

**VILLAGE OF PEOTONE
REGULAR VILLAGE BOARD MEETING
208 E. MAIN STREET, PEOTONE, IL
MONDAY FEBRUARY 9, 2026
6:00 PM
AGENDA**

- I. CALL TO ORDER
 - A. PLEDGE OF ALLEGIANCE
 - B. ROLL CALL
- II. PUBLIC COMMENTS
- III. CONSENT AGENDA
 - A. APPROVE MINUTES OF THE JANUARY 26, 2026, REGULAR VILLAGE BOARD MEETING
 - B. APPROVE MINUTES OF THE JANUARY 26, 2026, EXECUTIVE SESSION
 - C. APPROVE PAYROLL/ACCOUNTS PAYABLEACTION ITEM
- IV. STAFF/COMMITTEE REPORTS
- V. MAYOR'S COMMENTS
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - D. DISCUSSION REGARDING SPORTSMAN'S CLUB PROPERTY STATUS & NEXT STEPSDISCUSSION ITEM
- VIII. QUESTIONS OF THE PRESS
- IX. CORRESPONDENCE / COMMUNICATIONS / PETITIONS
- X. EXECUTIVE SESSION
- XI. ADJOURNMENTACTION ITEM

VILLAGE OF PEOTONE

REGULAR VILLAGE BOARD

Minutes of January 26, 2026

I. The Pledge of Allegiance was led by Mayor Vieaux at 6:00 pm.

II. Roll call

Village Clerk, Stacey Hartwell, conducted the roll call and the following persons were present: Mayor Vieaux, Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg, Trustee Sluis and Trustee Strba. Also present was Village Administrator Palmer, Village Attorney Bartley, Village Engineer Golem, Police Chief DeMik, Financial Consultant Mampe and Public Works Manager Hennke.

III. Public Comments:

Ed Nelson spoke on behalf of the Peotone Historical Society. He wanted to let people know that their first meeting will be on Thursday, February 5th at 7:00pm located at the Helping Hands Building at 202 N. First Street. The Peotone Historical Society is looking to have a better year and he invited all to attend, they are looking for community involvement and volunteers.

IV. Approval of Consent Agenda:

- A. Approve Minutes of the January 12, 2026, Regular Village Board meeting
- B. Approve Payroll/Accounts Payable
- C. Approve Raffle License, Tractors for a Cure, 5/More Raffles per Calendar Year

Moved by Trustee Sluis, Seconded by Trustee Strba

Roll Call Vote: Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

V. Staff Committee Reports:

- A. **Public Works** – Bob reported that there has been a lot of snow and that the streets have been salted but the temperatures have been too low to melt the snow on the streets.
- B. **Police** – Chief DeMik reported year end totals in his report and that crimes against people are down. He will have the amounts sent to collections and what the Village has received at the next meeting.
- C. **Admin** – Administrator Palmer reported that the downtown overlay district open house was last week and the Planning & Zoning Commission reviewed the draft and there will be a formal hearing in February for the text amendment and map amendment. He and the Mayor have been meeting with business prospects.

VI. Mayor's Comments – Mayor Vieaux read a list of accomplishments in the Village since he has taken office.

VII. Old Business: None

VIII. New Business:

A. Approve New Business Registration for SRM Peotone LLC, dba Rosati's Pizza and Mela Indian Restaurant, 601 S. 88th Avenue, Peotone, IL

Moved by Trustee Hudson, Seconded by Trustee Strba

Roll Call Vote: Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

B. FY 27 Capital Improvement Workshop

Administrator Palmer gave an overview of the presentation of the 5 Year Capital Improvement Plan from the AOC Committee meeting. Financial Consultant Mampe reviewed available revenue streams by fund and source. Trustee Hudson stated that the Village needs to prioritize projects and Administrator Palmer stated there will be a meeting soon and they can review and share insights. The Capital Improvement Plan will move forward with the proposed numbers with the condition that they could change.

C. Discussion and Approval of a Resolution Authorizing the Execution of Comprehensive Strategic Planning Services with CP2 Consulting, Inc.

This item was discussed at the AOC Committee meeting. Cory Plasch with CP2 was present and gave an overview of her services which included why to have a strategic plan, what the process of strategic planning looks like, what the operating environment is and how progress would be reported. It would be an approximately 4–6-month process which would include staff expectations and community involvement.

Moved by Trustee Bowden, Seconded by Trustee Sluis

Roll Call Vote: Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

IX. Questions of the Press: None

X. Executive Session:

D. Close Regular Session to go into Executive Session for:

- a. The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity. (5 ILCS 120/2(c)(1))**

b. Discussion of Minutes of Meetings Lawfully Closed Under OMA, Whether for Purposes of Approval by the Body of the Minutes or Semi Annual Review of the Minutes as Mandates by Section 2.06. (5 ILCS 120/2(C)(21)

Moved by Trustee Sluis, Seconded by Trustee Strba

Roll Call Vote: Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

E. Open Regular Session

Moved by Trustee Strba, Seconded by Trustee Sluis

Roll Call Vote: Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

XI. Possible Release of Executive Session Minutes

Motion to release the executive session minutes from 7/14/25, 6/9/25 #1, 6/9/25 #2

Moved by Trustee Sluis, Seconded by Trustee Strba

Roll Call Vote: Trustee Bowden, Trustee Hudson, Trustee Richards, Trustee Sandberg, Trustee Sluis, Trustee Strba

Nays: None

Absent: None

Motion passed

XII. Correspondence/Communications/Petitions: None

XIII. Adjournment:

Motion by Trustee Sluis, Seconded by Trustee Bowden

All said AYE

Nays: None

Absent: None

Adjournment at 7:44pm

**Village of Peotone
Payroll and Accounts Payable Activity
Board Meeting Date - February 9, 2026**

Payroll

For the period ending: 1/31/2026
Check Date: 2/6/2026

	Gross Payroll	FICA	IMRF	Total
Village Board				
Administration	10,821.24	827.82	536.70	12,185.76
Police	43,975.12	3,364.09	359.55	47,698.76
Public Works	13,285.95	1,016.38	690.87	14,993.20
Total	\$ 68,082.31	\$ 5,208.29	\$ 1,587.12	\$ 74,877.72

Accounts Payable

For the period ending: 2/6/2026
Check Date: 2/9/2026

General Fund	28,204.29
Building Permit Escrow Fund	
Motor Fuel Tax Fund	
Capital Improvement Fund	
Police Pension Fund	
Business Development District Fund	
TIF #1 Fund	
TIF #2 Fund	288.00
Total	<u>\$ 28,492.29</u>



Village of Peotone
P.O. Box 430 - Peotone IL 60468-0430
AP Invoices - Board Listing V2 -

Invoice Final Update - G/L Source: C/V - Tentative G/L Register: 1065 Tentative G/L Date: 02/09/2026

