

*VILLAGE OF*  
**STEGER**  
**BOARD OF TRUSTEES**  
**REGULAR MEETING AGENDA**

**MARCH 7, 2016**

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS, AND SPECIAL RECOGNITIONS

Doing Your Best for Steger Pride Award

**RESOLUTION NO. 1092**

**A RESOLUTION HONORING JOSHUA  
MAGHIRANG OF BOY SCOUT TROOP #100 ON  
HIS EAGLE SCOUT AWARD**

- D. MINUTES OF PREVIOUS MEETING
- E. AUDIENCE PARTICIPATION
- F. REPORTS
  - 1. Administrator
  - 2. Department Heads
    - a. Public Infrastructure/Code Enforcement Director
    - b. Fire Chief
    - c. Police Chief
    - d. EMA Chief
    - e. Community Center Director
    - f. HR Director
    - g. Housing Director
  - 3. Attorney
  - 4. Treasurer
  - 5. Trustee/Liaison
  - 6. Clerk
  - 7. Mayor's Report
- G. PAYING OF THE BILLS
- H. CORRESPONDENCE
  - Multi-Jurisdictional Tabletop Exercise from Will County Emergency Management

**MONDAY, MARCH 7, 2016 BOARD OF TRUSTEE REGULAR MEETING AGENDA**

I. OLD BUSINESS:

A letter from Steger Area Chamber of Commerce to use Veterans Park July 19-25, 2016 for Steger Fest 2016 and for a temporary special use liquor license for the event. (tabled 2/1/16 and 2/16/16)

J. NEW BUSINESS:

ORDINANCE NO. 1117

AN ORDINANCE ABATING THE TAX HERETOFORE LEVIED FOR THE YEAR 2015 TO PAY DEBT SERVICE ON \$1,390,000 GENERAL OBLIGATION BONDS, SERIES 2003 (ALTERNATIVE REVENUE SOURCE), OF THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS

ORDINANCE NO. 1118

AN ORDINANCE MAKING THE APPROPRIATION FOR THE CORPORATE PURPOSE OF THE VILLAGE OF STEGER, COUNTIES OF COOK AND WILL, ILLINOIS FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY, 2016 AND ENDING ON THE THIRTY FIRST DAY OF DECEMBER, 2016.

ORDINANCE NO. 1119

AN ORDINANCE OF THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS, APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE CHICAGO ROAD REDEVELOPMENT PROJECT AREA

ORDINANCE NO. 1120

AN ORDINANCE OF THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS, DESIGNATING THE CHICAGO ROAD REDEVELOPMENT PROJECT AREA OF SAID VILLAGE A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

ORDINANCE NO. 1121

AN ORDINANCE OF THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE CHICAGO ROAD REDEVELOPMENT PROJECT AREA

Lisa Smith of the Steger Area Chamber of Commerce requests use of the Kmart parking lot for the Carson Barnes Circus Monday and Tuesday July 4<sup>th</sup> & 5<sup>th</sup>

ComEd Streetlight LED conversion Agreement

Ratification of the Joe Nichols contract

Update on new Village Hall

A request from the Salvation Army to hold Donut Days Friday and Saturday June 3<sup>rd</sup> and 4<sup>th</sup> at intersections in the Village and to conduct the Red Kettle Campaign November 4<sup>th</sup> through December 24<sup>th</sup> 2016 Monday through Saturday at private establishments within the Village.

K. ADJOURN TO CLOSED SESSION

1. Property Acquisition.

5 ILCS 120/2 (c) (5) The Purchase or Lease of Real Property for the use of the Public Body, pursuant to Section 2(c)(5) of the Open Meetings Act.

2. Personnel

5 ILCS 120/2 (c) (2) Collective bargaining matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees, pursuant to Section 2(c)(2) of the Open Meetings Act

5 ILCS 120/2 (c) (1) Appointment, employment, compensation, discipline, performance or dismissal of specific employees, pursuant to Section 2(c)(1) of the Open Meetings Act

L. RECONVENE FOR ACTION ON ITEMS DISCUSSED IN CLOSED SESSION

1. Land Acquisition

**ORDINANCE NO. 1122**

**AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE PURCHASE OF CERTAIN REAL PROPERTY FOR THE VILLAGE OF STEGER, ILLINOIS.**

2. Mayoral Appointments

M. ADJOURNMENT

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF TRUSTEES OF THE  
VILLAGE OF STEGER, WILL & COOK  
COUNTIES, ILLINOIS

The Board of Trustees convened in regular session at 7:00 P.M. on this 16<sup>th</sup> day of February, 2016 in the Municipal Building of the Village of Steger with the Village Clerk Carmen S. Recupito, Jr. attending and Mayor Peterson presiding.

Village Clerk Carmen S. Recupito, Jr. called the roll. The following Trustees were present; Joyce, Sarek, Lopez, Skrezyna and Buxton. Trustee Perchinski was absent. Also present were Deputy Fire Chief James Baine, Police Chief Ken Boehm, Community Center Director Diane Rossi, Director of Public Infrastructure Dave Toepper, EMA Chief Tom Johnston, Human Resources Director Mary Jo Seehausen, Housing and Village Administrator Mike Tilton.

**AWARDS, HONORS, SPECIAL RECOGNITIONS AND PRESENTATIONS**

The Village Clerk swore Jim Hanus in as Fire and Police Commissioner. The Board congratulated and welcomed Mr. Hanus.

Mayor Peterson called for a motion to move Resolution No. 1090 from New Business to Awards, Honors and Special Recognitions and Presentation. Trustee Joyce made the motion, seconded by Trustee Lopez. Voice vote was called; all ayes. Motion carried. The Clerk read RESOLUTION NO. 1090, A RESOLUTION HONORING MIKE RILEY FOR HIS YEARS OF SERVICE TO THE FIRE AND POLICE BOARD. Trustee Sarek made a motion to accept Resolution No. 1090. Trustee Joyce seconded the motion. Voice vote was called; all ayes. Motion carried. The Board congratulated Mike Riley. Mayor Peterson explained that the Fire and Police Board oversees hiring of the Police Department as well as disciplinary measures. The Board is a critical function that takes a lot of work and time.

**MINUTES**

Trustee Lopez made a motion to approve the minutes of the February 1<sup>st</sup> Board Meeting, as all members have copies. Trustee Sarek seconded the motion. Voice vote was called; all ayes. Motion carried. Trustee Lopez asked that the January 4<sup>th</sup> Board Meeting Minutes, regarding discussion on Steger Days of Music, include the proposed budget distributed to the Board by the Village President. Mayor Peterson agreed to have the proposed budget included.

**AUDIENCE PARTICIPATION**

Layne Platopoulos, 3210 Sandy Ridge Drive thanked Police Chief Boehm, Deputy Chief Rossi, Police Detective Pete Fajman as well as the entire Police Department for recovering her stolen jewelry. Mrs. Platopoulos also suggested the Police Department consider "Leads-on-Line" to assist in the recovery of stolen property. Mayor Peterson suggested the Board work with Chief Boehm regarding Leads-on-Line. Mrs. Platopoulos was very grateful for the Police Department's assistance in recovering her property.

Steve Thurmond shared information on “Dreams and Wishes” presented by Bloom Trail Theatre. Dreams and Wishes will run March 17-19<sup>th</sup>. The Theatre program is self-funded. Mr. Thurmond will make flyers available.

## **REPORTS**

**Village Administrator Mike Tilton** reported that a final email will be sent out to all department heads requesting submission of additional budget items. If no additions to the budget, the Board will receive a final copy by week’s end and be ready for first meeting in March.

Mr. Tilton also reported Amici’s Restaurant is staying open. Amici’s will be more of a “chicken wings and hamburger type of place” and will include lunch.

**Director of Public Infrastructure Dave Toepper** had no report.

**Deputy Fire Chief James Baine** had no report.

**Police Chief Ken Boehm** had no report.

**EMA Chief Tom Johnston** had no report.

**Community Center Director Diane Rossi** reported the painting at the Community Center is now complete. Mrs. Rossi also reported on placement of the Steger piano and that she is working with Beverly Schroeder of the Historical Society to add Steger piano memorabilia to the display. Mr. Tilton explained that a thank you note and other Steger memorabilia will be sent to the piano donor.

**HR Director Mary Jo Seehausen** had no report.

**Housing and Community Development Director Alice Peterson** was absent

**Village Attorney Kurt Asprooth** was absent.

## **TRUSTEES’ REPORTS**

**Trustee Buxton** Treasurer’s Report is attached.

Trustee Buxton reported that the Miller Woods neighbors attempting to de annex from the Metropolitan Water Reclamation District will schedule a Town Hall Meeting. Trustee Buxton has requested a 90 day continuance with Cook County regarding de-annexation. A letter, robo-dial and the Village newsletter will be used to contact Miller Woods neighbors regarding the de-annexation and the Town Hall Meeting. Trustee Buxton anticipates including contributions from neighbors at the Town Hall Meeting. Engaging an attorney to represent the group is a priority. Each resident’s contribution is anticipated to be 20% of the property tax bill. It is requested that residents bring the second installment tax bill to the meeting. Savings to residents’ tax bills after de-annexation would be immediate.

Mayor Peterson entertained a motion to attach the proposed Steger Days of Music Budget to the Minutes of January 4, 2016. Trustee Lopez made the motion, Trustee Skrezyna seconded. Voice vote; all ayes. Motion carried.

**Trustee Skrezyna** had no report.

**Trustee Lopez** had no report

**Trustee Sarek** had no report

**Trustee Joyce** had no report.

**CLERK'S REPORT** had no report.

**PRESIDENT PETERSON** announced Joe Nichols will perform on Saturday of Steger Days of Music. Nichols performed at Country Thunder and was very popular.

Mayor Peterson presented Executive Order #2016-01 and asked the Clerk to put it on file. In 2012, Mayor Sherman signed Executive Order #12-02 relating to liquor licenses with live entertainment. Certain requirements include; contacting the Police Department, seven days' notice, security cameras and security personnel were part of the previous order. Mayor Peterson will revisit, if necessary. Executive Order #2016-01 rescinds #1, #2 and #4 of Executive Order #12-02.

