

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

  X   Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE: April 11, 2025 (B of T) Date: April 17, 2025

TITLE: Cruise Nights – License Agreements for Use of Parking Lots at  
118 and 211 W. St. Charles Road

SUBMITTED BY: Nicole Aranas, Deputy Village Manager

BACKGROUND/POLICY IMPLICATIONS:

Cruise Nights will commence on June 14, 2025, through and including August 23, 2025, excluding July 5, 2025.

Attached please find a resolution authorizing signatures of the Village President and Village Clerk on two License Agreements authorizing the Village of Lombard to use the parking lots at 118 and 211 W. St. Charles Road for Cruise Nights and Summer Concert Series.

Please place this item on the April 17, 2025, Board of Trustees consent agenda.

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X _____	Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



# 250158  
DISTRICT 1

**MEMORANDUM**

**TO:** Scott Niehaus  
Village Manager

**FROM:** Nicole Aranas  
Deputy Village Manager

**DATE:** April 11, 2025

**SUBJECT:** Cruise Nights – License Agreements for Use of Parking Lots at  
118 and 211 West St. Charles Road

Lombard Cruise Nights are scheduled to be held on Saturday evenings between June 14, 2025, and August 23, 2025, (excluding July 5), from the hours of 5:30 p.m. to 10:30 p.m. in downtown Lombard.

The Village has licensing agreements with two properties, 118 West St. Charles Road (PREA118 LLC) and 211 West St. Charles Road (Fifth Third Bank) for the purpose of using their parking facilities. The attached Resolution authorizes the signatures of the Village President and Village Clerk on these License Agreements.

**RESOLUTION**  
**R -25**

**A RESOLUTION AUTHORIZING SIGNATURE OF PRESIDENT AND CLERK  
ON TWO LICENSE AGREEMENTS  
AUTHORIZING THE VILLAGE OF LOMBARD  
TO USE THEIR PARKING LOTS FOR CRUISE NIGHTS**

**WHEREAS**, the Village of Lombard intends to host and operate "Cruise Nights" on Saturday nights between June 14, 2025, and August 23, 2025, (excluding July 5), from 5:30 p.m. to 10:30 p.m; and,

**WHEREAS**, the events of a Cruise Night require provision of parking facilities for certain participating vehicles in the Village's downtown; and

**WHEREAS**, the Licensor has authority to, and is willing to, allow certain vehicles as may be designated by the Village to park on the Subject Property during said "Cruise Nights".

**NOW, THEREFORE, Be It Resolved** by the President and Board of Trustees of the Village of Lombard, Du Page County, Illinois, as follows:

**SECTION 1:** That the Village President be and hereby is authorized to sign on behalf of the Village of Lombard said Agreements as attached hereto.

**SECTION 2:** That the Village Clerk be and hereby is authorized to attest said agreements as attached hereto.

**SECTION 3:** That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Adopted this \_\_\_\_ day of \_\_\_\_, 2025.

Ayes:

Nays:

Absent:

Approved this \_\_\_\_ day of \_\_\_\_, 2025.

\_\_\_\_\_  
**Keith T. Giagnorio**  
**Village President**

ATTEST:

\_\_\_\_\_  
**Elizabeth Brezinski**  
**Village Clerk**

## **LICENSE AGREEMENT**

**THIS LICENSE AGREEMENT** is made between the **VILLAGE OF LOMBARD**, a municipal corporation, (the "Village") and PREA118 LLC (the "Licensor") (cumulatively referred as the "Parties") on \_\_\_\_\_, 2025;

**WHEREAS**, the Village intends to host and operate "Cruise Nights" on Saturday nights commencing June 14, 2025, through and including August 23, 2025, (excluding July 5), from 5:30 p.m. to 10:30 p.m.; and

**WHEREAS**, the events of a Cruise Night require provision of parking facilities for certain participating vehicles in the Village's downtown; and

**WHEREAS**, the Licensor holds title to, or is the possessor of, parking facilities on property located in the Village's downtown legally described as:

Lot 3 of Subdivision of Original Town of Lombard

and commonly known as 118 W. St. Charles Road (the "Subject Property"); and

**WHEREAS**, the Licensor has authority to, and is willing to, allow certain vehicles as may be designated by the Village to park on the Subject Property during said "Cruise Nights."

**NOW, THEREFORE**, in consideration of the promises and covenants contained herein the Parties agree as follows:

**Section 1:** The Licensor agrees to allow access to vehicles and pedestrians on, over and across the Subject Property for the purpose of parking vehicles as may be designated by the Village, or its authorized agent, without trespass, between the hours of 5:30 p.m. and 10:30 p.m. on the following dates:

June: 14, 21, 28  
July: 12, 19, 26  
August: 2, 9, 16, 23

and, further, allows access to the Subject Property for a reasonable period of time subsequent to 10:30 p.m. on each date so that the Village's agents or employees will have time to remove any accumulated refuse or debris generated by the aforesaid use of the Subject Property.

**Section 2:** The Village agrees to return the Subject Property to the Licensor at the close of each of the time periods specified in Section 1 herein in the same or better condition than that in which it was found at the commencement of each of the aforementioned time periods.