Fund/Account	Description	Date	Due Date	Amount
01-00-105	Payments via Check			
70000436	ADOBE1 ADOBE	1/28/2026		\$154.02
Inv: 01182026 9576	Adobe Acrobat	1/18/2026	2/9/2026	\$154.02
70000437	AMAZ1 Amazon	1/28/2026		\$176.99
Inv: 01182026 6248	Thermal Perforated Roll Paper for Printer	1/18/2026	2/9/2026	\$141.00
Inv: 01182026 6248-1	Laptop Charger	1/18/2026	2/9/2026	\$35.99
70000438	COMC2 COMCAST	1/28/2026		\$341.76
Inv: 01182026 1604	Monthly Internet Service	1/18/2026	2/9/2026	\$341.76
70000439	CONS2 CONSTANT CONTACT	1/28/2026		\$69.00
Inv: 01182026 1604	Email Marketing	1/18/2026	2/9/2026	\$69.00
70000440	DOLL01 DOLLAR GENERAL	1/28/2026		\$13.07
Inv: 01182026 6248	Aluminum Foil and Plastic Wrap	1/18/2026	2/9/2026	\$13.07
70000441	DOLL01 DOLLAR GENERAL	1/28/2026		\$13.99
Inv: 01182026 9576	Napkins, Plates and Cutlery	1/18/2026	2/9/2026	\$13.99
70000442	FAFL01 FARM & FLEET	1/28/2026		\$420.85
Inv: 01182026 9918	Hoodies, Pants, Gloves, and Kitty Litter	1/18/2026	2/9/2026	\$420.85
70000443	FUNB1 Fun Bounces Rental	1/28/2026		\$450.00
Inv: 01182026 9576	Trackless Train Deposit	1/18/2026	2/9/2026	\$450.00
70000444	GALLS1 GALLS	1/28/2026		\$3,171.65
Inv: 01182026 6248	Ballistic Shield	1/18/2026	2/9/2026	\$3,171.65
70000445	GOT1 GOTO CONNECT	1/28/2026		\$121.94
Inv: 01182026 1604	Monthly Phone Charges	1/18/2026	2/9/2026	\$121.94
70000446	ICMA02 ICMA	1/28/2026		\$375.00
Inv: 01182026 1604	ILCMA Winter Conference	1/18/2026	2/9/2026	\$375.00
70000447	PRIMO01 PRIMO BRANDS	1/28/2026		\$100.86
Inv: 01182026 9576	Water Bottle Service	1/18/2026	2/9/2026	\$100.86
70000448	USPO2 US POST OFFICE	1/28/2026		\$109.20
Inv: 01182026 6248	Stamps	1/18/2026	2/9/2026	\$109.20
70000449	YEARLI01 YEARLI	1/28/2026		\$5.49
Inv: 01182026	Federal Filing	1/18/2026	2/9/2026	\$5.49
Paying Account 01-00-105(Check) Total:				\$5,523.82

01-00-105	Payments via Check			
40950	ALL02 ALL AUTOMOTIVE INC	1/28/2026		\$20.00
Inv: 14517	Tire Repair - 2013 Ford Explorer	1/27/2026	2/9/2026	\$20.00
40951	COMED COMED	1/28/2026		\$5,930.08
Inv: 01142026	Electricity - Acct # 2230702290	1/14/2026	2/9/2026	\$20.30
Inv: 01152026	Electricity - Acct # 9724637000	1/15/2026	2/9/2026	\$5,569.66
Inv: 01142026-1	Electricity - Acct # 0126501111	1/14/2026	2/9/2026	\$340.12
40952	CURT1 CONNIE MARCH-CURTIS	1/28/2026		\$25.00
Inv: 01212026	P&Z Meeting - 01/21/2026	1/21/2026	2/9/2026	\$25.00
40953	EKHA1 ERIN EKHART	1/28/2026		\$25.00
Inv: 01212026	P&Z Meeting - 01/21/2026	1/21/2026	2/9/2026	\$25.00
40954	INTO1 INTOXIMETERS	1/28/2026		\$355.50
Inv: 806487	2 Intoximeters	1/23/2026	2/9/2026	\$355.50
40955	MODO1 KIRSTEN MODOLO	1/28/2026		\$25.00
Inv: 01212026	P&Z Meeting - 01/21/2026	1/21/2026	2/9/2026	\$25.00
40956	MTEI1 Monroe Truck Equipment Inc	1/28/2026		\$2,105.82
Inv: 58635	Salt Spreader Auger	12/23/2025	2/9/2026	\$2,105.82



Village of Peotone
P.O. Box 430 - Peotone IL 60468-0430
AP Invoices - Board Listing V2 -

Fund/Account	Description	Date	Due Date	Amount
40957	SSMMA SOUTH SUBURBAN MAYORS AND MANAGERS ASSOC	1/28/2026		\$2,622.00
Inv: 2026-034	Membership Dues 2026	1/21/2026	2/9/2026	\$2,622.00
40958	MERC1 WILLIAM J MERCER	1/28/2026		\$25.00
Inv: 01212026	P&Z Meeting - 01/21/2026	1/21/2026	2/9/2026	\$25.00
40959	XEROX01 XEROX FINANCIAL SERVICES LLC	1/28/2026		\$37.09
Inv: 41520487	Copier Lease - Contract # 211-1020682-001	1/22/2026	2/9/2026	\$37.09
Paying Account 01-00-105(Check) Total:				\$11,170.49
 01-00-105	Payments via Nacha			
90010792	HERI1 HERITAGE FS INC	1/28/2026		\$1,710.81
Inv: 36024919	Fuel	1/19/2026	2/9/2026	\$1,710.81
90010793	KLEIN KLEIN THORPE AND JENKINS LTD	1/28/2026		\$10,015.18
Inv: 254986	Legal Services - General	1/26/2026	2/9/2026	\$8,266.70
Inv: 254987	Legal Services - I57 Development	1/26/2026	2/9/2026	\$288.00
Inv: 254988	Legal Services - Marrin Litigation	1/26/2026	2/9/2026	\$1,460.48
90010794	WHIT1 WHITMORE ACE HARDWARE	1/28/2026		\$71.99
Inv: 501349	1 Chainsaw Chain	1/22/2026	2/9/2026	\$71.99
Paying Account 01-00-105(Nacha) Total:				\$11,797.98



Village of Peotone
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AP Invoices - Board Listing V2 -

Invoice Final Update - G/L Source: C/V - Tentative G/L Register: 1065 Tentative G/L Date: 02/09/2026