### **BILLS**

Trustee Skrezyna made a motion to pay the bills as listed. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

### **CORRESPONDENCE**

None

### **OLD BUSINESS:**

Trustee Lopez made a motion to table discussion of the letter from Steger Area Chamber of Commerce to use Veterans Park July 19-25, 2016 for Steger Fest 2016 and for a temporary special use liquor license for the event. Trustee Sarek seconded the motion. Voice vote was called; all ayes. Motion carried.

### **NEW BUSINESS:**

Trustee Lopez made a motion to approve the Letter of Understanding with the Illinois Department of Transportation. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Skrezyna made a motion to accept the Contract low bid from K-Plus. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Skrezyna made a motion to approve the Service Contract Agreement by and between MIYO and the Village of Steger regarding Steger Days of Music 2016. Trustee Buxton seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Skrezyna and Buxton. Trustees Sarek and Lopez voted no. Mayor Peterson voted aye. Motion carried.

Trustee Lopez made a motion to approve the Mutual Aid Box Alarm System First Addendum to MABAS contract agreement. Trustee Sarek seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Buxton made a motion to approve the Temporary Business License Application of Rack and Pack Inc. at 33 E. 35th Place, pending inspections. Trustee Joyce seconded the motion. Rack and Pack has been located at 3620 Union since 2008. Roll was called. The following Trustees voted aye; Joyce, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Joyce made a motion to approve the Temporary Business License Application of Tire Connections Unlimited and Auto Care, Inc. at 3620 Union Avenue, pending inspections. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Mayor Peterson announced a TIF Hearing on February 22<sup>nd</sup> at 6pm at the Community Center.

There being no further business to discuss, Trustee Perchinski made a motion to adjourn. Trustee Lopez seconded the motion. Voice vote; all ayes. Motion carried.

**MEETING ADJOURNED AT 7:25 pm**

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Kenneth A. Peterson, Jr., Village President

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Carmen S. Recupito, Jr., Village Clerk

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
EXCEL ELECTRIC INC	119318	01-00-31400		STREET LIGHTS MAI	377.28
EXCEL ELECTRIC INC	119319	01-00-31400		STREET LIGHTS	1635.99
GUARANTEED TECHNICAL SERV & CONSULT INC	2013159	01-00-32901		IT SUPPORT	585.00
COM ED	84103 0216	01-00-33102		MONTHLY SERVICE	746.46
COM ED	99093 0216	01-00-33102		MONTHLY SERVICE	4166.07
COMED	73007 0216	01-00-33102		MONTHLY SERVICE	348.17
HERITAGE F/S, INC.	68064	01-00-33300		GASOLINE	99.66
PIONEER OFFICE FORMS INC.	91736	01-00-33400		ENVELOPES	229.88
ALPINE VALLEY WATER, INC.	75999	01-00-33500		DRINKING WATER	24.00
CDW GOVERNMENT INC	CCM2710	01-00-33500		CREDIT INV#BQS460	51.82-
LOCIS	37276	01-00-33500		OFFICE SUPPLIES	125.00
NEOPOST, INC.	14799758	01-00-33500		INK CART	162.00
WALTON OFFICE SUPPLY	284155-0	01-00-33500		TONER	245.25
WALTON OFFICE SUPPLY	293900-0	01-00-33500		WIRELESS MOUSE	34.99
WALTON OFFICE SUPPLY	294130-0	01-00-33500		OFFICE SUPPLIES	68.20
ABSOLUTE BEST CLEANING SERVICES, INC.	12518	01-00-33502		FEBRUARY 2016 SVC	657.14
MAIL FINANCE (NEOPOST USA)	N5784890	01-00-33600		POSTAGE METER LEA	607.47
PETTY CASH	30116	01-00-33600		POSTAGE	22.95
VERIZON WIRELESS	9759933148	01-00-33700		MONTHLY CELL SVC	544.34
PROSHRED SECURITY	100069526	01-00-33900		SHRED SERVICE	45.00
T & T BUSINESS SYSTEMS, INC.	84847	01-00-33901		COPIER LEASE	141.00
DEL GALDO LAW GROUP LLC	17392	01-00-34100		LEGAL SERVICES	6227.48
DEL GALDO LAW GROUP LLC	17398	01-00-34100		LEGAL SERVICES	1413.75
GIANOPOLUS, DENNIS G. P.C.	16432	01-00-34100		LEGAL SERVICES	5604.24
KIIRA WOLF BUSINESS SOLUTIONS	00015	01-00-34150		SPRING 2016 NEWSL	2000.00
WILL COUNTY GOVERNMENTAL LEAGUE	2016-1105	01-00-38800		LUNCHEON/RECEPTIO	100.00
ILLINOIS COUNCIL OF SHOPPING CENTERS	021916	01-00-38901		MAYOR DUES 2016	50.00
SOUTH SUBURBAN MAYORS & MANAGERS ASSOC	2016-3114	01-00-38901		GIS CONSORTIUM MM	7655.00
AMERICAN SOCIETY OF COMPOSERS, AUTHORS, SDOM 2016		01-00-39701		LICENSE FEE	336.21



PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
DEL GALDO LAW GROUP LLC 17392		01-00-39701		LEGAL SERVICES	656.25
HAPPY DAY SHIRT AND EVENT COMPANY 234		01-00-39701		STEGER DAYS OF MU	2800.00
TOTAL FOR FUND 01		DEPT. 00			37656.96
ANDREWS PRINTING 55493		01-01-33400		REOCCUPANCY REPOR	119.50
INTERNATIONAL CODE COUNCIL, INC. 1000663648		01-01-38400		IRC COMPANION	224.75
TOTAL FOR FUND 01		DEPT. 01			344.25
VERIZON WIRELESS 9759933148		01-02-38900		MONTHLY CELL SVC	18.08
TOTAL FOR FUND 01		DEPT. 02			18.08
DRISCOLL, BRIAN 2016-03		01-06-34550		HEARING OFFICER	200.00
MUNICIPAL COLLECTION SERVICES 007625		01-06-34901		A O TICKETS COMMI	27.00
MUNICIPAL COLLECTION SERVICES 007626		01-06-34901		A O TICKETS COMMI	52.94
MUNICIPAL SYSTEMS, INC 11996		01-06-34901		C TICKET EXP	1443.75
TOTAL FOR FUND 01		DEPT. 06			1723.69
VERIZON WIRELESS 9759933148		01-07-33700		MONTHLY CELL SVC	97.92
DRISCOLL, BRIAN 2016-03		01-07-34550		HEARING OFFICER	200.00
MUNICIPAL SYSTEMS, INC 11995		01-07-34902		ABC/MOVE	435.00
TOTAL FOR FUND 01		DEPT. 07			732.92
PETTY CASH 30116		01-09-38901		GLENN SHEPPARD ME	39.97
PETTY CASH 30116		01-09-38901		GLENN SHEPPARD	39.97
TOTAL FOR FUND 01		DEPT. 09			79.94

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	AMOUNT	DIST
				DESCRIPTION		
TOTAL FOR FUND 01					40555.84	
GEMINI PLUMBING COMPANY INC	21425	02-00-31100		PLUMBING	190.00	
MIDWEST DOCK SOLUTIONS	133300	02-00-31100		BAY DOOR REPAIR	446.00	
MONARCH AUTO SUPPLY INC	6981-335559	02-00-31805		UNIT #104 MOTOR R	386.06	
STONY TIRE INCORPORATED	1-115502	02-00-31805		AMBULANCE MAINT	1366.07	
HERITAGE F/S, INC.	68064	02-00-33300		GASOLINE	263.91	
HERITAGE F/S, INC.	68065	02-00-33300		GASOLINE & DIESEL	155.53	
HERITAGE F/S, INC.	68162	02-00-33300		DIESEL FUEL	170.42	
HERITAGE F/S, INC.	68163	02-00-33300		GASOLINE	115.16	
MENARDS - MATTESON	5675	02-00-33500		HDMI CABLE	11.96	
MENARDS - MATTESON	5762	02-00-33500		HDMI CABLES	11.96	
FASTENAL COMPANY	ILSTE129284	02-00-33501		SHOP SUPPLIES	126.44	
FASTENAL COMPANY	ILSTE129876	02-00-33501		RETURNED MERCHAND	60.24-	
MENARDS - MATTESON	5834	02-00-33501		SHOP SUPPLIES	83.75	
MENARDS - MATTESON	6037	02-00-33501		MICRO FIBER CLOTH	13.98	
VERIZON WIRELESS	9759933148	02-00-33700		MONTHLY CELL SVC	119.24	
MW LEASING COMPANY LLC	L107926	02-00-33900		COPIER LEASE	251.79	
DEL GALDO LAW GROUP LLC	17392	02-00-34100		LEGAL SERVICES	43.75	
METRO PARAMEDIC SERVICES INC.	0020-00154	02-00-34250		MARCH 2016 PARADM	20597.51	
CDW GOVERNMENT INC	BZV7504	02-00-37902		COMPUTERS, MONITO	2888.71	
TOTAL FOR FUND 02				DEPT. 00	27182.00	
TOTAL FOR FUND 02					27182.00	
GUARANTEED TECHNICAL SERV & CONSULT INC	2013159	03-30-32901		IT SUPPORT	90.00	
COMED	19001 0216	03-30-33100		MONTHLY SERVICE	40.23	
WALTON OFFICE SUPPLY	294082-0	03-30-33500		OFFICE SUPPLIES	119.15	
ABSOLUTE BEST CLEANING SERVICES, INC.	12518	03-30-33502		FEBRUARY 2016 SVC	985.72	

