been given to Village (any policy issued to Village providing duplicate or similar coverage shall be deemed excess over LESSEE's policies). Such policies or certificates thereof shall be delivered to Village by LESSEE upon commencement of the Term and upon each renewal of said insurance.

**SECTION 8: Indemnification.** Except for the negligence of Village, its agents, employees or contractors, and to the extent permitted by law, LESSEE agrees to indemnify, defend and hold harmless Village, and Village's officers, officials, agents attorneys, employees, representatives, and contractors, from and against any and all claims, losses, liabilities, damages, costs and expenses (including attorneys' fees) resulting from claims by third parties for injuries to any person and damage to or theft or misappropriation or loss of property occurring in or about the Property and arising from the use and occupancy of the Property or from any activity, work, or thing done, permitted or suffered by LESSEE in or about the Property or due to any other act or omission of LESSEE, its assignees, invitees, employees, contractors and agents. The furnishing of insurance required hereunder shall not be deemed to limit LESSEE's obligations under this Section 8. The parties further agree and acknowledge that neither this indemnification nor the insurance provided pursuant to Section 7 hereof is intended to be a waiver of any immunity provided by law to the Village or the Village's officers, officials, agents attorneys, employees, representatives, and contractors.

**SECTION 9: Quiet Enjoyment; Use; Programming.**

(a) If LESSEE shall perform all of the covenants and agreements herein required to be performed by LESSEE, LESSEE shall, subject to the terms of this Lease, at all times during the Term, have peaceful and quiet enjoyment of the Property against any person claiming by, through or under Village. In connection with such quiet enjoyment, the Parties acknowledge and agree that the Village will provide public safety services commensurate with the standard levels of service available throughout Long Grove. To the extent that the Parties determines that additional security is required to protect the conditions of the Property and the capital improvements to be installed pursuant to Section 15 of this Lease, the LESSEE shall be responsible for providing such additional security without cost or expense to the Village.

(b) LESSEE covenants and agrees that LESSEE shall limit its use of the Property to soccer and other recreational activities (the "**Authorized Uses**"), as well as such accessory uses that are ordinarily and customarily associated with the Authorized Uses and authorized under applicable law. Such activities shall commence no sooner than 6 a.m. on any day, and shall conclude no later than 10 p.m. on any day. In the event that lights are authorized for the Property, such lights shall be available for use only during the times authorized by applicable regulations (including conditions of any special use permit).

(c) As part of the Authorized Uses, the LESSEE shall develop, implement, and manage programs consistent with the **Programming Plan** set forth in **Exhibit C** attached hereto.

**SECTION 10: Surrender.** Upon termination of the Term or earlier termination of LESSEE's right of possession, LESSEE shall surrender the Property to Village in the same condition as received, ordinary wear and tear excepted. All obligations of LESSEE hereunder not fully performed as of the termination of the Lease shall survive the termination of the Lease, including without limitation, indemnity obligations and payment obligations.

**SECTION 11: Holding Over.** LESSEE shall have no right to extend, renew, or holdover under this Lease. If District retains possession of the Property after the termination of the Term, unless otherwise agreed in writing, such possession shall be subject to immediate termination by Village at any time. LESSEE shall be liable for all direct or consequential damages incurred by Village as a result of such holding over, including any attorneys' fees arising from enforcement of this Lease. No holding over by LESSEE, whether with or without consent of Village, shall operate to extend this Lease except as otherwise expressly provided, and this Section shall not be construed as consent for LESSEE to retain possession of the Property.

**SECTION 12: Assignment.** LESSEE shall have no right to assign this Lease or sublet the Property without the prior written consent of the Village, which consent shall not be unreasonably withheld or delayed. Nothing in this Agreement shall limit LESSEE's right to authorize third parties to use the Property without the prior consent of the Village, provided that (a) such use is not exclusive, (b) such third-party use does not extend for more than 15 days in total (whether consecutive or otherwise), and (b) LESSEE remains fully responsible to the Village for the terms of this Lease.

**SECTION 13: Mechanic's Liens.** LESSEE has no express or implied authority to create or place any lien or encumbrance of any kind upon, or in any manner to bind the interest of Village. In the event that any lien or encumbrance is filed (or attempted to be filed) against the Property, LESSEE shall take immediate actions to discharge or remove such lien or encumbrance. Any failure to so remove or discharge any such lien or encumbrance within 30 days after its filing shall be deemed a material breach of this Lease and authorize the Village to terminate the Lease immediately subject to the notice provisions in Section 18.