Cash Requirement Totals		Account	Amount	Fund	Amount	
Total Payments	27	01-50-412 EQUIPMENT MAINTENANCE	\$37.09			
Total Invoices:	20	01-50-446 LEGAL FEES	\$9,727.18	01	\$28,204.29	
Total Vendors:	27	01-50-455 TRAINING	\$375.00	42	\$288.00	
Total Amount:	\$28,492.29	01-50-459 DUES/SUBSCRIPTION	\$2,845.02		\$28,492.29	
		01-50-465 OFFICE SUPPLIES	\$13.99			
		01-50-485 MISCELLANEOUS EXPENSE	\$5.49			
		01-50-486 CHRISTMAS IN THE VILLAGE	\$450.00			
		01-51-412 EQUIPMENT MAINTENANCE	\$355.50			
		01-51-416 VEHICLE MAINTENANCE	\$20.00			
		01-51-443 POSTAGE	\$109.20			
		01-51-465 OFFICE SUPPLIES	\$154.07			
		01-51-466 OTHER SUPPLIES	\$3,207.64			
		01-51-472 GAS & OIL	\$878.56			
		01-53-412 EQUIPMENT MAINTENANCE	\$2,105.82			
		01-53-436 UTILITIES - STREET LIGHTING	\$5,930.08			
		01-53-466 OTHER SUPPLIES	\$109.96			
		01-53-467 UNIFORMS	\$382.88			
		01-53-472 GAS & OIL	\$832.25			
		01-56-428 TELEPHONE/FAX	\$463.70			
		01-56-466 OTHER SUPPLIES	\$100.86			
		01-57-452 OTHER PROFESSIONAL SERVICES	\$100.00			
		42-00-446 LEGAL FEES	\$288.00			
					\$28,492.29	
Paying Account		Payment Method	Count	Amount	Vendor	
01-00-105		Check	10	\$11,170.49	ADOBE1	\$154.02
01-00-105		Nacha	3	\$11,797.98	ALL02	\$20.00
01-00-105		Check	14	\$5,523.82	AMAZ1	\$176.99
				\$28,492.29	COMC2	\$341.76
					COMED	\$5,930.08
					CURT1	\$25.00
					CONS2	\$69.00
					DOLL01	\$27.06
					EKHA1	\$25.00
					FAFL01	\$420.85
					FUNB1	\$450.00
					GALLS1	\$3,171.65
					GOT1	\$121.94
					HERI1	\$1,710.81
					ICMA02	\$375.00
					INTO1	\$355.50
					MODO1	\$25.00
					KLEIN	\$10,015.18
					MTEI1	\$2,105.82
					PRIMO01	\$100.86
					SSMMA	\$2,622.00
					USPO2	\$109.20
					WHIT1	\$71.99
					MERC1	\$25.00
					XEROX01	\$37.09



Village of Peotone
P.O. Box 430 - Peotone IL 60468-0430
AP Invoices - Board Listing V2 -

Vendor	Amount
YEARLI01	\$5.49
	\$28,492.29

Vendor	C/Y 2026 Invoices	C/Y 2026 Payments	F/Y 2026 Invoices	F/Y 2026 Payments
ADOBE1	(0) 0.00	(1) 154.02	(12) 1280.61	(10) 1433.55
ALL02	(3) 164.94	(2) 502.93	(43) 3975.52	(15) 4025.52
AMAZ1	(0) 0.00	(2) 136.32	(75) 5102.69	(25) 5166.21
COMC2	(0) 0.00	(1) 329.95	(9) 2941.75	(10) 3244.86
COMED	(3) 194.28	(2) 6214.24	(53) 55664.88	(17) 61585.43
CONS2	(0) 0.00	(1) 69.00	(9) 613.00	(10) 678.00
INTO1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
KLEIN	(0) 0.00	(1) 8565.39	(22) 43303.02	(10) 50179.02
MERC1	(0) 0.00	(0) 0.00	(1) 25.00	(1) 25.00
SSMMA	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
USPO2	(0) 0.00	(0) 0.00	(7) 935.32	(7) 1273.11
WHIT1	(3) 61.34	(1) 61.34	(16) 644.84	(9) 696.98
XEROX01	(0) 0.00	(1) 536.40	(10) 5566.59	(11) 7688.83
YEARLI01	(0) 0.00	(0) 0.00	(3) 16.47	(3) 16.47
CURT1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
DOLL01	(0) 0.00	(0) 0.00	(2) 62.10	(2) 62.10
EKHA1	(0) 0.00	(0) 0.00	(1) 25.00	(1) 25.00
FAFL01	(0) 0.00	(1) 64.34	(7) 1263.53	(5) 1263.53
FUNB1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
GALLS1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
GOT1	(0) 0.00	(1) 122.55	(9) 1124.65	(9) 1246.01
HERI1	(2) 2261.05	(2) 3317.63	(24) 37850.01	(17) 41132.05
ICMA02	(0) 0.00	(0) 0.00	(3) 1069.60	(3) 1069.60
MODO1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
MTEI1	(0) 0.00	(0) 0.00	(0) 0.00	(0) 0.00
PRIMO01	(0) 0.00	(1) 137.83	(18) 1377.94	(7) 1377.94

Card	Card Description	Amount
SH001	ONB MC	\$718.87
DD001	ONB MC	\$3,470.91
NP01	ONB MC	\$913.19
RH	ONB MC	\$420.85
		\$5,523.82



Board of Trustees Memo

TO: Chris Vieaux, Mayor
Village Board of Trustees
From: Nick Palmer, Village Administrator
Date: February 6, 2026
Subject: **Discussion of Sportsmen's Club status & next steps**
For Agenda: February 9, 2026 **Administrator sign off:** *WNP*

Agenda item:

Discussion of Sportsmen's Club status & next steps

Background:

The Peotone Sportsmen's Club has existed for many years, and the Village of Peotone leased the use of the Village-owned land to the Club to operate. During 2025 the Mayor and Village Board discussed the future of the lease and decided to alert the Sportsmen's Club it was the intention of the Village not to renew the existing lease upon its expiration on March 22, 2026.

The Village sent a letter to the Sportsmen's Club leadership dated August 14, 2025, notifying them of the Village's intent to complete the existing lease term and not renew. On February 5, 2026, the Village sent a second letter to the Sportsmen's Club leadership restating the previous position to not renew the lease agreement and request action per the existing lease agreement to prepare the property for transfer back to the Village.

The existing lease was approved by Resolution 20-R-19 on March 22, 2021. The current term is from March 22, 2021, to March 22, 2026.

With the impending completion of the lease, it is important for the Mayor and Village Board to direct the next steps for this property. There are likely several options, but Village staff requires direction on how to proceed post March 22, 2026.