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
PEDERSOLI, JODI	FEBRUARY 2016	03-30-33504.01		INSTRUCTOR	220.00	
PETTY CASH	28777	03-30-33600		POSTAGE	16.60	
A T & T	708 754369002	03-30-33700		MONTHLY SERVICE	16.62	
VERIZON WIRELESS	9759933148	03-30-33700		MONTHLY CELL SVC	29.15	
SMITHEREEN COMPANY	1221257/CH64733	03-30-33703		INV #1221257	57.00	
SMITHEREEN COMPANY	1291672	03-30-33703		MONTHLY SERVICE	57.00	
UNIFIRST CORPORATION	062 0165020	03-30-33703		MAT CLEANING SVC	40.82	
UNIFIRST CORPORATION	062 0166109	03-30-33703		MAT SERVICE	40.82	
TYCO INTEGRATED SECURITY	25924700	03-30-33704		QUARTERLY SERVICE	179.65	
UNIFIRST CORPORATION	062 0163936	03-30-33704		MAT MAINT	51.27	
TOTAL FOR FUND 03		DEPT. 30			1944.03	
EXCEL ELECTRIC INC	119319	03-31-32900		FLAG POLE, LIGHTS	1090.63	
COMED	66000 0216	03-31-33100		MONTHLY SERVICE	154.46	
TOTAL FOR FUND 03		DEPT. 31			1245.09	
TOTAL FOR FUND 03					3189.12	
BARGANIER, JAMI	15-02222	04-00-24500		ADM TOW FEE REFUN	500.00	
MENARDS - MATTESON	06143	04-00-31100		BLDG MAINT	136.70	
MENARDS - MATTESON	5570	04-00-31100		BLDG MAINT	164.58	
JAMES HERR & SONS	99038	04-00-31805		VEHICLE MAINT 03-	36.00	
JAMES HERR & SONS	99050	04-00-31805		VEHICLE MAINT	211.87	
JAMES HERR & SONS	99130	04-00-31805		VEHICLE MAINT	120.61	
JAMES HERR & SONS	99142	04-00-31805		OIL CHANGE	40.76	
SCOTT'S-U-SAVE	385232	04-00-31805		BRAKES/TIRES	503.77	
SAUK TRAIL CAR WASH	013116	04-00-31805		SQUAD WASHES	172.95	
GUARANTEED TECHNICAL SERV & CONSULT INC	2013159	04-00-32901		IT SUPPORT	405.00	

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
HERITAGE F/S, INC. 68064		04-00-33300		GASOLINE	1840.34
HERITAGE F/S, INC. 68163		04-00-33300		GASOLINE	1301.13
WALTON OFFICE SUPPLY 293840-0		04-00-33500		OFFICE SUPPLIES	116.01
WALTON OFFICE SUPPLY 293840-1		04-00-33500		OFFICE SUPPLIES	24.99
WALTON OFFICE SUPPLY 294092-0		04-00-33500		OFFICE SUPPLIES	202.95
ABSOLUTE BEST CLEANING SERVICES, INC. 12518		04-00-33502		FEBRUARY 2016 SVC	657.14
A T & T 708 754359302		04-00-33700		MONTHLY SERVICE	89.09
VERIZON WIRELESS 9759933148		04-00-33700		MONTHLY CELL SVC	632.54
A&R SHARED SERVICES CENTER T1625787		04-00-33701		COMMUNICATIONS CH	5.00
MOTOROLA SOLUTIONS-STARCOM13108 COLLECTI 2199213115		04-00-33702		STARCOM RADIO	1386.00
WILL COUNTY SHERIFF'S OFFICE 2016		04-00-33703		WARRANT PROGRAM	2994.94
PROSHRED SECURITY 100069277		04-00-33900		SHRED SERVICE	45.00
SIRCHIE 0241235-IN		04-00-33900		BARRIER TAPE, TES	241.52
SIRCHIE 0242369-IN		04-00-33900		TEST KIT	41.42
ZEE MEDICAL, INC. 0100053336		04-00-33900		MEDICAL CABINET S	124.53
MW LEASING COMPANY LLC L108017		04-00-33901		COPIER LEASE	656.54
KIESLER'S POLICE SUPPLY INC. 0762496		04-00-33902		AMMUNITION	3230.38
KIESLER'S POLICE SUPPLY INC. 0762496 CREDIT		04-00-33902		CREDIT ON ACCOUNT	832.50-
DEL GALDO LAW GROUP LLC 17392		04-00-34100		LEGAL SERVICES	437.50
COUNTY LINE PET HOSPITAL, P.C 117808		04-00-34600		IMPUNDING FEES	76.00
THE BLUE LINE 33687		04-00-35600		COM.SVC. OFFICER	298.00
BANICKI, DALE 022416		04-00-37302		UNIFORMS	20.00
CHIEF/LAW ENFORCEMENT SUPPLY 470912		04-00-37302		VALIANT SOFTSHELL	123.99
JCM UNIFORMS 715797		04-00-37302		RUFF UNIFORMS	129.95
K-MART #7289 255849 035 9078		04-00-37800		TOOLS/WK EQUIPMEN	14.99
MARLIN BUSINESS BANK 13912901		04-00-37902		TOUGHBOOKS	1034.42
BOEHM, KEN 022916		04-00-38800		ROSSI/BOEHM FBI T	50.00
BOEHM, KEN 022916		04-00-38800		ROSSI/BOEHM CHIEF	40.00
SECRETARY OF STATE CSP P311966		04-00-38901		PLATES RENEWAL	101.00

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
TOTAL FOR FUND 04		DEPT. 00			17375.11
THE BLUE LINE					
33687		04-02-35600		POLICE OFFICER LI	298.00
THE VEDETTE INC					
29445		04-02-38900		EXAM NOTICE	24.00
TOTAL FOR FUND 04		DEPT. 02			322.00
TOTAL FOR FUND 04				17697.11	
THORN CREEK BASIN SANITARY DISTRICT					
FEBRUARY 2016		06-00-15800		MONTHLY USER CHAR	37304.41
REPUBLIC SERVICES					
0721-005027421		06-00-15900		JAN 2016 GARBAGE	50846.86
REPUBLIC SERVICES					
0721-005051517		06-00-15900		FEB. 2016 GARBAGE	50846.86
BRITES CARTAGE LTD					
27687		06-00-31204		PATCHING	773.51
GALLAGHER MATERIALS CORP					
638218MB		06-00-31204		PATCHING	515.28
GALLAGHER MATERIALS CORP					
638271MB		06-00-31204		PATCHING	576.84
M&J UNDERGROUND, INC					
M16-0080		06-00-31504.01		JET SANITARY LINE	1462.50
C & M PIPE SUPPLY CO., INC					
2088		06-00-31506		TILE PROBE, HYDRA	181.50
C & M PIPE SUPPLY CO., INC					
CM156		06-00-31506		PIPE COUPLING	108.00-
DICICCO CONCRETE PRODUCTS, INC					
503957		06-00-31506		FLAT COVER	152.00
JAMES HERR & SONS					
99110		06-00-31805		VEHICLE MAINT	245.28
SAUK TRAIL CAR WASH					
013116		06-00-31805		CAR WASH	14.95
EXCEL ELECTRIC INC					
119319		06-00-32900		FLAG POLE	545.33
COMED					
52003 0216		06-00-33100		MONTHLY SERVICE	30.44
COMED					
76056 0216		06-00-33100		MONTHLY SERVICE	875.99
COMED					
67036 0216		06-00-33101		MONTHLY SERVICE	1460.08
NICOR GAS					
1000 1 0216		06-00-33200		MONTHLY SERVICE	139.99
HERITAGE F/S, INC.					
68064		06-00-33300		GASOLINE	328.41
HERITAGE F/S, INC.					
68065		06-00-33300		GASOLINE & DIESEL	247.58
HERITAGE F/S, INC.					
68162		06-00-33300		DIESEL FUEL	232.75

DATE: 03/03/16

Thursday March 3, 2016

PAGE 7

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
HERITAGE F/S, INC. 68163		06-00-33300		GASOLINE	251.20
FASTENAL COMPANY ILSTE129985		06-00-33501		SHOP SUPPLIES	26.36
FASTENAL COMPANY ILSTE130170		06-00-33501		SHOP SUPPLIES	10.40
UNIFIRST CORPORATION 062 0164125		06-00-33800		WEEKLY SERVICE	51.94
TOTAL FOR FUND 06		DEPT. 00			147012.46
TOTAL FOR FUND 06				147012.46	
HALL SIGN , INCORPORATED 306241		07-00-31210		SIGNS	1564.01
MONARCH AUTO SUPPLY INC 6981-333922		07-00-31805		VEHICLE MAINT	224.61
MONROE TRUCK EQUIPMENT INC. JOLIET 312225		07-00-31805		VEHICLE MAINT	41.68
O'REILLY AUTO PARTS 3414-373473		07-00-31805		VEHICLE MAINT	16.26
O'REILLY AUTO PARTS 3414-373511		07-00-31805		VEHICLE MAINT	15.37
HERITAGE F/S, INC. 68064		07-00-33300		GASOLINE	328.42
HERITAGE F/S, INC. 68065		07-00-33300		GASOLINE & DIESEL	247.58
HERITAGE F/S, INC. 68162		07-00-33300		DIESEL FUEL	232.74
HERITAGE F/S, INC. 68163		07-00-33300		GASOLINE	251.20
WALTON OFFICE SUPPLY 293973-0		07-00-33500		OFFICE SUPPLIES	56.20
FASTENAL COMPANY ILSTE129828		07-00-33501		SHOP SUPPLIES	7.79
FASTENAL COMPANY ILSTE129875		07-00-33501		SHOP SUPPLIES	37.88
SOUTH HOLLAND PAPER CO. 340911		07-00-33501		PAPER PRODUCTS	156.41
VERIZON WIRELESS 9759933148		07-00-33700		MONTHLY CELL SVC	357.94
UNIFIRST CORPORATION 062 0164125		07-00-33800		WEEKLY SERVICE	51.93
TOTAL FOR FUND 07		DEPT. 00			3590.02
TOTAL FOR FUND 07				3590.02	
BOREN, RYAN 322099 A		14-00-38710		TRAINING/REIMBURS	424.88
BOREN, RYAN 322100 A		14-00-38710		TRAINING/REIMBURS	531.10