**Section 3:** The Village shall indemnify, hold harmless and defend the Licensor, its agents, and employees against any and all liability, losses, damages, actions, claims, demands, lawsuits, judgments, settlements and proceedings of any kind and any costs or expenses, including, but not limited to, reasonable attorney's fees caused by the negligent acts or omissions of the Village, its officers, agents or employees arising out of, connected with, or in any way associated with this License Agreement.

**Section 4:** This License Agreement shall be in effect only for those specific time periods specified in Section 1 herein and may be terminated by either Party on thirty (30) day's prior written notice.

**Section 5:** Notice as required by this Agreement shall be provided by personal delivery or certified mail, return receipt requested, as follows:

For Licensor:	Ryan Gallante PREA118 LLC 118 W. St. Charles Road Lombard, IL 60148
For the Village:	Scott Niehaus Village Manager Village of Lombard 255 East Wilson Lombard, Illinois 60148

**Section 6:** This License Agreement is the entire agreement between the Parties and shall not be modified except with the written and signed approval of both Parties.

**Section 7:** No Party may assign the rights, duties or obligations of this License Agreement without the prior written consent of the other Party.

**IN WITNESS WHEREOF,** the Parties have executed this License Agreement on the day and date herein above set forth.

VILLAGE OF LOMBARD:

By: \_\_\_\_\_  
Keith T. Giagnorio  
Village President

ATTEST:

By: \_\_\_\_\_  
Elizabeth Brezinski  
Village Clerk

LICENSOR:

By:  \_\_\_\_\_  
Ryan Gallapre  
PREA118 LLC

## **LICENSE AGREEMENT**

**THIS LICENSE AGREEMENT** is made between the **VILLAGE OF LOMBARD**, a municipal corporation, (the "Village") and Fifth Third Bank (the "Licensor") (cumulatively referred as the "Parties") on \_\_\_\_\_, 2025;

**WHEREAS**, the Village intends to host and operate "Cruise Nights" on Saturday nights commencing June 14, 2025, through and including August 23, 2025, (excluding July 5), from 5:30 p.m. to 10:30 p.m.; and

**WHEREAS**, the events of a Cruise Night require provision of parking facilities for certain participating vehicles in the Village's downtown; and

**WHEREAS**, the Licensor holds title to, or is the possessor of, parking facilities on property located in the Village's downtown legally described as:

Lot 1, 2, 3 of Subdivision of outlot 10 of Original Town of Lombard

and commonly known as 211 W. St. Charles Road (the "Subject Property"); and

**WHEREAS**, the Licensor has authority to, and is willing to, allow certain vehicles as may be designated by the Village to park on the Subject Property during said "Cruise Nights", and to park the entertainment stage during the event as well, should be need arise.

**NOW, THEREFORE**, in consideration of the promises and covenants contained herein the Parties agree as follows:

**Section 1:** The Licensor agrees to allow access to vehicles and pedestrians on, over and across the Subject Property for the purpose of parking vehicles, and allow the placement of the stage and entertainment during the event, as may be designated by the Village, or its authorized agent, without trespass, between the hours of 5:30 p.m. and 10:30 p.m. on the following dates:

June: 14, 21, 28

July: 12, 19, 26

August: 2, 9, 16, 23

and, further, allows access to the Subject Property for a reasonable period of time subsequent to 10:30 p.m. on each date so that the Village's agents or employees will have time to remove any accumulated refuse or debris generated by the aforesaid use of the Subject Property.

**Section 2:** The Village agrees to return the Subject Property to the Licensor at the close of each of the time periods specified in Section 1 herein in the same or better condition than that in which it was found at the commencement of each of the aforementioned time periods. Such obligation shall include a review and clean up of the bank parking lot by Village staff within 24-hours of the conclusion of the event each week. The Village further agrees to maintain a clear drive aisle and continuous vehicular access to the existing ATM on the Subject Property for the duration of the event and place signage on the grounds during the course of the event to protect landscaped portions of the Subject Property from seating and damage.

**Section 3:** The Village shall indemnify, hold harmless and defend the Licensor, its agents, and employees against any and all liability, losses, damages, actions, claims, demands, lawsuits, judgments, settlements and proceedings of any kind and any costs or expenses, including, but not limited to, reasonable attorney's fees caused by the negligent acts or omissions of the Village, its officers, agents or employees arising out of, connected with, or in any way associated with this License Agreement.

**Section 4:** This License Agreement shall be in effect only for those specific time periods specified in Section 1 herein and may be terminated by either Party on thirty (30) day's prior written notice.

**Section 5:** Notice as required by this Agreement shall be provided by personal delivery or certified mail, return receipt requested, as follows:



For Licenser: Randall L. Morrissey  
Fifth Third Bank  
4685 Winfield Rd, G24310  
Warrenville, IL 60555

For the Village: Scott Niehaus  
Village Manager  
Village of Lombard  
255 East Wilson  
Lombard, Illinois 60148

**Section 6:** This License Agreement is the entire agreement between the Parties and shall not be modified except with the written and signed approval of both Parties.

**Section 7:** No Party may assign the rights, duties or obligations of this License Agreement without the prior written consent of the other Party.

**IN WITNESS WHEREOF,** the Parties have executed this License Agreement on the day and date herein above set forth.

VILLAGE OF LOMBARD:

By: \_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

By: \_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

LICENSOR: \_\_\_\_\_  
By: \_\_\_\_\_  
Randy Morrissey  
Fifth Third Bank