Board action:

Discussion of Sportsmen's Club status & next steps

Supporting documents:

- Full executed lease between Village of Peotone and Sportsmen's Club
- Map showing Village parcel and Sportsmen's Club parcel
- Village letter to Sportsmen's Club – February 5, 2026
- Village letter to Sportsmen's Club – August 14, 2025

RESOLUTION NO. 20-R 19

**RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE WITH
PEOTONE SPORTSMEN'S CLUB**

WHEREAS, the Corporate Authorities of the Village of Peotone, Will County, Illinois, have previously leased certain Village-owned property to Peotone Sportsmen's Club, for the recreational use of owning a sportsmen's club thereon; and

WHEREAS, that lease is now expired and the Corporate Authorities of the Village of Peotone wish to continue to lease the Village-owned property to the Peotone Sportsmen's Club on the terms and conditions set forth in the Lease Agreement attached hereto as **Exhibit 1** and made a part hereof; and

WHEREAS, the Corporate Authorities of the Village of Peotone have the authority to lease Village-owned property pursuant to the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq.*); and

WHEREAS, the Corporate Authorities of the Village of Peotone, Will County, Illinois, have determined that it is in the best interests of said Village of Peotone that the Lease Agreement attached hereto and made a part hereof as **EXHIBIT 1**, be entered into by the Village of Peotone.

NOW THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Peotone, Will County, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: The President and Board of Trustees of the Village of Peotone hereby find that it is in the best interests of the Village of Peotone and its residents that the aforesaid "Lease Agreement" with Peotone Sportsmen's Club be entered into and executed by said Village of

Peotone, with said Lease Agreement to be substantially in the form attached hereto and made a part hereof as Exhibit 1.

Section 3: That the President and Clerk of the Village of Peotone, Will County, Illinois are hereby authorized to execute for and behalf of said Village of Peotone the aforesaid Lease Agreement.

Section 4: This Resolution shall be in full force and effect immediately upon its adoption and approval.

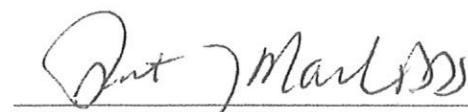
ADOPTED this 22nd day of March, 2021, pursuant to a roll call vote as follows:

AYES: Marevka, Sluis, Jones, Parker, Hamm, Bowden

NAYS: 0

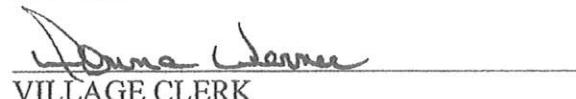
ABSENT: 0

APPROVED by me as Village President this 22nd day of March, 2021, and attested to by the Village Clerk this same day.



VILLAGE PRESIDENT

ATTEST:



VILLAGE CLERK

EXHIBIT 1

LEASE AGREEMENT

(ATTACHED)

LEASE AGREEMENT

THIS LEASE AGREEMENT is entered into by and between the VILLAGE OF PEOTONE, an Illinois Municipal Corporation, Will County, Illinois hereinafter referred to as "VILLAGE", and PEOTONE SPORTSMEN CLUB, an Illinois Not For Profit Corporation, Will County, Illinois, hereinafter referred to as "LESSEE",

WITNESSETH

WHEREAS, the Village of Peotone is the owner of real property located west of the Illinois Central Gulf Railroad and directly south of the property owned by the Peotone Sportsmen Club of Will Township, Will County, Illinois (the "PREMISES"). The PREMISES are also known as the north 520 feet of PIN 20-21-18-300-002-0000; and

WHEREAS, the VILLAGE entered into a lease with the Peotone Sportsmen Club ("LESSEE") pertaining to use of the PREMISES on January 1, 1987; and

WHEREAS, said lease is now expired; and

WHEREAS, the VILLAGE and LESSEE desire to continue to allow LESSEE to use the PREMISES for the continuing recreational use of operating a sportsmen's club thereon and to enter into this new lease for that purpose (the "LEASE" or "LEASE AGREEMENT"); and

WHEREAS, the VILLAGE is authorized to enter into this LEASE AGREEMENT pursuant to Section 10(a) of the Illinois Constitution of 1970; and

WHEREAS, LESSEE is authorized and empowered to enter into this LEASE AGREEMENT and to perform the covenants and promises herein made and undertaken, by virtue of the signature authorization attached hereto as **Exhibit "A"**.

NOW THEREFORE, for and in consideration of the mutual covenants and undertakings herein contained, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the VILLAGE does hereby contract, promise and agree with LESSEE, and LESSEE does likewise contract, promise and agree with the VILLAGE, as follows:

1. **TERM:** The term of this LEASE shall be for a period of five (5) years, beginning on the 22nd day of March 2021, and ending on the 22nd day of March 2026, unless otherwise renewed, terminated, or revoked as provided for herein.

2. **LEASE AMOUNT:** For the annual rate of \$10.00, payable by the LESSEE in a lump sum amount of \$50.00 at the commencement of the LEASE, the VILLAGE does hereby lease to LESSEE the PREMISES, also known as the north 250 feet of PIN

20-21-18-300-002-0000 as indicated on the attached Exhibit "B." subject to the terms and conditions set forth herein:

3. TITLE AND BOUNDARIES: It is understood and agreed that the VILLAGE makes no representations with respect to the condition of the title or boundaries of the PREMISES, and, accordingly, the VILLAGE shall not be held liable for any damages or liabilities resulting from any actions, legal or otherwise, that arise because of any adverse claims concerning the title or boundary of the PREMISES.

4. PURPOSE: LESSEE shall use and occupy the PREMISES for the recreational purpose of operating a sportsmen's club thereon, it being specifically understood that the PREMISES shall not be used for the handling or discharge of firearms of any type or kind, the burning of refuse, deposition of debris or other material, storage, or for any unsanitary or unhealthful purposes by LESSEE in the use or occupancy of the PREMISES. Approved recreational uses include, but are not limited to, fishing and picnicking. Any use of the PREMISES other than for the recreational purpose of operating a sportsmen's club thereon, and all plans in connection herewith, shall be subject to the prior written approval of the VILLAGE. Any unauthorized or impermissible use of the PREMISES shall be deemed to be a material breach of this LEASE AGREEMENT. LESSEE shall promptly comply with all laws, statutes, ordinances and governmental rules, regulations, or requirements now in force or which may hereafter be in force and with the requirements of any board of fire underwriters or other similar bodies now or hereafter constituted relating to or affecting the condition, use or occupancy of the PREMISES.

5. ALTERATIONS: LESSEE shall have the right to make alterations, improvements, and repairs on the PREMISES in order to create a sportsmen's club and to install necessary signage, lighting and landscaping in accordance with any plans prepared by LESSEE and reviewed and approved by the VILLAGE, whose approval shall not be unreasonably withheld. However, LESSEE shall in no way alter or modify any existing structure(s) located on the PREMISES without the prior express written consent of the VILLAGE. If LESSEE wishes to make any such alterations and/or modifications, LESSEE shall first contact the Village Manager to ensure compliance with the Village Code and with other applicable statutes and regulations. Responsibility for such compliance shall remain with LESSEE, and nothing herein contained shall be construed to mean that the VILLAGE shall be responsible for compliance with all applicable state or Federal statutes and regulations.