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
CREATIVE PRODUCT SOURCING, INC. DARE	91651	14-00-38710		DARE PROMO ITEMS	149.15	
COLUMBIA CENTRAL JUNIOR HIGH SCHOOL	PBIS 2016	14-00-38712		PBIS PROGRAM	900.00	
DISTRICT #194 INTERMEDIATE SCHOOL	PBIS 2016	14-00-38712		PBIS PROGRAM	700.00	
DISTRICT #194 PRIMARY SCHOOL	PBIS 2016	14-00-38712		PBIS PROGRAM	500.00	
TOTAL FOR FUND 14		DEPT. 00			3205.13	
TOTAL FOR FUND 14				3205.13		
ILLINOIS COUNTIES RISK MANAGMENT TRUST	040116	15-00-36100		PROPERTY/LIABILIT	25329.88	
MESIROW INSURANCE SERVICES INC	913933	15-00-36100		PUBLIC OFFICIALS	900.00	
MESIROW INSURANCE SERVICES INC	920039	15-00-36100		STORAGE TANKS POL	416.00	
ILLINOIS COUNTIES RISK MANAGMENT TRUST	040116	15-00-36200		WORKERS COMP	20239.50	
VISION SERVICE PLAN (IL)	MARCH 2016	15-00-36901		MONTHLY PREMIUM	579.40	
TOTAL FOR FUND 15		DEPT. 00			47464.78	
TOTAL FOR FUND 15				47464.78		
BRACKMAN & COMPANY	058876	16-00-31805		94 BUS BRAKES	322.50	
BRACKMAN & COMPANY	058887	16-00-31805		SAFETY	23.50	
BRACKMAN & COMPANY	059024	16-00-31805		07 CROWN VIC MAIN	220.20	
MENARDS - MATTESON	6861	16-00-31805		VEHICLE MAINT	168.65	
HERITAGE F/S, INC.	68064	16-00-33300		GASOLINE	256.64	
COMCAST	021016	16-00-33700		FAX SERVICE	51.66	
VERIZON WIRELESS	9759933148	16-00-33700		MONTHLY CELL SVC	155.52	
COMCAST	021016	16-00-33701		INTERNET SERVICE	79.90	
TOTAL FOR FUND 16		DEPT. 00			1278.57	
TOTAL FOR FUND 16				1278.57		

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AMOUNT

DIST

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**	TOTAL CHECKS TO BE ISSUED		291175.03
01	CORPORATE		40555.84
02	FIRE PROTECTION		27182.00
03	PLAYGROUND/RECREATION		3189.12
04	POLICE PROTECTION		17697.11
06	WATER/SEWER FUND		147012.46
07	ROAD & BRIDGE		3590.02
14	D.A.R.E.		3205.13
15	LIABILITY INSURANCE FUND		47464.78
16	H.S.E.M.		1278.57
	TOTAL FOR REGULAR CHECKS:		291,175.03





WILL COUNTY  
EMERGENCY MANAGEMENT AGENCY

302 North Chicago Street  
Joliet, Illinois 60432

Harold R. Damron, CEM  
Director

**MULTI-JURISDICTIONAL TABLETOP EXERCISE**

The Will County Emergency Management Agency wishes to invite you and/or other representatives from your organization to participate in a Tabletop Exercise on April 12, 2016 from 09:00-12:00pm Fireman's Park in Monee, located at 5162 W. Court St.

This exercise will address Operational Communications, Operational Coordination, Public Information and Warning, Situational Assessment, and Public and Private Services and Resources.

This exercise will be based on a significant event impacting many of the municipalities located in Eastern Will County.

Persons from your municipality who have been invited include:

- Mayor/Manager
- Emergency Management Agency/Emergency Services & Disaster Agency
- Fire Department
- Police Department

For the best results, it is important that a representative from each of the above departments participate.

Please register no later than April 1, 2016 at: <http://tinyurl.com/TTX-East>. If you have any questions, please contact Allison Anderson at 815-723-1411. We look forward to seeing you on April 12th.

Sincerely,

Harold Damron  
Director  
Will County Emergency Management Agency

tabled 2-1-16  
2-16-16

February 1, 2016

Village of Steger  
3320 Lewis Avenue  
Steger, Illinois 60475

RE: Steger Fest 2016

Dear Steger Village Board,

This letter shall serve as the Steger Area Chamber of Commerce's request to utilize Veterans Park from July 19, 2016 to July 25, 2016 for Steger Fest 2016.

This letter shall also serve as our request for a temporary liquor license from July 21, 2016 through July 24, 2016.

Sincerely,

Frank Elton  
Chairman of the Board  
Steger Area Chamber of Commerce

ORDINANCE NO. 1117

STATE OF ILLINOIS     )  
                                  )  
COUNTIES OF COOK    )  
                                  AND WILL    )

SS

**AN ORDINANCE ABATING THE TAX HERETOFORE LEVIED FOR THE YEAR 2015 TO PAY DEBT SERVICE ON \$1,390,000 GENERAL OBLIGATION BONDS, SERIES 2003 (ALTERNATIVE REVENUE SOURCE), OF THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS**

**WHEREAS**, the President and the Board of Trustees (the "Village Board") of the Village of Steger, Cook and Will Counties, Illinois (the "Village"), by ordinance adopted on the 20<sup>th</sup> day of January, 2003 (the "ordinance"), did provide for the issue of \$1,390,000 General Obligation Bonds, Series 2003 (Alternative Revenue Source) (the "Bonds"), and the levy of a direct annual tax in each year sufficient to pay the debt service on the Bonds' and

**WHEREAS**, the Village will have Pledged Revenues (as defined in the ordinance) in Pledged Revenues Account of the Village of Steger Alternate Bond Fund established pursuant to Section 11 of the Ordinance for the purpose of paying the debt service on the Bonds up to and including November 1, 2016; and

**WHEREAS**, it is necessary and in the best interest of the Village that the tax heretofore levied for the year 2015 to pay the debt service on the bonds be abated;

**NOW THEREFORE, BE IT ORDAINED** by the President and the Board of Trustees of the Village of Steger, Cook and Will Counties, Illinois as follows:

**SECTION ONE ABATEMENT OF TAX** The tax heretofore levied for the year 2015 in the Ordinance is hereby abated in its entirety.

**SECTION TWO FILING OF ORDINANCE** Forthwith upon adoption of this ordinance, the Village Clerk shall file a certified copy hereof with the County Clerk of Cook and Will Counties, Illinois and it shall be the duty of said County Clerk to abate said tax levied for the year 2015 in accordance with the provisions hereof.

**SECTION THREE EFFECTIVE DATE** This ordinance shall be in full force and effect forthwith upon passage by the Village Board and signing and approval by the President.

**PASSED** By the Corporate Authorities of the Village of Steger, Cook and Will Counties, Illinois on this 7<sup>TH</sup> day of March, A.D., 2016.

**PASSED** this 7<sup>TH</sup> day of March, 2016,

\_\_\_\_\_  
Carmen Recupito, Jr., Village Clerk

**APPROVED** this 7<sup>TH</sup> day of March, 2016,

\_\_\_\_\_  
Kenneth A. Peterson, Jr., Village President

**ROLL CALL VOTE:**

Those Voting For:  
Those Voting Against:  
  
Those Not Voting:

**APPROPRIATION ORDINANCE  
NO. 1118**

AN ORDINANCE MAKING THE APPROPRIATION FOR THE CORPORATE PURPOSE OF THE VILLAGE OF STEGER, COUNTIES OF COOK AND WILL, ILLINOIS FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY, 2016 AND ENDING ON THE THIRTY FIRST DAY OF DECEMBER, 2016.

BE IT ORDAINED, by the President and Board of Trustees of the Village of Steger, Counties of Cook and Will, Illinois that:

SECTION 1. That the following sums of money, or as much thereafter as may be authorized by law, as may be needed or deemed necessary to defray all the expenses and liabilities of the Village of Steger, Counties of Cook and Will, Illinois, be and the same are hereby appropriated for the corporate purposes and objects of said Village of Steger, Counties of Cook and Will, Illinois, hereinafter specified for the fiscal year commencing on the first day of January, 2016 and ending on the thiry first day of December, 2016.

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
<b>CORPORATE</b>	
SALARY-VILLAGE PRESIDENT	14,000
SALARY-VILLAGE CLERK	9,600
SALARY-DEPUTY VILLAGE CLERK	3,000
SALARY-TREASURER	500
SALARY-VILLAGE ADMINISTRATOR	87,550
SALARY-TRUSTEE	14,573
SALARY-HEALTH INSPECTOR	10,000
SALARY - LIQUOR COMMISSIONER	2,040
SALARY - BUS DRIVER	15,000
SALARY - CLERICAL	111,967
SALARY - CLERICAL OT	3,000
MAINT.-BUILDING	20,000
MAINT.-TRAFFIC & STREET LIGHTS	25,000
MAINT.-OTHER ELECTRICAL/LIGHTS	5,000
MAINT.-VEHICLES	1,000
MAINT.-OFFICE EQUIPMENT	2,000
MAINT.-MISCELLANEOUS	5,000
MAINT.-COMPUTER SOFTWARE (UPGR)	8,000
MAINT.-COMPUTER HARDWARE	2,000