**SECTION 14: Remedies.** The Parties shall be entitled to pursue any remedy authorized under law.

**SECTION 15: Capital Improvements.**

(a) During the Term of the Lease, LESSEE shall be allowed to make the capital improvements to the Property as set forth in and in accordance with **Exhibit D** attached hereto (the "***Capital Improvements***"), which Capital Improvements shall be undertaken and completed without cost or expense to the Village and include without limitation the installation of: sprinkler facilities for the soccer fields; lighting for the soccer fields; a storage/office building; bathrooms; a concession stand; final layer of asphalt on the Property's parking lot before year five of the Lease; signage; solar panels to provide a portion of the electrical power; and seeding, laying sod, and grading of the soccer fields as needed. The Capital Improvements shall be installed in a good and workmanlike manner, consistent with industry standards, except as more particularly set forth in Exhibit D. In addition, LESSEE shall obtain all necessary permits and zoning

variances from the Village or other authorized governing body before making any of the Capital Improvements, and the Capital Improvements shall be undertaken and completed in accordance with all applicable laws, ordinances, codes, and regulations.

(b) LESSEE shall apply for such permits or variances in a timely manner so as to comply with the time periods set forth in Exhibit D. Should any of the permits and/or zoning variances not be approved (or approved subject to conditions unacceptable to LESSEE), LESSEE shall have the right to terminate this Lease subject to the notice provisions in Section 18, provided that such notice of termination is exercised within 45 days after the denial of such permit or zoning variance and is effective within 75 days after such denial.

(c) Upon the completion of any of the Capital Improvements set forth in Exhibit D, the Village shall grant to LESSEE a credit against the Base Rent in the amount set forth for such Capital Improvement on Exhibit D. To the extent that the total credits provided under this Section 15 exceed the amounts of Base Rent currently due, such credits shall be carried over as credits for future payments of Base Rent. In the event that, upon the termination of this Lease, there are unused credits for the Capital Improvements, such credits will be deemed to have expired upon the termination of the Lease without right of reimbursement or recovery by LESSEE.

**SECTION 16: Eminent Domain.** If during the Term the Property is condemned by another governmental body pursuant to the power of eminent domain (for example, if the Property is condemned pursuant to eminent domain for the purpose of expanding Illinois Route 53), the Village and LESSEE shall equitably divide the proceeds from such condemnation based on the Parties' respective investment in the Property and in accordance with the **Exhibit E** attached to this Lease.

**SECTION 17: Representations; Reporting.**

(a) The Village represents as follows: 1) LESSEE shall have access to the water from the well located on the Menard's property at the southwest corner of the Menard's store near the lumber yard; 2) the irrigation plans call for a pump house that LESSEE can locate on the south side of the Property; 3) Menard's is responsible for installing a pedestal for electrical power at the midpoint of the soccer fields on the Property and that there is a power line installed along the south property line; 4) the electrical service line along the south property line is sufficient to serve a storage facility, bathrooms, a concession stand, and lights for the fields and parking lots. Should any of the representations of the Village be inaccurate, LESSEE shall have the right to immediately terminate this lease subject to the notice provisions in Section 18.

**SECTION 18: Notice.** Any notice or communication required to be given to or served upon either party hereto shall be given or served by personal service, express overnight delivery or by mailing the same, postage prepaid, by United States registered or certified mail, return receipt requested, to the following addresses:

To LESSEE: Grove United Soccer Association  
P.O. Box 5321  
Buffalo Grove, Illinois 60089  
Attn: Matthew C. Friedman

To Village: Village of Long Grove  
RFD 3110  
Long Grove, Illinois 60047  
Attn: David A. Lothspeich, Village  
Manager

With copy to: Victor P. Filippini, Jr.  
Holland & Knight LLP  
131 South Dearborn Street, 30<sup>th</sup> Floor  
Chicago, Illinois 60603

**SECTION 19: Entire Agreement.** This Lease constitutes the complete agreement of Village and LESSEE with respect to the subject matter hereof. No representations, inducements, promises or agreements, oral or written, have been made by Village and LESSEE, or anyone acting on behalf of Village and LESSEE, which are not contained herein, and any prior agreements, promises, negotiations, or representations are superseded by this Lease. This Lease may not be amended except by an instrument in writing signed by both parties hereto.

**SECTION 20: Breach; Termination.**

(a) Except as otherwise set forth in this Lease, in the event of a material breach by either party of any term of this Lease, the non-breaching party shall notify the breaching party of the nature of such breach in accordance with Section 18 of this Agreement. In the event that the breaching party shall not have cured such breach within 30 days (or, if such breach is not capable of reasonably being cured within such 30-day period, such longer period of time not to exceed 90 days, provided that the breaching party immediately commences and diligently pursues such cure to completion), then the non-breaching party may terminate this Lease upon a further written notice in accordance with Section 18 hereof. To the extent that the Village is the breaching party, then the LESSEE shall be entitled to a partial reimbursement for the Capital Improvements in accordance with **Exhibit F** attached hereto.