6. UTILITIES AND MAINTENANCE: LESSEE, during the term of the LEASE, shall keep the PREMISES and any improvements thereon in a condition of good repair, order and condition, damage by normal wear and tear and unavoidable casualty excepted. All appropriate maintenance of the PREMISES and the improvements and landscaping thereon, shall be the responsibility of the LESSEE and shall be performed when reasonably necessary. LESSEE, during the entire term of this LEASE, shall monitor and be responsible for removal of all rubbish and debris from the PREMISES generated by its use as a sportsmen's club. If LESSEE fails or refuses to

perform any maintenance function on the PREMISES within ten (10) days after having been notified by the VILLAGE to do so, the VILLAGE shall have the right to enter upon the PREMISES and perform such maintenance and charge LESSEE for the cost thereof. LESSEE shall pay all water charges, gas and electric light and power bills taxed, levied, or charged on the PREMISES. To the extent said utilities are separately metered for the PREMISES, all such utilities shall be billed in the name of LESSEE.

7. INSPECTION AND REPAIRS: The VILLAGE makes no representations, warranties (express or implied) or assurances with respect to the condition of any improvements situated on the PREMISES or the PREMISES themselves. LESSEE accepts the PREMISES and all improvements thereon "as is" and in their present condition. It is further understood and agreed that LESSEE has sufficiently inspected the PREMISES prior to the execution of this LEASE AGREEMENT, made an independent assessment of the environmental and other conditions of the PREMISES, and accepts the same in its present condition. Any environmental claims which may arise during the term of this LEASE shall be the sole responsibility of LESSEE, who agrees to indemnify and hold harmless the VILLAGE thereon.

8. LAWS AND REGULATIONS: LESSEE, in the use and occupancy of the PREMISES as a recreational sportsmen's club shall comply with all applicable requirements of all laws, ordinances, rules and regulations. In connection therewith, LESSEE certifies as follows:

- a. That any construction on the PREMISES shall be in a good and workmanlike manner and in accordance with all applicable federal, state, regional, and county laws and regulations and the VILLAGE codes, ordinances, and regulations, including but not limited to all local zoning ordinances and regulations, and other applicable codes.
- b. That it is not barred from contracting with any unit of State or local government because of violating Section 33E-3 or 33E-4 of the Illinois Criminal Code (720 ILCS 5/33E-3 and 33E-4).
- c. That it shall comply with the Illinois Drug Free Workplace Act (30 ILCS 580/1 et seq.).
- d. That it shall comply with the Equal Opportunity Clause of the Illinois Human Rights Act (775 ILCS 5/1-101 et seq.) and the Rules and Regulations of the Illinois Department of Human Rights.
- e. That it shall comply with the Americans with Disabilities Act and Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101 et seq.).
- f. That any construction contracts entered by LESSEE relating to any construction on the PREMISES shall require the contractor and its

subcontractors to comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seq.).

- g. That it shall comply with all applicable federal laws, state laws and regulations including, but not limited to, such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees.

9. **INDEMNIFICATION:** LESSEE shall indemnify, protect, defend, save and hold harmless, at LESSEE'S own cost and expense, the VILLAGE, its property, officers, officials, trustees, agents, employees, servants, volunteers, representatives, assigns, successors, transferees, licensees, invitees, or other persons or property standing in the interest of the VILLAGE, from any and all risks, lawsuits, actions, damages, expenses (including attorneys' fees), claims, or liabilities arising from LESSEE's occupation and use of the PREMISES, any breach or default in the performance of any obligation on LESSEE's part to be performed under the terms of this LEASE, or arising from any act or negligence of the LESSEE, or any officer, agent, employee, guest, or invitee of LESSEE, and from all costs, attorneys' fees and liabilities incurred in or about the defense of any such claim or any action or proceeding brought thereon and in case any action or proceeding be brought against the VILLAGE by reason of such claim, LESSEE upon notice from the VILLAGE shall defend the same at LESSEE's expense by counsel reasonably satisfactory to the VILLAGE. LESSEE, as a material part of the consideration to the VILLAGE, hereby assumes all risk of damage to property or injury to persons in or upon the PREMISES from any cause other than the VILLAGE's negligence; and LESSEE hereby waives all claims in respect thereof against the VILLAGE. LESSEE shall give prompt notice to the VILLAGE in case of casualty or accidents in the PREMISES. The obligations imposed by this Section shall survive the termination of this LEASE AGREEMENT.

10. **DISCLOSURE:** In accordance with Illinois law (50 ILCS 105/3.1), simultaneously with the execution of this LEASE AGREEMENT by the parties, LESSEE or its owner, authorized trustee, corporate officer or official or managing agent shall submit a sworn affidavit to the VILLAGE disclosing the identify of every owner and beneficiary who shall obtain any interest, real or personal, in the PREMISES, and every shareholder entitled to receive more than 7.5% of the total distributable income of any corporation after having obtained such an interest in the PREMISES, or, alternatively, if a corporation's stock is publicly traded, a sworn affidavit by an officer of LESSEE or its managing agent that there is no readily known individual who shall obtain a greater than 7.5% interest, real or personal, in the PREMISES after the LEASE AGREEMENT is executed. The affidavit shall be substantially similar to the one described in Exhibit "C", attached hereto and made a part of this LEASE AGREEMENT.

11. **NO LIENS, MORTGAGES OR OTHER ENCUMBRANCES:** LESSEE shall not place or allow any liens, mortgages, security interests, pledges, claims of others,

equitable interests, or other encumbrances to attach to or to be filed against title to the PREMISES.

12. PROPERTY TAXES: If the PREMISES are, or become subject to, real property taxes, in whole or in part, due to LESSEE's use, occupation, or possession of the PREMISES, then LESSEE shall be responsible for that portion of the real property taxes created by the LESSEE's use, occupation, or possession of the PREMISES. LESSEE shall reimburse the VILLAGE for any such real property taxes imposed on the PREMISES when such taxes become due and payable. Failure to reimburse LESSOR within twenty-one days of being billed by the LESSOR shall constitute a material breach of this LEASE AGREEMENT by LESSOR. The obligations imposed by this Section shall survive the termination of this LEASE AGREEMENT.

13. ENVIRONMENTAL: LESSEE will take all reasonable steps to assure that there will be no release of any regulated material in violation of any federal or state environmental law on the PREMISES. LESSEE, at its own expense, shall remediate, remove, clean up or abate in accordance with federal or state law, a release of a regulated material in violation of a federal or state law occurring on the PREMISES, if such a release was caused by LESSEE. In the event of a release of a regulated material in violation of a state or federal law on the PREMISES by LESSEE, the indemnification provided for in Section 9 shall apply.

14. RESTORATION OF PREMISES: Upon the termination of this LEASE AGREEMENT, LESSEE shall surrender the PREMISES to the VILLAGE in a good condition, save ordinary wear and tear. The VILLAGE reserves the right to require LESSEE to make such repairs and restorations as it may, in its sole discretion, deem necessary.