**Village of Steger Expenses  
2016**

	<u>Total Appropriation</u>
ELECTRICITY-TRAFFIC & STR LIGHTS	70,000
HEAT	1,000
GASOLINE & OIL	2,000
PRINTING & SUPPLIES	2,000
OFFICE SUPPLIES	8,000
SHOP SUPPLIES	100
CLEANING SERVICE	7,000
POSTAGE	5,000
TELEPHONE	11,000
CABLE/INTERNET SERVICE	1,400
MAINTENANCE CONTRACTS	1,200
SECURITY SYSTEM	-
MISCELLANEOUS SVCS & SUPPLIES	6,000
RENTAL-EQUIPMENT	5,000
SENIOR BUS LEASE	1,200
EPAY & LEIN FEES	15,000
LEGAL SERVICES	100,000
PROFESSIONAL SERVICES OTHER	20,000
VILLAGE NEWSLETTER	10,000
DOG TAG PRINTING EXPENSE	220
PHYSICALS	500
ENGINEERING SERVICES	5,000
CONSULTING SERVICES	100,000
IMPOUNDING FEES	1,000
COMPUTER PROGRAMMING SERVICES	6,000
NOTICES-ORDINANCE	200
NOTICES-REQUEST FOR BIDS	500
NOTICES-PLANNING/ZONING HEARINGS	300
NOTICES-ANNUAL TREASURER'S RPT	800
NOTICES-MISCELLANEOUS	3,000
NEW-LAND & BUILDINGS	180,000
NEW-TOOLS & WORK EQUIPMENT	5,000
NEW-OFFICE EQUIPMENT/FURNITURE	2,000
NEW-COMPUTER HARDWARE	6,000
NEW-COMPUTER SOFTWARE	2,000
EMPLOYEE TRAINING	2,000
BOOKS/MANUALS	3,000
MEETING/CONFERENCE FEES	5,000
TRAVEL/MEALS REIMBURSEMENT	8,000
ENTERTAINMENT EXPENSE	200
MISCELLANEOUS OTHER	1,000
DUES & SUBSCRIPTIONS	15,000

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
ELECTED OFFICIALS	40,000
DRIVING THE DIXIE EXPENSES	1,000
HOLIDAY DECORATIONS/SUPPLIES	3,000
POLICE PENSION CONTRIBUTION	304,935
STEGER DAYS OF MUSIC-EXPENSES	175,000
LAND PURCHASE RELATED EXPENSES	-
DEBT SERVICE EXPENSE (PRINCIPAL)	7,000
DEBT SERVICE EXPENSE (INTEREST)	630
LASERFICHE PRINCIPAL PAYMENTS	20,000
CAPITAL OUTLAY-BLDG IMPROVEMENTS	150,000
TRANSFER TO FIRE PROTECTIONS	-
TRANSFER TO PLAYGROUND	-
TRANSFER TO POLICE PROTECTION	-
TRANSFER TO ROAD & BRIDGE	-
TRANSFER TO IMRF	-
TRANSFER TO D.A.R.E.	4,000
TRANSFER TO LIABILITY	-
TRANSFER TO H.S.E.M.	-
TRANSFER TO AUDITING	-
TRANSFER TO SCHOOL XING GUARD	-
<b>Subtotal Administration</b>	<u><b>1,657,415</b></u>
SALARY-ELECTRICAL INSPECTOR	10,000
SALARY-PLUMBING INSPECTOR	10,000
PRINTING & SUPPLIES	1,500
ENGINEERING FEES	5,000
EMPLOYEE TRAINING	1,000
BOOKS/MANUALS	-
MISC. EXPENSES	100
DUES & SUBSCRIPTIONS	1,000
<b>Subtotal Building Department</b>	<u><b>28,600</b></u>
GRANT EXPENCES (NON CCDBG)	-
<b>Subtotal Grants (Non CCDBG)</b>	<u><b>-</b></u>
C.C.B.D.G. ADMINISTRATOR	-
C.C.B.D.G. EXPENSE	-
<b>Subtotal C.C.B.D.G</b>	<u><b>-</b></u>

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
PRINTING AND SUPPLIES	1,000
OFFICE SUPPLIES	50
POSTAGE	600
HEARING OFFICER	2,600
C-TICKET EXPENSES	15,000
<b>Subtotal "C" Tickets</b>	<u><b>19,250</b></u>
SALARY-CODE ENFORCEMENT OFFICER	49,000
SALARY-CODE ENFORCEMENT OT	5,000
MAINT.-VEHICLE	2,000
PRINTING AND SUPPLIES	200
OFFICE SUPPLIES	300
POSTAGE	250
TELEPHONE	800
HEARING OFFICER	4,700
ADMIN BLDG CODE & MOVE EXPENSES	8,000
NEW-UNIFORMS	500
NEW-VEHICLES	-
MISC. EXPENSES	1,000
DUES AND SUBSCRIPTIONS	100
<b>Subtotal Adjudication</b>	<u><b>71,850</b></u>
ENGINEERING	15,000
CONSULTING SERVICES	50,000
MISC. EXPENSES	100
DUES & SUBSCRIPTIONS	2,500
<b>Subtotal Economic Development</b>	<u><b>67,600</b></u>
SALARY-HUMAN RESOURCES	82400
SALARY-HR HOURLY FRNG PAYOUT	15029
MAINT-COMPUTER SOFTWARE	1000
MAINT-COMPUTER HARDWARE	650
PRINTING & SUPPLIES	650
OFFICE SUPPLIES	650
POSTAGE	350
TELEPHONE	500
MAINTENANCE CONTRACTS	350
MISCELLANEOUS SVCS&SUPPLIES	350
LEGAL SERVICES	15000
PROFESSIONAL SERVICES OTHER	1000



**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
NEW-OFFICE EQUIPMENT/FURNITURE	1000
NEW-COMPUTER HARDWARE	1700
NEW-COMPUTER SOFTWARE	1000
EMPLOYEE TRAINING	5000
MEETING/CONFERENCE FEES	350
TRAVEL/MEALS REIMBURSEMENT	1000
MISCELLANEOUS OTHER	350
DUES&SUBSCRIPTIONS	800
 <b>Subtotal Human Resources</b>	<b>129,129</b>
 <b><u>TOTAL CORPORATE</u></b>	<b>1,973,844</b>
 <b>FIRE PROTECTION</b>	
SALARY-TRUSTEE	3,700
SALARY-FIRE CHIEF	15,450
SALARY-FIRE INSPECTOR/ADMIN	2,500
SALARY-FIREMEN	48,580
SALARY-FIREMEN 2	40,000
SALARY-PARAMEDICS	60,255
SALARY-PARAMEDICS 2	50,000
SALARY-CLERICAL	21,580
MAINT-BUILDING	3,500
MAINT-MOTORIZED EQUIPMENT	700
MAINT-TOOLS & WORK EQUIPMENT	6,000
MAINT-RADIOS	2,000
MAINT-AMBULANCE EQUIPMENT	-
MAINT-VEHICLES	10,000
MAINT.-MISCELLANEOUS	450
MAINT-MISCELLANEOUS	2,000
MAINT-COMPUTER SOFTWARE (UPGRD)	1,500
ELECTRICITY	-
NATURAL GAS	2,000
GASOLINE & OIL	9,500
PRINTING & SUPPLIES	250
OFFICE SUPPLIES	1,800
SHOP SUPPLIES	3,000
POSTAGE	100

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
TELEPHONE /CELL/AIRCARDS	4,500
CABLE/INTERNET	1,800
AMBULANCE SUPPLIES	4,000
MAINTENANCE CONTRACTS	3,000
SECURITY SYSTEM	700
MISC SUPPLIES / SERVICES	5,000
LEGAL SERVICES	20,000
MEDICAL SERVICES/PHYSICALS	4,500
AMBULANCE SERVICE	250,000
AMBULANCE BILLING SERVICE	10,000
EASTCOM DISPATCH SERVICE	43,000
REQUEST FOR BIDS	50
NEW-UNIFORMS	1,000
NEW-MACHINERY & EQUIPMENT	3,500
NEW-TOOLS & WORK EQUIPMENT	5,000
NEW-TRAINING EQUIPMENT	500
NEW-PERSONAL EQUIPMENT	3,000
NEW-RESCUE EQUIPMENT	300
NEW-RADIOS	1,000
NEW-OFFICE EQUIP & FURNITURE	1,000
NEW-COMPUTER HARDWARE	6,000
NEW-COMPUTER SOFTWARE	500
EMPLOYEE TRAINING	6,000
FIREFIGHTER TRAINING	500
BOOKS/MANUALS (NON-SUBSCRPTN)	200
MEETING/CONFERENCE FEES	700
TRAVEL/MEALS REIMBURSEMENT	1,000
MISCELLANEOUS OTHER	500
DUES & SUBSCRIPTIONS	9,000
MISC.-GRANT EXPENSES	280,000
9-1-1 EXPENSES	3,300
DEBT SERVICE EXPENSE (PRINCIPAL)	14,500
DEBT SERVICE EXPENSE (INTEREST)	1,350
<b><u>TOTAL FIRE PROTECTION</u></b>	<b><u>970,265</u></b>
<b>PARKS AND RECREATION</b>	
SALARY-REC BOARD CHAIRPERSON	1,500
<b>Subtotal Playground/Recreation</b>	<b><u>1,500</u></b>

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
SALARY-TRUSTEE (1/2)	1,900
SALARY-SUPERVISOR	43,000
SALARY-SUPERVISOR PTO	5,130
SALARY-SUPERVISOR HOURLY FRING P	3,545
WORKMAN	2,500
SALARY-CLERICAL	70,000
SALARY-CLERICAL OT	1,000
MAINT-BUILDING	20,000
MAINT-MARKING	1,000
MAINT-MOTORIZED EQUIPMENT	5,000
MAINT-TOOLS & WORK EQUIPMENT	1,000
MAINT-MISCELLANEOUS	3,000
MAINT-COMPUTERS	1,000
ELECTRICITY	750
HEATING	2,000
PRINTING & SUPPLIES	1,000
OFFICE SUPPLIES	6,000
CLEANING SERVICE	13,000
SUPPLIES-ART CLASSES	500
SUPPLIES-SENIOR PROGRAMS	500
SUPPLIES-AFTER SCHOOL CLUB	2,000
INSTRUCTOR-AEROBICS	3,000
INSTRUCTOR-KARATE	-
INSTRUCTOR-ZUMBA	1,500
POSTAGE	150
TELEPHONE	4,000
CABLE/INTERNET SERVICE	1,000
MAINTENANCE CONTRACTS	6,500
SECURITY SYSTEM	5,000
MISC SUPPLIES & SVCS	4,000
RENTAL-EQUIPMENT	500
MEDICAL SUPPLIES	250
PHYSICALS	500
NEW-REC EQUIPMENT	19,500
NEW-LIGHTING	2,500
NEW-OFFICE EQUIPMENT/FURNITURE	18,500
NEW-COMPUTER HARDWARE	1,500
NEW-COMPUTER SOFTWARE	500
EMPLOYEE TRAINING	1,500
BOOKS/MANUALS (NON SUBSCRPTN)	600
ENTERTAINMENT EXPENSES	3,500
MISCELLANEOUS OTHER	2,000
DUES & SUBSCRIPTIONS	250

