

**WHEATLAND TOWNSHIP  
SPECIAL TOWNSHIP MEETING  
NOTICE AND AGENDA**

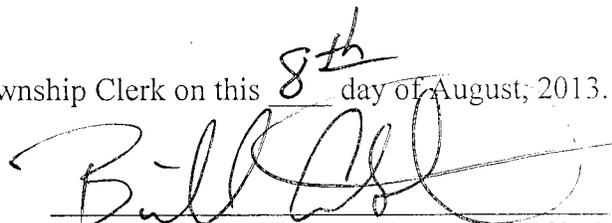
NOTICE IS HEREBY GIVEN to the electors of Wheatland Township, Will County, Illinois, that a Special Township Meeting of said Township will take place on Monday, August 26, 2013, at the hour of 7:00 p.m. in accordance with Section 35-5 of the Illinois Township Code, 60 ILCS 1/35-5. The Meeting will be held at the John F. Kennedy Middle School, 2350 S. Essington Road, Plainfield, Illinois 60585, for purposes of considering the following agenda:

1. Call to Order
2. Pledge of Allegiance
3. Determination of Quorum
4. Selection of Moderator
5. Introductory Remarks by Township Supervisor
6. Discussion and action upon the following:
  - A. Resolution #13-07-R codifying the intent of the electors to sell or lease the real property currently owned by Wheatland Township at 31W236 91st Street, Naperville, Illinois, and authorizing the Board of Trustees to prepare a contract for sale or lease of such real property and to negotiate its terms in accordance with applicable law, and to do and perform all other acts as are necessary to complete the real estate transaction.
  - B. Resolution #13-08-R codifying the intent of the electors to enter into a lease agreement with an option to purchase real estate between Wheatland Township and Wheatland Township Road District, and authorizing and directing the Township Supervisor and Township Highway Commissioner to execute the same.

*(Note: Copies of the resolutions referenced in subparagraphs A and B above are published on the Wheatland Township website at [www.wheatlandtownship.com](http://www.wheatlandtownship.com).)*

7. Public comment
8. Adjournment

Dated and posted by the Township Clerk on this 8<sup>th</sup> day of August, 2013.

  
Bill Alstrom, Wheatland Township Clerk

August 8, 2013

Bill Alstrom  
Wheatland Township Clerk  
12337 S. Route 59, Suite #117  
Plainfield, IL 60585

Dear Bill:

We, the undersigned Board of Trustees of Wheatland Township, having determined that a special meeting is necessary for the interests of the township, hereby state our desire to hold a special township meeting on Monday, August 26, 2013, at the hour of 7:00 p.m., at the John F. Kennedy Middle School, 2350 S. Essington Road, Plainfield, Illinois 60585, for the purpose of considering the following:

- Resolution #13-07-R codifying the intent of the electors to sell or lease the real property currently owned by Wheatland Township at 31W236 91st Street, Naperville, Illinois, and authorizing the Board of Trustees to prepare a contract for sale or lease of such real property and to negotiate its terms in accordance with applicable law, and to do and perform all other acts as are necessary to complete the real estate transaction.
- Resolution #13-08-R codifying the intent of the electors to enter into a lease agreement with an option to purchase real estate between Wheatland Township and Wheatland Township Road District, and authorizing and directing the Township Supervisor and Township Highway Commissioner to execute the same.

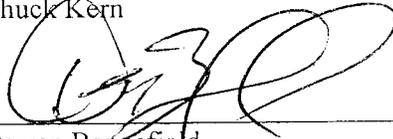
A copy of the Notice and Agenda for the subject special township meeting is attached hereto.