(b) The Village may terminate this Agreement without cause upon 12-months' advanced notice in accordance with Section 18, but only in the event that the Village seeks to sell the Property, and only upon reimbursing the LESSEE in accordance with Exhibit F.

*[Signature page to follow.]*

**IN WITNESS WHEREOF**, the Village and LESSEE have caused their duly authorized representatives to execute this Lease as of the Effective Date.

**VILLAGE OF LONG GROVE**

**GROVE UNITED SOCCER ASSOC.**

By: \_\_\_\_\_  
Village President

By: \_\_\_\_\_  
President

ATTEST:

ATTEST:

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Secretary

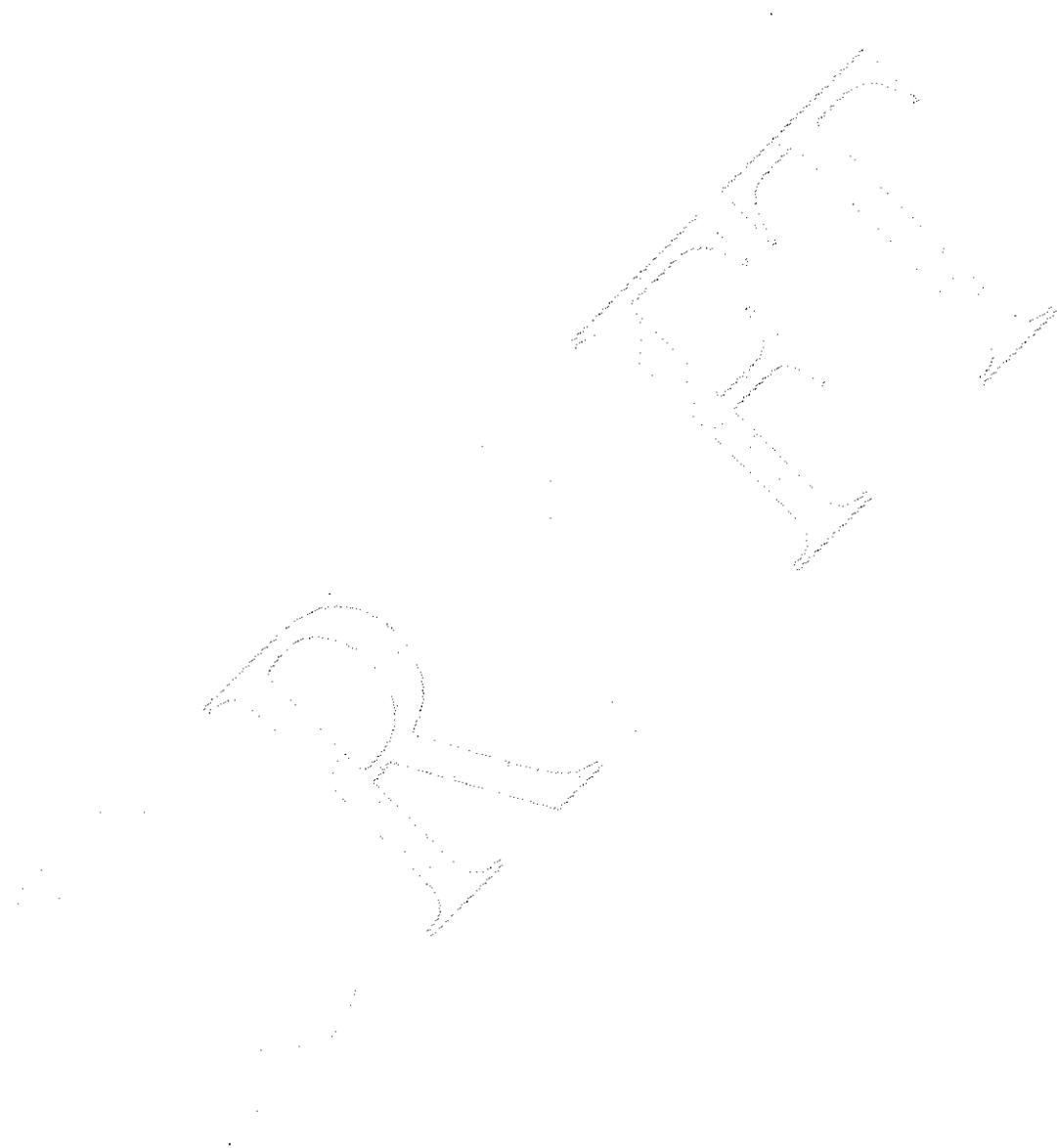
**EXHIBIT A**

**Legal Description of Property**



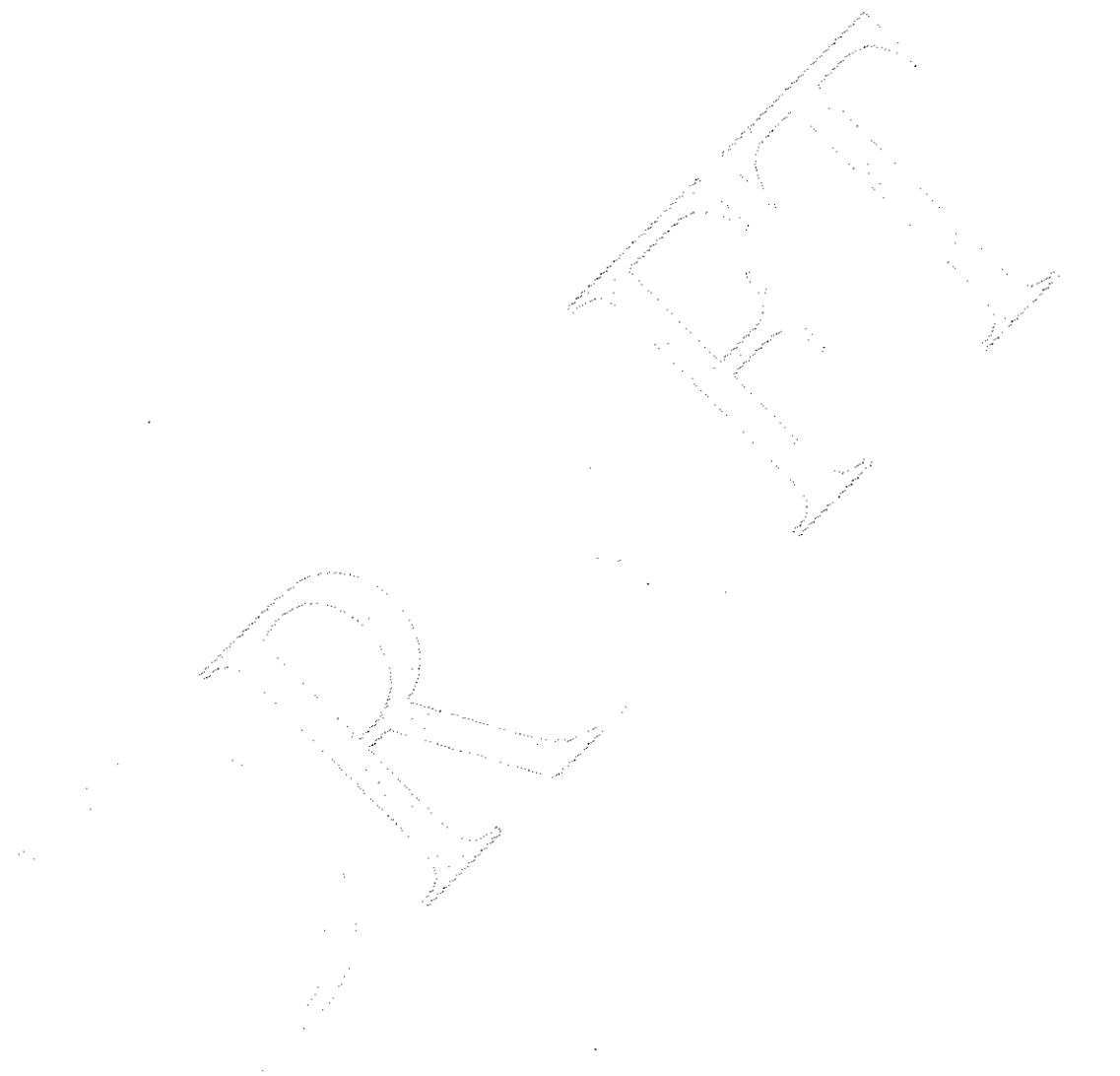
**EXHIBIT B**

**Maintenance Program**



**EXHIBIT C**

**Programming Plan**



**EXHIBIT D**

**Capital Improvements: Standards, Schedule, and Credits**

DRAFT

**EXHIBIT E**

**Condemnation Schedule**



**EXHIBIT F**  
**Termination Schedule**

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