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
HOLIDAY DECORATIONS/SUPPLIES	1,000
<b>Subtotal Community Center</b>	<u><b>261,575</b></u>
SALARY-TRUSTEE (1/2)	1,900
SALARY-WORKMEN	20,000
MAINT-BUILDING	8,000
MAINT-PARKS/PLAYGROUNDS	30,000
MAINT-MISCELLANEOUS	-
ELECTRICITY	14,000
HEATING	1,200
MAINTENANCE CONTRACTS	200
SECURITY SYSTEM	1,000
MISCELLANEOUS OTHER	1,000
NEW-REC EQUIPMENT	16,000
<b>Subtotal Parks and Recreation</b>	<u><b>93,300</b></u>
OFFICIALS-BASEBALL	1,800
PRINTING & SUPPLIES-BASEBALL	400
CONCESSION STAND-BASEBALL	
AWARD/BANQUET-BASEBALL	
NEW-UNIFORMS-BASEBALL	2,100
NEW-EQUIPMENT-BASEBALL	700
TROPHIES-BASEBALL	
TEAM TRAVEL-BASEBALL	
ENTRY FEES-BASEBALL	300
MISC EXPENSES-BASEBALL	
<b>Subtotal Baseball</b>	<u><b>5,300</b></u>
OFFICIALS-BASKETBALL	1,500
PRINTING & SUPPLIES-BASKETBALL	100
CONCESSION STAND-BASKETBALL	2,400
AWARD/BANQUET-BASKETBALL	3,000
NEW-UNIFORMS-BASKETBALL	6,400
NEW-EQUIPMENT-BASKETBALL	500
TROPHIES-BASKETBALL	2,250
TEAM TRAVEL-BASKETBALL	-
ENTRY FEES-BASKETBALL	7,200
MISC EXPENSES-BASKETBALL	-
<b>Subtotal Basketball</b>	<u><b>23,350</b></u>

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
PRINTING & SUPPLIES-CHEER BB	100
CONCESSION STAND-CHEER BB	-
AWARD/BANQUET-CHEER BB	-
NEW-UNIFORMS-CHEER BB	-
NEW-EQUIPMENT-CHEER BB	400
TROPHIES-CHEER BB	100
TEAM TRAVEL-CHEER BB	-
ENTRY FEES-CHEER BB	300
MISC EXPENSES-CHEER BB	-
<b>Subtotal Cheerleading Basketball</b>	<b>900</b>
OFFICIALS-FOOTBALL	5,000
PRINTING & SUPPLIES-FOOTBALL	200
CONCESSION STAND-FOOTBALL	1,200
AWARD/BANQUET-FOOTBALL	-
NEW-UNIFORMS-FOOTBALL	5,000
NEW-EQUIPMENT-FOOTBALL	12,000
TROPHIES-FOOTBALL	1,000
TEAM TRAVEL-FOOTBALL	-
ENTRY FEES-FOOTBALL	3,500
MISC EXPENSES-FOOTBALL	4,160
<b>Subtotal Football</b>	<b>32,060</b>
OFFICIALS-SOFTBALL	3,000
PRINTING & SUPPLIES-SOFTBALL	-
CONCESSION STAND-SOFTBALL	1,500
AWARD/BANQUET-SOFTBALL	-
NEW-UNIFORMS-SOFTBALL	12,000
NEW-EQUIPMENT-SOFTBALL	2,500
TROPHIES-SOFTBALL	800
TEAM TRAVEL-SOFTBALL	-
ENTRY FEES-SOFTBALL	8,000
MISC EXPENSES-SOFTBALL	-
<b>Subtotal Softball</b>	<b>27,800</b>
OFFICIALS-VOLLEYBALL	2050
PRINTING & SUPPLIES-VOLLEYBALL	0
CONCESSION STAND-VOLLEYBALL	1500
AWARD/BANQUET-VOLLEYBALL	1800
NEW-UNIFORMS-VOLLEYBALL	1600
NEW-EQUIPMENT-VOLLEYBALL	300

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
TROPHIES-VOLLEYBALL	750
TEAM TRAVEL-VOLLEYBALL	0
ENTRY FEES-VOLLEYBALL	0
MISC EXPENSES-VOLLEYBALL	0
<b>Subtotal Volleyball</b>	<u><b>8,000</b></u>
<b><u>TOTAL PARKS AND RECREATION</u></b>	<u><u><b>453,785</b></u></u>
 <b>POLICE PROTECTION</b>	
SALARY-TRUSTEE	4,000
SALARY-POLICE CHIEF	97,000
SALARY-SARGEANT	234,163
SALARY-SARGEANT OT	60,000
SALARY-PATROLMEN	735,000
SALARY-PATROLMEN OT	150,000
SALARY-PART TIME POLICE	144,200
SALARY-PART TIME POLICE OT	1,000
SALARY-DEPUTY CHIEF	80,340
SALARY-DEPUTY CHIEF HOURLY FRNG I	19,271
SALARY-SPECIALTY PAY	2,000
SALARY-COMMUNITY SERVICE OFFICER	25,000
SALARY-CLERICAL	35,500
SALARY-CLERICAL OT	0
SALARY-PART TIME CLERICAL	27,040
MAINT-BUILDING	6,000
MAINT-TOOLS & WORK EQUIPMENT	1,000
MAINT-RADIOS	5,000
MAINT-VEHICLES	22,000
MAINT-OFFICE EQUIPMENT	500
MAINT-MISCELLANEOUS	500
MAINT-SOFTWARE/UPGRADES	2,500
MAINT-COMPUTER HARDWARE	1,000
HEAT	1,500
GASOLINE & OIL	55,000
PRINTING & SUPPLIES	4,000
OFFICE SUPPLIES	8,000
CLEANING SERVICE	9,600
POSTAGE	1,500
TELEPHONE	15,000
CABLE/INTERNET/AIRCARDS	6,000
RADIO SERVICE/STAR COMM	18,000
MAINTENANCE CONTRACTS	500
VIDEO CAMERA SUPPLIES	200

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
MISCELLANEOUS SUPPL/SVCS	2,000
RENTAL EXPENSE	6,000
AMMUNITION,TARGETS,ETC.	3,000
LEGAL SERVICES	20,000
PROFESSIONAL SERVICES-OTHER	4,000
COMPUTER IT	8,000
MEDICAL	500
EASTCOM DISPATCH SERVICES	252,350
NOTICES-HELP WANTED	300
NEW-UNIFORMS	29,000
NEW-VEHICLES	70,000
NEW-TOOLS & WORK EQUIPMENT	25,000
PERSONAL EQUIPMENT	3,000
NEW-OFFICE EQUIPMENT	7,500
NEW-COMPUTER HARDWARE	22,500
NEW-COMPUTER SOFTWARE	1,500
EMPLOYEE TRAINING/CIVILIAN	1,000
BOOKS/MANUALS (NON-SUBSCRPTN)	2,000
POLICE TRAINING	20,000
MEETING/CONFERENCE FEES	3,000
TRAVEL/MEALS REIMBURSEMENT	2,000
MISCELLANEOUS OTHER	750
DUES & SUBSCRIPTIONS	15,000
PRISONER HOUSING	3,500
PRISONER MEALS	200
TRAVEL & COURT COST	100
RECORD DISPOSAL	1,000
GRANT EXPENSES	1,100
9-1-1 EXPENSES	-
DEBT SERVICE EXPENSE (PRINCIPAL)	62,488
DEBT SERVICE EXPENSE (INTEREST)	3,363
 <b>Subtotal Police Protection</b>	 <b>2,342,465</b>
 LEGAL SERVICES	 10,000
PHYSICALS	625
PSYCHOLOGICAL TESTING	2,500
POLYGRAPH TESTING	2,000
POLICE TESTING	3,500
NOTICES-HELP WANTED	200
TRAVEL/MEALS REIMBURSEMENT	4,000
MISCELLANEOUS OTHER	1,000
DUES & SUBSCRIPTIONS	500

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
<b>Subtotal Police and Fire Board</b>	<u><b>24,325</b></u>
<b><u>TOTAL POLICE PROTECTION</u></b>	<u><b>2,366,790</b></u>
<b>PUBLIC BENEFIT</b>	
50/50 PROGRAMS-SIDEWALKS	25,000
MISCELLANEOUS OTHER	150,000
<b><u>TOTAL PUBLIC BENEFIT</u></b>	<u><b>175,000</b></u>
<b>WATER AND SEWER FUND</b>	
SALARY-TRUSTEE	3,775
SALARY-DIRECTOR	82,400
SALARY-WATER FOREMAN	51,740
SALARY-WATER FOREMAN OT	10,000
SALARY-WORKMEN	70,000
SALARY-WORKMEN OT	8,000
SALARY-CLERICAL	83,000
SALARY-CLERICAL OT	2,000
MAINT-BUILDING	7,500
MAINT-PATCHING (RESTORATION)	30,000
MAINT-STORM SEWERS	10,000
MAINT-WELLS	5,000
MAINT-PUMPS	2,500
MAINT-RESERVOIRS/TANKS	300,000
MAINT-MAINS	30,000
MAINT-MAINS OUTSIDE CONTRACTOR	75,000
MAINT-HYDRANTS	5,000
MAINT-SEWERS	10,000
MAINT-T.C.B.S.D. SEWER REHAB.	-
MAINT-CHLORINATORS	3,000
MAINT-MOTORIZED EQUIPMENT	1,000
MAINT-TOOLS & WORK EQUIPMENT	1,000
MAINT-VEHICLES	7,500
MAINT-MISCELLANEOUS	1,000
ELECTRIC	10,000
ELECTRIC-WATER PUMPING	18,000
HEATING	3,000
GASOLINE & OIL	20,000
PRINTING & SUPPLIES	1,000
OFFICE SUPPLIES	1,000
SHOP SUPPLIES	3,000
POSTAGE	4,000
TELEPHONE	5,000