15. DEFAULT AND TERMINATION: In the event of a failure by either party to fulfill any of its obligations under this LEASE AGREEMENT, or in the event of a material breach of any representation or warranty of either party under the LEASE AGREEMENT, which failure or breach continues after a notice and a demand for cure and a 45-day period for cure has passed, or within such reasonable time period after notice of the default if the breaching party fails to initiate and actively pursue good faith remedial action *to* cure the default within the initial 45-day period, such party shall be in default, and the non-defaulting party may seek any available and appropriate remedy at law or in equity, including without limitation declaratory and injunctive relief, mandamus, specific performance, and rescission, in addition to remedies available under the LEASE AGREEMENT. In the event of any litigation to enforce the provisions of this LEASE AGREEMENT, the prevailing party in such litigation shall be entitled to recover its expenses of litigation, including reasonable attorneys' fees and expenses.

In the event that this LEASE AGREEMENT is terminated by the VILLAGE due to a breach of the terms of this LEASE AGREEMENT by LESSEE, LESSEE, at its own cost and at the election of the VILLAGE, remove any structures or other improvements placed upon the PREMISES by LESSEE, from the PREMISES.

This LEASE may be terminated at any time by the VILLAGE, upon 90 days' notice, where the President and Board of Trustees of the VILLAGE finds and declares that the PREMISES are needed for another municipal purpose. In the event of such termination, LESSEE shall vacate the PREMISES and remove all property to which LESSEE holds proper title, except that LESSEE shall not remove any property that is permanently attached to the PREMISES regardless of whether LESSEE holds proper title except as authorized in writing by the VILLAGE. Should LESSEE fail to remove or dispose of LESSEE'S property, the VILLAGE may consider such property abandoned and may claim proper title to such property or dispose of same at LESSEE'S expense.

16. NO TRANSFER OR ASSIGNMENT: This LEASE AGREEMENT shall be binding upon and shall inure to the benefit of the parties agreeing hereto and to their successor corporations, officers, officials, trustees, successors in office or interest, heirs, representatives, and assigns. During the term of this LEASE AGREEMENT, LESSEE acknowledges and agrees that it does not have the right or authority to transfer or assign this LEASE AGREEMENT or any interest therein without the prior written consent of the VILLAGE, which may be withheld at its sole discretion. As used in this Subsection, the term "Person" shall mean and include an individual, a partnership, a joint venture, a corporation, a trust, a limited liability company, an unincorporated organization and a government or any department or agency of a government. Any transferee or assignee must, at a minimum, show satisfactory evidence that it meets the insurance requirements and other terms, conditions, and provisions contained herein. LESSEE shall not allow any other person (the members, employees, agents, servants, independent contractors, and invitees of LESSEE excepted) to occupy or use the PREMISES, or any portion thereof, without first obtaining the written consent of the VILLAGE, which consent may be withheld in the VILLAGE's sole discretion. A consent to one assignment, subletting, occupation or use by any other person or entity shall not be deemed to be a consent to any subsequent assignment, subletting, occupation or use by another person or entity. Consent to any such assignment, subletting, occupation or use shall in no way relieve LESSEE of any liability under this LEASE. Any such assignment, subletting, occupation or use without such consent shall be void and shall, at the option of the LESSOR, constitute a default under the terms of this LEASE.

17. PUBLIC SAFETY: Should it be determined by the VILLAGE that a particular use of the PREMISES by LESSEE is, or will be, hazardous to the PREMISES or persons or entities rightfully using the PREMISES, LESSEE, upon written notice by the VILLAGE, shall install safety devices or make modifications at LESSEE's sole expense to render the PREMISES safe for, and compatible with, such use. In the event LESSEE fails or refuses to install such safety devices or fails to begin working expeditiously to render the PREMISES safe for such use within a reasonable time, the VILLAGE may install such safety devices or make such modifications at LESSEE's expense and may declare LESSEE to be in breach of this LEASE AGREEMENT.

18. INSURANCE: During the term of this LEASE AGREEMENT, LESSEE shall provide the following types of insurance, written on the comprehensive form and as an "occurrence" policy, in not less than the specified amounts:

- a. Comprehensive General Liability - \$1,000,000 per occurrence.
- b. Auto Liability - Combined Single Limit Amount of \$1,000,000 on any LESSEE owned, and/or hired, and/or non-owned motor vehicles engaged in construction or other uses connected with the operations of LESSEE related to this LEASE AGREEMENT;
- c. Workers Compensation - Statutory
- d. Umbrella Coverage - \$1,000,000 per occurrence.

LESSEE shall furnish to the VILLAGE, upon execution of this LEASE and annually thereafter, satisfactory proof of the above insurance requirements by a reliable company or companies. Such proof shall consist of certificates executed by the respective insurance companies and filed with the VILLAGE. Said certificates shall list the VILLAGE and its officers, officials, trustees, agents, volunteers, employees, and representatives as additional insureds on all required insurance policies.

19. RENEWAL AND RATE ADJUSTMENT: This LEASE AGREEMENT may be renewed at the end of its term, providing that sixty (60) days advance notice to the VILLAGE has been given. However, any renewal shall be at the express written consent and approval of both parties hereto, and the VILLAGE reserves the right to decline any request to renew or to adjust rental rates at the end of the lease term. No holding over by LESSEE shall operate to renew this LEASE.

20. NOTIFICATION: All notices shall be addressed as follows:

VILLAGE: Village of Peotone
Attn: Village Administrator
208 E. Main Street
P.O. Box 430
Peotone, IL 60468-0430
708/258-3279

LESSEE: Peotone Sportsmen Club

Peotone, Illinois _____

Phone: _____

21. SUPERSESSION: This LEASE AGREEMENT supersedes all previous agreements between the parties hereto regarding the subject PREMISES and purposes, and any such previous agreements shall be of no further force or effect,

relative to the rights or privileges granted by the VILLAGE therein, as of the effective date of this LEASE AGREEMENT.

22. AMENDMENTS: This LEASE AGREEMENT sets forth all agreements between the parties. No change, modification or amendment shall be valid and binding unless set forth in writing and signed by the VILLAGE and LESSEE.

23. VACATING THE PREMISES: Unless renewal is arranged within sixty (60) days prior to the expiration of this LEASE AGREEMENT, LESSEE, immediately upon such expiration, shall vacate the PREMISES and remove all property to which LESSEE holds proper title, except that LESSEE shall not remove any property that is permanently attached to the PREMISES regardless of whether LESSEE holds proper title except as authorized in writing by the VILLAGE. Should LESSEE fail to remove or dispose of LESSEE'S property, the VILLAGE may consider such property abandoned and may claim proper title to such property or dispose of same at LESSEE'S expense. In addition, at the expiration or termination of this LEASE AGREEMENT, LESSEE shall quit and surrender the PREMISES, including real property improvements, in a good state of repair by Illinois Law.