Respectfully submitted,

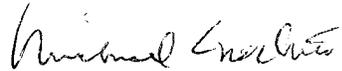
WHEATLAND TOWNSHIP BOARD OF TRUSTEES



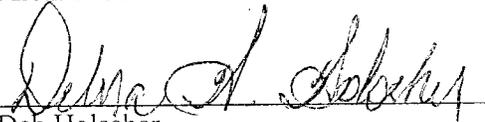
Chuck Kern



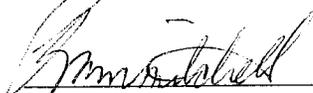
Darren Bennefeld



Michael Crockett



Deb Holscher



Raquel Mitchell

**RESOLUTION #13-07-R**  
**Wheatland Township, Will County**

**RESOLUTION OF THE ELECTORS**  
**OF WHEATLAND TOWNSHIP, WILL COUNTY, ILLINOIS,**  
**AUTHORIZING THE LEASE OR SALE OF REAL PROPERTY**  
**OWNED BY WHEATLAND TOWNSHIP KNOWN AND DESIGNATED**  
**AS 31W236 91ST STREET, NAPERVILLE, ILLINOIS**

**WHEREAS**, Section 30-50 of the Illinois Township Code, 60 ILCS 1/30-50, authorizes the sale or lease of any real property owned by a township; and

**WHEREAS**, Wheatland Township, Will County, Illinois (hereinafter the "Township") is the owner of real property known and designated as 31W236 91st Street, Naperville, Illinois; and

**WHEREAS**, the real property known and designated as 31W236 91st Street, Naperville, Illinois, consists of four (4) acres more or less in area, PIN #0701052020270000; and

**WHEREAS**, the electors of the Township have determined that the aforementioned real property is no longer needed for public use; and

**WHEREAS**, the electors of the Township seek to lease or sell real property known and designated as 31W236 91st Street, Naperville, Illinois.

**NOW, THEREFORE, BE IT RESOLVED**, that on this 26th day of August, 2013, the electors of Wheatland Township, Will County, Illinois hereby adopt Resolution #13-07-R, Authorizing the Lease or Sale of Real Property Owned by Wheatland Township Known and Designated as 31W236 91st Street, Naperville, Illinois, and as follows:

SECTION 1. The electors of Wheatland Township authorize the lease of the real property known and designated as 31W236 91st Street, Naperville, Illinois, as further set forth in Section 2, or the sale of the real property known and designated as 31W236 91st Street, Naperville, Illinois, as set forth in Section 3.

SECTION 2. The electors of Wheatland Township authorize the Board of Trustees to prepare a lease agreement and to negotiate its terms in accordance with applicable law and to do and to perform all other acts as are necessary to complete the lease of the real property known and designated as 31W236 91st Street, Naperville, Illinois, and as follows:

A. The lease agreement of the aforementioned real property shall contain a lease term of no more than ten (10) years in accordance with section 30-50 of the Illinois Township Code, 60 ILCS 1/30-50.

B. The lease agreement of the aforementioned real property shall contain a monthly rental amount of no less than Two Thousand Dollars (\$2,000).

C. The Board of Trustees and/or any appropriate Wheatland Township officials are authorized and directed to execute any and all documents on behalf of Wheatland Township in regard to the lease of the aforementioned real property.

SECTION 3. The electors of Wheatland Township authorize the sale of real property known and designated as 31W236 91st Street, Naperville, Illinois, by open public sale to the highest bidder or any other bid determined by a vote of at least three-fourths of the Wheatland Township Board of Trustees to be in the best interests of Wheatland Township, but in no event at a price less than eighty percent (80%) of the appraised value of the aforementioned real property, and as follows:

A. The electors of Wheatland Township authorize the Board of Trustees and any such other Wheatland Township officials (or employees as are needed) to obtain such appraisals as are necessary to ascertain the fair market value of the aforesaid real property.

B. The electors of Wheatland Township authorize the Board of Trustees to prepare a contract of sale and to negotiate its terms in accordance with applicable law and to do and to perform all other acts as are necessary to complete the sale of real property known and designated as 31W236 91st Street, Naperville, Illinois.

C. The Board of Trustees and/or any appropriate Wheatland Township officials are authorized and directed to execute any and all documents on behalf of the Wheatland Township in regard to the sale of the aforementioned real property.