**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
CABLE/INTERNET SERVICE	-
MAINTENANCE CONTRACTS	720
SECURITY SYSTEM	1,500
UNIFORM SERVICE	3,500
MISC SUPPLIES & SERVICES	100
RENTAL-EQUIP/TOOLS/ETC	500
CHLORINE	7,500
HYDROFLUESILIC ACID	3,000
OTHER CHEMICALS	25,000
PHYSICALS	-
ENGINEERING FEES	10,000
AUDITING & ACCOUNTING	10,000
WATER TESTING FEES	6,000
COMPUTER PROGRAMMING SERVICES	10,000
NOTICES-WATER PUBLICATIONS	700
NEW-EQUIPMENT/WATER SYSTEM	10,000
NEW-HYDRANTS	10,000
NEW-METERS	50,000
NEW-VEHICLES	30,000
NEW-TOOLS & WORK EQUIPMENT	50,000
EMPLOYEE TRAINING	1,000
MEETING/CONFERENCE FEES	-
MISCELLANEOUS OTHER	-
DUES & SUBSCRIPTIONS	1,500
J.U.L.I.E. CORRESPONDENCE	1,500
UNIFORM ALLOWANCE	500
WATER BOND ADMIN FEES	7,000
INTEREST EXPENSE	6,700
DEBT SERVICE EXPENSE (INTEREST)	846
<b><u>TOTAL WATER AND SEWER FUND</u></b>	<b><u>1,111,981</u></b>
<b>ROAD AND BRIDGE</b>	
SALARY-SUPERVISOR	51,740
SALARY-SUPERVISOR OT	15,000
SALARY-WORKMEN	120,000
SALARY-WORKMEN OT	15,000
SALARY-SNOW PLOWING	5,000
MAINT-BUILDING	10,000
MAINT-STREETS/IMPROVEMENTS	275,000
MAINT-PATCHING	3,000
MAINT-MARKING	1,500
MAINT-SIGNS	2,500

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
MAINT-TREES REMOVE/TRIM/TOP	75,000
MAINT-MOTORIZED EQUIPMENT	10,000
MAINT-TOOLS & WORK EQUIP	2,500
MAINT-VEHICLES	15,000
MAINT-MOSQUITO ABATEMENT	3,000
MAINT-MISCELLANEOUS	500
ELECTRIC	100
HEAT	2,000
GASOLINE & OIL	20,000
OFFICE SUPPLIES	1,000
SHOP SUPPLIES	7,500
POSTAGE	5,000
TELEPHONE	3,000
CABLE/INTERNET SERVICE	3,000
MAINTENANCE CONTRACTS	500
SECURITY SYSTEM	500
UNIFORM SERVICE	3,500
MISCELLANEOUS OTHER	500
PRINTING-VEHICLE STICKERS	2,200
PRINTING-MOTORCYCLE TAGS	215
MEDICAL SERVICES	1,000
PHYSICALS	500
ENGINEERING FEES	50,000
NEW-EQUIPMENT PAYMENTS	30,000
NEW-VEHICLES	60,000
NEW-TOOLS & WORK EQUIPMENT	15,000
EMPLOYEE TRAINING	1,000
MISCELLANEOUS OTHER	1,000
DUES & SUBSCRIPTIONS	500
UNIFORM ALLOWANCE	200
DEBT SERVICE EXPENSE (PRINCIPAL)	9,272
DEBT SERVICE EXPENSE (INTEREST)	895
<b><u>TOTAL ROAD AND BRIDGE</u></b>	<b><u><u>823,122</u></u></b>

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
<b>MOTOR FUEL TAX</b>	
MAINT-STREETS & IMPROVEMENTS	300,000
ROCK SALT/SNOW & ICE	60,000
ENGINEERING FEES	50,000
CONSULTING SERVICES	5,000
MISCELLANEOUS EXPENSE	-
<b><u>TOTAL MOTOR FUEL TAX</u></b>	<b><u>415,000</u></b>
<b>IMRF</b>	
F.I.C.A.-VILLAGE CONTRIBUTION	110,000
MEDICARE-VILLAGE CONTRIBUTION	40,700
I.M.R.F.-VILLAGE CONTRIBUTION	130,000
<b><u>TOTAL IMRF</u></b>	<b><u>280,700</u></b>
<b>DEBT SERVICE</b>	
DEBT SERVICE EXPENSE (PRINCIPAL)	64,000
DEBT SERVICE EXPENSE (INTEREST)	5,000
<b><u>TOTAL DEBT SERVICE</u></b>	<b><u>69,000</u></b>
<b>D.A.R.E.</b>	
SALARY-DARE OFFICER	6,000
TRAINING-D.A.R.E OFFICER	750
PROMOTIONAL ITEMS/LITERATURE	2,500
AWARDS	300
ACTIVITIES	5,000
MEETING/CONFERENCE EXPENSES	500
MISCELLANEOUS OTHER	1,000
DUES & SUBSCRIPTIONS	100
<b><u>TOTAL D.A.R.E</u></b>	<b><u>16,150</u></b>
<b>LIABILITY INSURANCE FUND</b>	
CASUALTY	202,340
WORKMAN'S COMPENSATION	161,916
UNEMPLOYMENT COMP	30,000
DEDUCTIBLE	10,000
RECOVERABLE EXPENSES	50,000
VH FIRE 2014	
HEALTH INSURANCE	625,000
LIFE & DISABILITY	30,000
DENTAL INSURANCE	35,000

**Village of Steger Expenses  
2016**

	<u>Total Appropriation</u>
<b><u>TOTAL LIABILITY INSURANCE FUND</u></b>	<b>1,144,256</b>
<b>HSEM</b>	
SALARY-DEPUTY DIRECTOR	1,400
SALARY-COMMANDER	-
SALARY-DIRECTOR	6,180
WORKMEN	4,000
MAINT-BUILDING	2,000
MAINT-MOTORIZED EQUIPMENT	400
MAINT-TOOLS & WORK EQUIPMENT	200
MAINT-RADIOS	1,000
MAINT-AIR WARNING EQUIPMENT	1,000
MAINT-VEHICLES	5,000
MAINT-OFFICE EQUIP	200
MAINT-MISCELLANEOUS	200
MAINT-SECURITY SYSTEM	250
HEATING FUEL	1,500
GASOLINE & OIL	5,000
PRINTING & SUPPLIES	100
OFFICE SUPPLIES	300
SHOP SUPPLIES	800
TELEPHONE	3,000
CABLE/INTERNET SERVICE	900
MAINTENANCE CONTRACTS	350
SECURITY SYSTEM	1,000
MISC SUPPLIES / SERVICES	500
MEDICAL	200
PHYSICALS	1,000
NEW-UNIFORMS	1,000
NEW-VEHICLES	12,000
NEW-TOOLS & WORK EQUIPMENT	500
NEW-TRAINING EQUIPMENT	100
NEW-RESCUE EQUIPMENT	-
NEW-TRAFFIC DEPT. EQUIPMENT	500
NEW-RADIOS	2,000
EMPLOYEE TRAINING	1,400
MEETING/CONFERENCE FEES	600
MISCELLANEOUS OTHER	400
DUES & SUBSCRIPTIONS	300
DEBT SERVICE EXPENSE (PRINCIPAL)	-
DEBT SERVICE EXPENSE (INTEREST)	-
<b><u>TOTAL HSEM</u></b>	<b>55,280</b>

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
<b>AUDITING</b>	
AUDITING & ACCOUNTING FEES	40,000
<b><u>TOTAL AUDITING</u></b>	<b><u>40,000</u></b>
<b>MUNICIPAL BAND</b>	
SALARY-DIRECTOR	2,300
MISCELLANEOUS SUPPLIES	1,000
<b><u>TOTAL MUNICIPAL BAND</u></b>	<b><u>3,300</u></b>
<b>SCHOOL CROSSING GUARD</b>	
SALARY-SCHOOL CROSSING GUARD	17,500
EMPLOYEE SCREENING	150
NEW TOOLS & WORK EQUIPMENT	125
<b><u>TOTAL SCHOOL CROSSING GUARD</u></b>	<b><u>17,775</u></b>
<b>TIF #1</b>	
AUDITING & ACCOUNTING FEES	1,500
MISCELLANEOUS EXPENSE	120,000
<b><u>TOTAL TIF #1</u></b>	<b><u>120,000</u></b>
<b>TIF #2</b>	
AUDITING & ACCOUNTING FEES	1,500
MISCELLANEOUS EXPENSE	50,000
<b><u>TOTAL TIF #2</u></b>	<b><u>50,000</u></b>
<b>TIF #3</b>	
AUDITING & ACCOUNTING FEES	1,500
MISCELLANEOUS EXPENSE	90,000
<b><u>TOTAL TIF #3</u></b>	<b><u>90,000</u></b>
<b>TIF #4</b>	
AUDITING & ACCOUNTING FEES	1,500
MISCELLANEOUS EXPENSE	100,000
<b><u>TOTAL TIF #4</u></b>	<b><u>100,000</u></b>

**Village of Steger Expenses  
2016**

	<u><b>Total Appropriation</b></u>
DEMOLITION	50,000
CLEANING & RESTORATION	-
MISCELLANEOUS SUPPLIES & SERVICE	-
LEGAL SERVICES	90,000
ARCHITECTURE SERVICES	150,000
ENGINEERING FEES	100,000
AUDITING & ACCOUNTING FEES	-
FINANCIAL ADVISOR	100,000
CONSULTING SERVICES	100,000
REFUSE DISPOSAL	25,000
DEBT SERVICE EXPENSE (PRINCIPAL)	
DEBT SERVICE EXPENSE (INTEREST)	
<b><u>TOTAL CAPITAL IMPROVEMENTS</u></b>	<b><u>615,000</u></b>
<b><u>TOTAL ALL FUNDS</u></b>	<b><u>10,891,248</u></b>

