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COVENANT

between

ILLINOIS HISTORIC PRESERVATION AGENCY

and

Village of Wilmette

- . DEPT-01 RECORDING \$31.50
- . T#2222 TRAN 6115 02/10/93 14:04:00
- . #5622 * -93-109881
- . COOK COUNTY RECORDER

THIS AGREEMENT, made and entered into this 10th day of February 1993 by and between the Illinois Historic Preservation Agency, hereinafter called the Agency; and the Village of Wilmette, hereinafter called the Village;

WHEREAS, the Illinois Historic Preservation Agency has transferred, awarded and paid to the Village, a "Historic Preservation Fund" Grant in the amount of Ten Thousand Seven Hundred Dollars (\$10,700.00) which sum was granted to the Agency by the United States Department of the Interior, National Park Service for the preservation of the Gross Point Village Hall located at 609 Ridge Rd., Wilmette, Illinois.

WHEREAS, this grant is used exclusively for the purpose and scope of work relating to the historic preservation of the **Gross Point Village Hall**, located at 609 Ridge Rd., Wilmette, Illinois, as specified in the application from the Village to the Illinois Historic Preservation Agency, as amended from time to time by the Agency and Village;

WHEREAS, the historic preservation work accomplished under this grant is in accordance with the "Secretary of the Interior's Standards for Historic Preservation Projects" as evidenced in plans, specifications, detailed descriptions or other materials submitted to the Agency and in accordance with recommendations and standards set forth;

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WHEREAS, a Covenant is required on a property receiving grant assistance whenever the owner and/or the project sponsor has accrued certain tangible benefits;

WHEREAS, the Village and its successors in interest, agrees to comply with Title VI of the Civil Rights Act of 1964 [42 USC 2000 (d)] and Section 504 of the Rehabilitation Act of 1973 [29 USC Section 794]. These laws prohibit discrimination on the basis of race, religion, national origin, or handicap. In implementing open, public access, reasonable accommodation to qualified handicapped persons shall be made in consultation with Illinois Historic Preservation Agency.

WHEREAS, if the Gross Point Village Hall located at 609 Ridge Rd., Wilmette, Illinois, is made available through a rental arrangement to organizations other than the Village for various general public functions, the Village shall secure signed assurances from the renter stating that the renter shall not discriminate against individuals on the basis of race, creed, color, sex, age, handicap, or national origin while using the facility.

WHEREAS, the award to the Gross Point Village Hall does not preclude the Village or subsequent owners of the Gross Point Village Hall located at 609 Ridge RD., Wilmette, Illinois, from applying for, and being considered without prejudice for state and federal funds as may be necessary to preserve fully the Gross Point Village Hall, located at 609 Ridge Rd., Wilmette, Illinois, provided that subsequent project undertakings shall in no way duplicate work accomplished under this award;

NOW THEREFORE, in consideration of the mutual advantages resulting from the respective obligations assumed under this AGREEMENT:

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The Village Agree(s):

- 1. To maintain financial and administrative records pertaining to this grant award for at least three (3) years following the completion of all project work conducted under this grant, or until all claims and audit findings involving the project have been resolved;**
- 2. To comply with the requirements of the Illinois Historic Preservation Agency and assume the cost of continued maintenance and repair of the property so as to preserve the architectural, historical, or archaeological integrity of the property for the specified period of time in order to protect and enhance those qualities that made the property eligible for listing on the National Register of Historic Places.**
- 3. The Villages agrees that when the Property is not clearly visible from a public right-of-way or includes interior work assisted with grant funds, the Property will be open to the public no less than 12 days a year on an equitably spaced basis and at other times by appointment. Nothing in this agreement will prohibit the Village and owners from charging a reasonable nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area. The Village further agrees that when the Property is not open to the public on a continuing basis, and when the improvements assisted with Illinois Heritage grant funds are not visible from the public way, notification will be published in newspapers of general circulation in the community area in which the Property is located giving dates and times when the Property will be open to the public. Documentation of such notice**

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will be furnished annually to the State Historic Preservation Officer during the term of the agreement.

The Agency Agrees:

1. To report to the National Park Service when any part of this agreement and its Covenants as it relates to the federal administration of the Grant, are not satisfied so that appropriate legal action may be taken.
2. To make periodic inspections of the site and facilities;
3. To recommend normal and routine preventive care of those areas and facilities of the Gross Point Village Hall, located at 609 Ridge Rd. Wilmette, Illinois, affected by this historic preservation grant; and the Illinois Historic Preservation Agency may proceed to enforce this provision through appropriate legal action.

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THIS AGREEMENT SHALL BE IN FORCE from January 1, 1993, until December 31, 1997 and shall be recorded in the Office of the Recorder of Deeds of Cook County, Illinois, against the land whose legal description is as follows:

LOTS 5 AND 6 IN BLOCK 7 IN SEGER'S SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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ACCORDINGLY, the parties have executed this agreement on the day and year first written above.

ILLINOIS HISTORIC PRESERVATION AGENCY

Witness:

William L. Wheeler
William L. Wheeler
State Historic Preservation Officer

Witness:

Nicki Vanhook , Village Manager
for the Village of Wilmette

Witness:

[Signature] , President Historical Society
for the Wilmette Historical Society

Beverly A. Behrens
Notary Public
Feb. 5, 1993

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"OFFICIAL SEAL"  
Beverly A. Behrens  
Notary Public, State of Illinois  
My Commission Expires 9/12/96  
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COUNTY RECORDER'S SEAL

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Prepared by:
Illinois Historic Preservation Agency
Grants Management Section
Old State Capitol
Springfield, IL 62701

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[Signature]