SECTION 4. All resolutions or parts thereof in conflict with this Resolution are hereby repealed to the extent of such conflict.

SECTION 5. This Resolution shall be and remain in full force and effect from and after its adoption as provided by law.

ADOPTED AND APPROVED this 26th day of August, 2013.

VOTES:

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstain: \_\_\_\_\_

ATTEST:

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Chuck Kern  
Supervisor, Board of Trustees  
Wheatland Township  
Will County, Illinois

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Bill Alstrom  
Clerk  
Wheatland Township  
Will County, Illinois

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF WILL        )

I, BILL ALSTROM, DO HEREBY CERTIFY that I am the duly elected Clerk of Wheatland Township.

I DO FURTHER CERTIFY that the above and foregoing is a true and correct copy of a certain resolution entitled:

**RESOLUTION OF THE ELECTORS  
OF WHEATLAND TOWNSHIP, WILL COUNTY, ILLINOIS,  
AUTHORIZING THE LEASE OR SALE OF REAL PROPERTY  
OWNED BY WHEATLAND TOWNSHIP KNOWN AND DESIGNATED  
AS 31W236 91ST STREET, NAPERVILLE, ILLINOIS**

That the foregoing was passed by the Electors of Wheatland Township on this 26th day of August, 2013, at the August 26, 2013 Wheatland Township Special Township Meeting; that it was filed and recorded in the office of the Clerk of Wheatland Township of which the foregoing is a true copy and is now on file in the office of such Clerk.

GIVEN under my hand and seal of Wheatland Township this 26th day of August, 2013.

\_\_\_\_\_  
Bill Alstrom  
Clerk  
Wheatland Township  
Will County, Illinois

(SEAL)

**RESOLUTION #13-08-R**  
**Wheatland Township, Will County**

**RESOLUTION OF THE ELECTORS**  
**OF WHEATLAND TOWNSHIP, WILL COUNTY, ILLINOIS,**  
**REGARDING THE INTERGOVERNMENTAL LEASE AGREEMENT**  
**WITH OPTION TO PURCHASE REAL ESTATE BY AND BETWEEN**  
**WHEATLAND TOWNSHIP AND WHEATLAND TOWNSHIP ROAD DISTRICT**

**WHEREAS**, Wheatland Township, Will County, Illinois (hereinafter the “Township”) is an Illinois township organized and operating under the Illinois Township Code, 60 ILCS 1/1-1 *et seq.*; and

**WHEREAS**, Wheatland Township Road District, Will County, Illinois (hereinafter the “Road District”) is an Illinois road district organized and operating under the Illinois Highway Code, 605 ILCS 5/6-101 *et seq.*; and

**WHEREAS**, section 30-50 of the Illinois Township Code, 60 ILCS 1/30-50, authorizes the sale or lease of any real property owned by the Township and/or Road District; and

**WHEREAS**, the Road District owns a certain property commonly known as 4232 Tower Court, Naperville, Illinois, 60564 (hereinafter referred to as the "Road District Facility"); and

**WHEREAS**, the Board of Trustees has determined it is in the best interest of the residents of the Township that the Township utilize a portion of the Road District Facility for office and storage space (hereinafter referred to as the “Demised Premises”); and

**WHEREAS**, the Road District is willing to lease office and storage space with an option to purchase certain property within the Road District Facility to the Township upon the terms and conditions as set forth in the Intergovernmental Lease Agreement with Option to Purchase Real Estate By and Between Wheatland Township and Wheatland Township Road District, a copy of which is attached hereto and made a part hereof; and

**WHEREAS**, the Illinois Constitution and Statutes, including without limitation the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, and Article VII, Section 10 of the 1970 Illinois Constitution, encourage and permit intergovernmental cooperation between units of local government; and

**WHEREAS**, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, provides that any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform provided that such contract shall be authorized by the governing body of each party to the contract. Such contract shall set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting parties; and

**WHEREAS**, the electors have determined that it is in the best interest of the residents of the Township to lease office and storage space with an option to purchase the Demised Premises upon the terms and conditions as set forth in the Intergovernmental Lease Agreement with Option to Purchase Real Estate By and Between Wheatland Township and Wheatland Township Road District.