24. CONTROLLING LAW AND VENUE: This LEASE AGREEMENT, and all questions of interpretation, construction, and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois. The parties agree that for the purpose of any litigation relative to this LEASE AGREEMENT and its enforcement, venue shall be in the Circuit Court of Will County, Illinois, and the parties consent to the in personam jurisdiction of said Court for any such action or proceeding.

25. APPLICABILITY AND SEVERABILITY: The VILLAGE and the LESSEE mutually acknowledge that various standard provisions of this LEASE AGREEMENT may not be pertinent to the proposed purpose, and that each such provision shall be interpreted as it reasonably pertains to the PREMISES. If any provision of this LEASE AGREEMENT should be found illegal, invalid, or void, said provision shall be considered severable. The remaining provisions shall not be impaired, and the LEASE AGREEMENT shall be interpreted to the extent possible to give effect to the parties' intent.

IN WITNESS WHEREOF, the foregoing LEASE AGREEMENT is hereby executed this 22nd day of March, 2021.

LESSEE: PEOTONE SPORTSMEN CLUB LESSOR: VILLAGE OF PEOTONE
BY: Theresa PSC president MAYOR: Dave Marlow

ITS: _____

DATE: 3-31-2021 DATE: March 22, 2021

ATTEST:

BY: Jody Porter PSC secretary BY: Donna Werner
VILLAGE CLERK
ITS: _____

DATE: 3-31-2021 DATE: March 22, 2021

EXHIBIT A

to LEASE AGREEMENT BETWEEN THE VILLAGE OF PEOTONE AND PEOTONE
SPORTSMEN CLUB

SIGNATURE AUTHORIZATION

As an official agent of the: Village of Peotone, Illinois

I certify that, Peter March, Village President, Village of Peotone, Illinois
(Lessee or Licensee - Company / Corporation / Municipality)

----- is an authorized representative of said organization and

Peter March
(Name of executive or official who will sign this Agreement)

is legally empowered to act on its behalf in executing this Lease Agreement.

Signed: Donna Werner
(Person affirming signature authority of above official; must not be the same individual)

Title: Village Clerk

Date: March 22, 2021

EXHIBITB

DEPICTION OF LOCATION OF PREMISES

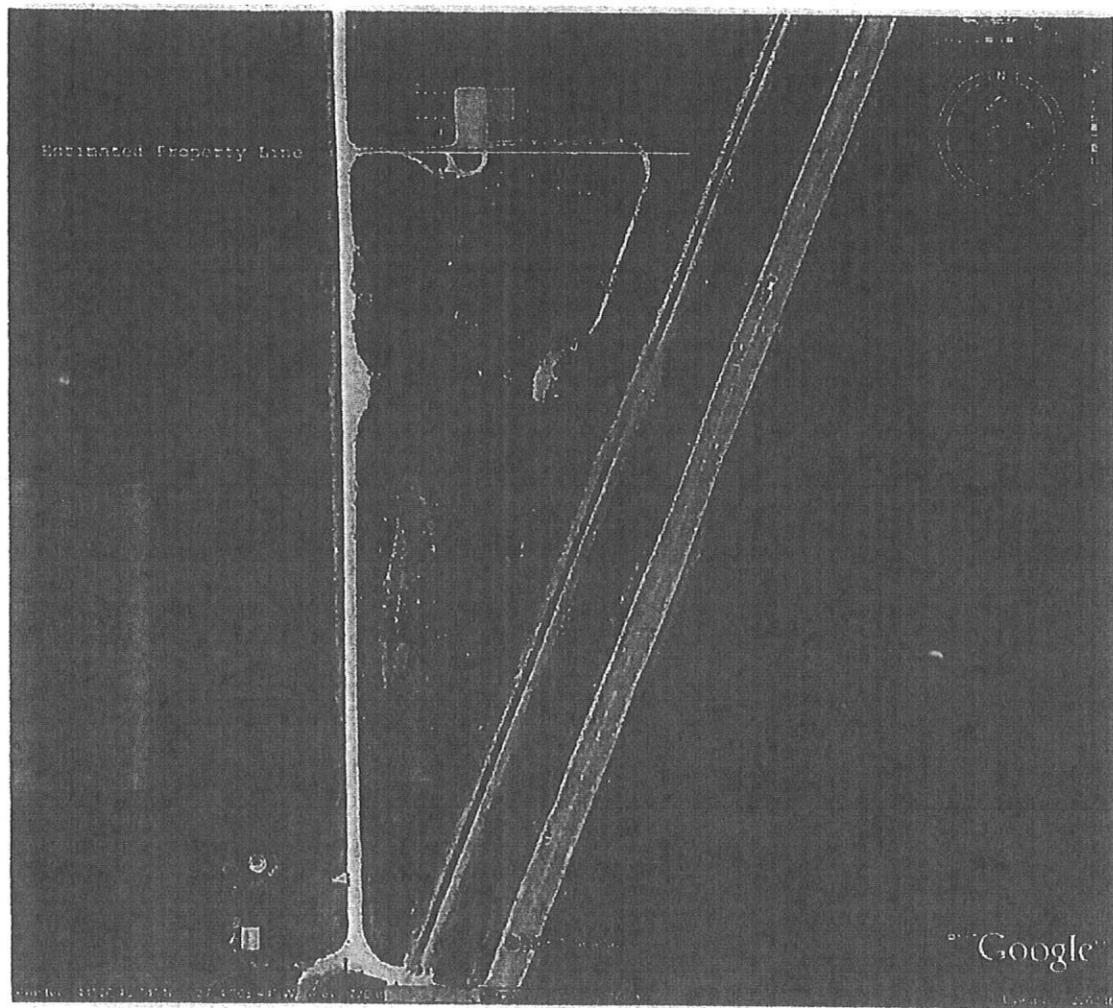


EXHIBIT C

DISCLOSURE AFFIDAVIT

State of Illinois)
County of Will)

PEOTONE SPORTSMEN CLUB'S AUTHORIZED OFFICER MUST SIGN THIS AFFIDAVIT:

I, _____, reside at _____ in the City/Village of _____, County of _____, State of Illinois, being first duly sworn and having personal knowledge of the below facts, swear to the following:

That I am over the age of eighteen and serve as the _____ of the Peotone Sportsmen Club ("LESSEE").

That the PROPERTY in question has a common street address referred to as: the north 520 feet feet of PIN 20-21-18-300-002-0000, located west of the Illinois Central Gulf Railroad and directly south of the property owned by the LESSEE in Peotone, County of Will, State of Illinois ("PREMISES").

That I understand that pursuant to 50 ILCS 105/3.1, prior to execution of the LEASE between the LESSEE and the VILLAGE, state law requires the owner, authorized trustee, corporate official or managing agent to submit a sworn affidavit to the VILLAGE disclosing the identity of every owner and beneficiary who will obtain any interest, real or personal, in the PREMISES, and every shareholder who will be entitled to receive more than 7.5% of the total distributable income of any corporation having any interest, real or personal, in the PREMISES after this transaction is consummated.

As the authorized official, I declare under oath that (choose one):

(a) The owners or beneficiaries of the trust are:

四

(b) The shareholders with more than 7.5% interest are:

10

(c) The corporation is publicly traded and there is no readily known individual having greater than a 7-1/2% interest in the corporation.

This instrument is made to induce the VILLAGE to lease the PREMISES to LESSEE in accordance with 50 ILCS 105/3.1.

Affiant

Subscribed and Sworn to before me this 10 day of January 2006

My Commission Expires: _____

Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

CLERK'S CERTIFICATE

I, **DONNA WERNER**, the duly elected, qualified and acting Village Clerk of the Village of Peotone, Will County, Illinois, do hereby certify that attached hereto is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 20-R 19

**RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE WITH
PEOTONE SPORTSMEN'S CLUB**

which was passed by the Board of Trustees of the Village of Peotone at a regular meeting held on the 22nd day of March, 2021, at which meeting a quorum was present, and approved by the President of the Village of Peotone on the 22nd day of March, 2021.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Peotone was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Peotone, and that the result of said vote was as follows, to-wit:

AYES: _____ Marevka, Sluis, Jones, Parker, Hamm, Bowden

NAYS: _____ 0

ABSENT: 0

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Peotone, this 22nd day of March, 2021.

W. Dennis Lederer
Village Clerk

[SEAL]





208 E. Main Street, Peotone, IL 60468~Phone: 708-258-3279 Fax: 708-258-3850~website: www.villageofpeotone.com

February 5, 2026

VIA CERTIFIED MAIL (to P.O. Box) and Hand Delivery (to Club President)

Peotone Chapter of the Will County Sportsmen's Club Attn: Terry Lindemann, registered agent P.O. Box 91 Peotone, IL 60468-0091	Peotone Sportsmen's Club Attn: Robert Porter 29913 S. Harlem Avenue Peotone, IL 60468
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Re: Termination of Sportsmen's Club Lease

Dear Peotone Sportsmen's Club representatives:

As you have been previously advised by the Village of Peotone in the certified letter sent on August 14, 2025, and signed for by the Sportsmen's Club on August 18, 2025, the current Lease Agreement (the "Lease") between the Village of Peotone (the "Village") and the Peotone Sportsmen's Club (the "Club") for property located at 29913 S. Harlem Avenue, Peotone, Illinois (the "Leased Premises"), dated March 22, 2021 (the "Lease"), expires on March 22, 2026 unless otherwise renewed, terminated or revoked by the Parties. A copy of the Lease is attached.

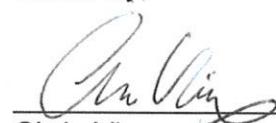
Section 19 of the Lease provides that the Lease may be renewed if the Club provides 60 days advance notice to the Village and the Village agrees to renewal. The Village has not received the required 60-day notice from the Club seeking to renew the Lease, and the Lease, along with any right to occupancy or use by the Club of the Leased Premises at 29913 S. Harlem Avenue, shall therefore terminate on March 22, 2026.

The Club is obligated to vacate the Leased Premises and remove all property to which the Club holds proper title, except that the Club may not remove any property that is permanently attached to the Premises regardless of who holds title to such property. See Section 23 of the Lease. The Club is further obligated to surrender the Leased Premises to the Village upon termination in good condition, save ordinary wear and tear. See Sections 14 and 23 of the Lease.

We are requesting again that a representative of the Club meet a Village representative at the Premises in the next few weeks in anticipation of the Lease expiration to identify anything that the Club considers to be personal property that it plans to remove upon Lease termination. Please prepare a list of personal property that can be reviewed during the site meeting, and please reach out to Administrator Nick Palmer at 708-258-3279 to arrange the on-site meeting.

Thank you in advance for your cooperation in this matter.

Sincerely,



Chris Vieaux, Mayor



Nick Palmer

Nick Palmer, Village Administrator

cc: Board of Trustees (via email)
Michael Marrs, Village Attorney (via email)



208 E. Main Street, Peotone, IL 60468~Phone: 708-258-3279 Fax: 708-258-3850~website: www.villageofpeotone.com

August 14, 2025

VIA CERTIFIED MAIL (to P.O. Box) and Hand Delivery (to Club President)

Peotone Chapter of the Will County
Sportsmen's Club
Attn: Terry Lindemann, registered agent
P.O. Box 91
Peotone, IL 60468-0091

Peotone Sportsmen's Club
Attn: Robert Porter
29913 S. Harlem Avenue
Peotone, IL 60468

Re: Anticipated Termination of Sportsmen's Club Lease upon Expiration

Dear Peotone Sportsmen's Club representatives:

As you are aware, the current Lease Agreement (the "Lease") between the Village of Peotone (the "Village") and Peotone Sportsmen's Club (the "Club") for property located at 29913 S. Harlem Avenue, Peotone, Illinois (the "Leased Premises"), dated March 22, 2021 (the "Lease"), is set to expire on March 22, 2026 unless otherwise renewed, terminated or revoked by the Parties. A copy of the Lease is attached.

While we have not received a request for renewal from the Club at this time that can be formally acted upon by the Board, and while we appreciate the longstanding relationship the Village and Club have had, the purpose of this letter is to make you aware that a recent discussion of the Lease and its renewal by a Committee of the Board of Trustees showed no support at this time for renewal of the current Lease. Assuming you make no request for renewal, or a request is made and denied, any occupancy or use of the Leased Premises at 29913 S. Harlem Avenue by the Club must end on or before March 22, 2026.

Upon termination, the Club is obligated to vacate the Leased Premises and remove all property to which the Club holds proper title, except that the Club may not remove any property that is permanently attached to the Premises regardless of who holds title to such property. See Section 23 of the Lease. The Club is further obligated to surrender the Leased Premises to the Village upon termination in good condition, save ordinary wear and tear. See Sections 14 and 23 of the Lease.

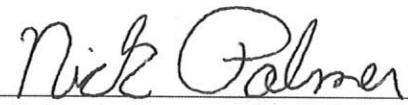
We would like to have a representative of the Club meet a Village representative at the Premises in the near future in anticipation of the Lease expiration to identify anything that the Club considers to be personal property that it plans to remove upon Lease termination. Please prepare a list of personal property that can be reviewed during the site meeting, and please reach out to Administrator Nick Palmer soon to arrange the on-site meeting.

Thank you in advance for your cooperation in this matter.

Sincerely,



Chris Vieaux, Mayor



Nick Palmer, Village Administrator

cc: Board of Trustees (via email)
Michael Marrs, Village Attorney (via email)