**NOW, THEREFORE, BE IT RESOLVED**, that on this 26th day of August, 2013, the electors of Wheatland Township, Will County, Illinois hereby adopt Resolution #13-08-R, Authorizing the Intergovernmental Lease Agreement with Option to Purchase Real Estate By and Between Wheatland Township and Wheatland Township Road District, and as follows:

SECTION 1. It is the desire of the electors of Wheatland Township that the Board of Trustees enter into the Intergovernmental Lease Agreement with Option to Purchase Real Estate By and Between Wheatland Township and Wheatland Township Road District.

SECTION 2. The Township Supervisor is authorized and directed to execute any and all documents on behalf of Wheatland Township in regard to the Intergovernmental Lease Agreement with Option to Purchase Real Estate By and Between Wheatland Township and Wheatland Township Road District.

SECTION 3. The Township Highway Commissioner is authorized and directed to execute any and all documents on behalf of Wheatland Township Road District in regard to the Intergovernmental Lease Agreement with Option to Purchase Real Estate By and Between Wheatland Township and Wheatland Township Road District.

SECTION 4. It is the desire of the electors of Wheatland Township that the Board of Trustees exercises its option to purchase the Demised Premises as soon as reasonably possible pursuant to the terms of the Intergovernmental Lease Agreement with Option to Purchase Real Estate By and Between Wheatland Township and Wheatland Township Road District.

SECTION 5. The electors of Wheatland Township authorize the Board of Trustees to prepare a contract of sale and to negotiate its terms in accordance with applicable law and to do and to perform all other acts as are necessary to complete the purchase of the Demised Premises pursuant to Paragraph 12 of the Intergovernmental Lease Agreement with Option to Purchase Real Estate By and Between Wheatland Township and Wheatland Township Road District.

SECTION 6. The Board of Trustees and/or any appropriate Wheatland Township officials are authorized and directed to execute any and all documents on behalf of Wheatland Township in regard to the purchase of the Demised Premises.

SECTION 7. All resolutions or parts thereof in conflict with this Resolution are hereby repealed to the extent of such conflict.

SECTION 8. This Resolution shall be and remain in full force and effect from and after its adoption as provided by law.

ADOPTED AND APPROVED this 26th day of August, 2013.

VOTES:

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstain: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Chuck Kern  
Supervisor, Board of Trustees  
Wheatland Township  
Will County, Illinois

\_\_\_\_\_  
Bill Alstrom  
Clerk  
Wheatland Township  
Will County, Illinois

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF WILL         )

I, BILL ALSTROM, DO HEREBY CERTIFY that I am the duly elected Clerk of Wheatland Township.

I DO FURTHER CERTIFY that the above and foregoing is a true and correct copy of a certain resolution entitled:

**RESOLUTION OF THE ELECTORS  
OF WHEATLAND TOWNSHIP, WILL COUNTY, ILLINOIS,  
REGARDING THE INTERGOVERNMENTAL LEASE AGREEMENT  
WITH OPTION TO PURCHASE REAL ESTATE BY AND BETWEEN  
WHEATLAND TOWNSHIP AND WHEATLAND TOWNSHIP ROAD DISTRICT**

That the foregoing was passed by the Electors of Wheatland Township on this 26th day of August, 2013, at the August 26, 2013 Wheatland Township Special Township Meeting; that it was filed and recorded in the office of the Clerk of Wheatland Township of which the foregoing is a true copy and is now on file in the office of such Clerk.

GIVEN under my hand and seal of Wheatland Township this 26th day of August, 2013.

\_\_\_\_\_  
Bill Alstrom  
Clerk  
Wheatland Township  
Will County, Illinois

(SEAL)