**Village of Steger Revenues  
Fiscal Year 2016**

	<u><b>Total Appropriation</b></u>
<b>CORPORATE</b>	
COOK COUNTY R.E. TAXES	154,906
WILL COUNTY R.E. TAXES	164,093
PROPERTY TAXES - POLICE PENSION	304,935
GENERAL BUSINESS LICENSE	17,000
LIQUOR LICENSE	10,000
DOG LICENSE	2,000
BUS SHELTER AD REVENUE	4,000
GARAGE SALE PERMIT	700
PERSONAL PROPERTY REPLCMNT TAX	32,763
CABLE FRANCHISE FEE	118,000
SALES TAX	575,000
STATE INCOME TAX	930,000
USE TAX	165,000
IPTIP-INTEREST INCOME	500
PULL-TAB & BINGO TAX	2,000
TELECOMMUNICATION TAX	200,000
UTILITY TAX-GAS	130,500
UTILITY TAX-ELECTRIC	179,500
VIDEO GAMING TAX	50,000
PLANNING HEARING	450
RENTAL INCOME-VILLAGE PROPERTY	60,084
SALES REVENUE-ZONING MAP/BOOKS	15
N.S.F. CHECK FEE	100
ALL OTHER INCOME	2,500
GRASS & LEIN FEES	15,000
SALE OF VILLAGE SURPLUS	-
CLAIMS/REFUNDS/REIMBURSEMENTS	50
STEGER DAYS OF MUSIC	35,000
SPONSORS-STEGER DAYS OF MUSIC	35,000
VENDORS-STEGER DAYS OF MUSIC	20,000
ALL OTHER INCOM-STEGER DAYS OF MUSI	50,000
 <b>Subtotal Administration</b>	 <b><u>3,259,096</u></b>
 GENERAL CONTRACTOR LICENSE	 9,500
SUB-CONTRACTOR LICENSE	16,000
GEN'L BUSINESS LICENSE APPLICTN	800
SWIMMING POOL PERMIT & INSPECT.	100

**Village of Steger Revenues  
Fiscal Year 2016**

	<u><b>Total Appropriation</b></u>
BUILDING PERMIT	30,000
BUILDING INSPECTION	15,000
ELECTRICAL INSPECTION	3,000
PLUMBING INSPECTION	1,600
REOCCUPANCY PERMIT	25,000
SIGN INSPECTION	250
ELECTRICAL PERMIT	5,000
PLUMBING PERMIT	1,200
SIGN PERMIT	1,200
WRECKING/DEMOLITION PERMIT	500
OTHER PERMITS	100
 <b>Subtotal Building Department</b>	 <b><u>109,250</u></b>
Grant Revenue	-
<b>Subtotal Grants (Non CCBDG)</b>	<b><u>-</u></b>
Grant Revenue	-
<b>Subtotal C.C.B.D.G</b>	<b><u>-</u></b>
C-TICKET REVENUE	45,000
C-TICKET COLLECTION SVC	10,000
<b>Subtotal "C" Tickets</b>	<b><u>55,000</u></b>
ADJUDICATION REVENUE	15,000
ADJUDICATION COLLECTION SVC	1,000
<b>Subtotal Adjudication</b>	<b><u>16,000</u></b>
<b><u>TOTAL CORPORATE</u></b>	<b><u><u>3,439,346</u></u></b>
 <b>FIRE PROTECTION</b>	
COOK COUNTY R.E. TAXES	111,688
WILL COUNTY R.E. TAXES	118,312



**Village of Steger Revenues  
Fiscal Year 2016**

	<u><b>Total Appropriation</b></u>
MILLER WOODS TAXES	7,000
AMBULANCE FEES	175,000
FIRE INSPECTION FEES	2,416
2% FIRE TAX	23,000
GRANT REVENUE	280,000
9-1-1 REVENUE	3,300
MISCELLANEOUS INCOME	-
SALE OF VILLAGE SURPLUS	-
TRANSFER FROM CORPORATE	-
 <b><u>TOTAL FIRE PROTECTION</u></b>	 <b><u>720,716</u></b>
 <b>PARKS AND RECREATION</b>	
COOK COUNTY R.E. TAXES	38,848
WILL COUNTY R.E. TAXES	41,152
INTEREST INCOME	-
TRANSFER FROM CORPORATE	-
 <b>Subtotal Playground/Recreation</b>	 <b><u>80,000</u></b>
 REG. FEE-AEROBICS	 3,000
REG. FEE-KARATE	-
REG. FEE-TUMBLEBEARS	500
REG. FEE - ZUMBA	1,500
REG. FEE - BABYSITTING CLASS	600
RENTAL INCOME-COMMUNITY CTR	8,000
RENTAL INCOME-GYM (COMM CTR)	500
I.D. PROGRAM-RESIDENT	1,000
I.D. PROGRAM-NON RESIDENT	2,000
I.D. PROGRAM-SENIOR	1,000
OPEN GYM/DAY PASSES	2,000
FUNDRAISER	1,000
 <b>Subtotal Community Center</b>	 <b><u>21,100</u></b>
 RENTAL-PARKS	 250

**Village of Steger Revenues  
Fiscal Year 2016**

	<u><b>Total Appropriation</b></u>
<b>Subtotal Parks and Recreation</b>	<u><b>250</b></u>
REGISTRATION FEE-BASEBALL	6,300
FUNDRAISER-BASEBALL	
APPAREL REVENUE-BASEBALL	
AWARD FEE-BASEBALL	
SPONSORSHIP FEE-BASEBALL	
CONCESSION STAND-BASEBALL	
BANQUET FEES-BASEBALL	
ALL OTHER INCOME-BASEBALL	1,800
<b>Subtotal Baseball</b>	<u><b>8,100</b></u>
REGISTRATION FEE-BASKETBALL	16,000
FUNDRAISER-BASKETBALL	3,200
APPAREL REVENUE-BASKETBALL	-
AWARD FEE-BASKETBALL	-
SPONSORSHIP FEE-BASKETBALL	1,200
CONCESSION STAND-BASKETBALL	3,600
BANQUET FEES-BASKETBALL	-
ALL OTHER INCOME-BASKETBALL	7,200
<b>Subtotal Basketball</b>	<u><b>31,200</b></u>
REGISTRATION FEE-CHEER BB	150
FUNDRAISER-CHEER BB	360
APPAREL REVENUE-CHEER BB	-
AWARD FEE-CHEER BB	-
SPONSORSHIP FEE-CHEER BB	100
CONCESSION STAND-CHEER BB	-
BANQUET FEES-CHEER BB	225
ALL OTHER INCOME-CHEER BB	-
<b>Subtotal Cheerleading Basketball</b>	<u><b>835</b></u>
REGISTRATION FEE-FOOTBALL	20,300
FUNDRAISER-FOOTBALL	12,184

**Village of Steger Revenues  
Fiscal Year 2016**

	<u><b>Total Appropriation</b></u>
APPAREL REVENUE-FOOTBALL	-
AWARD FEE-FOOTBALL	-
SPONSORSHIP FEE-FOOTBALL	5,000
CONCESSION STAND-FOOTBALL	3,400
BANQUET FEES-FOOTBALL	-
ALL OTHER INCOME-FOOTBALL	-
<b>Subtotal Football</b>	<u><b>40,884</b></u>
REGISTRATION FEE-SOFTBALL	25,000
FUNDRAISER-SOFTBALL	-
APPAREL REVENUE-SOFTBALL	-
AWARD FEE-SOFTBALL	-
SPONSORSHIP FEE-SOFTBALL	6,000
CONCESSION STAND-SOFTBALL	2,000
BANQUET FEES-SOFTBALL	-
ALL OTHER INCOME-SOFTBALL	-
<b>Subtotal Softball</b>	<u><b>33,000</b></u>
REGISTRATION FEE-VOLLEYBALL	3,500
FUNDRAISER-VOLLEYBALL	2,100
APPAREL REVENUE-VOLLEYBALL	-
AWARD FEE-VOLLEYBALL	-
SPONSORSHIP FEE-VOLLEYBALL	525
CONCESSION STAND-VOLLEYBALL	2,500
BANQUET FEES-VOLLEYBALL	-
ALL OTHER INCOME-VOLLEYBALL	-
<b>Subtotal Volleyball</b>	<u><b>8,625</b></u>
<b>TOTAL PARKS AND RECREATION</b>	<u><u><b>223,994</b></u></u>
<b>POLICE PROTECTION</b>	
COOK COUNTY R.E. TAXES	43,704
WILL COUNTY R.E. TAXES	46,296
POLICE FINGERPRINTING	250

**Village of Steger Revenues  
Fiscal Year 2016**

	<u><b>Total Appropriation</b></u>
COOK COUNTY FINES	7,500
WILL COUNTY FINES	3,000
WILL CTY FINE-POL. VEHICLE FUND	200
WARRANT SERVICE FEE	500
BOND PROCESS FEE	500
TRAINING REIMBURSEMENT	10,000
POLICE REPORTS	400
ADMINISTRATIVE TOWING FEES	40,000
ASSET FORFEITURE	-
ASSET SEIZURE	-
FOUND/RECOVERED PROPERTY	100
INTEREST INCOME	-
GRANT REVENUES	1,100
9-1-1 REVENUE	-
SO. HTS. RADIO	-
LOAN PROCEEDS	70,000
SALE OF VILLAGE SURPLUS	2,000
TRANSFER FROM CORPORATE	-
 <b>Subtotal Police Protection</b>	 <u><b>225,550</b></u>
 POLICE & FIRE FEES	 -
 <b>Subtotal Police &amp; Fire Board</b>	 <u><b>-</b></u>
 <b><u>TOTAL POLICE PROTECTION</u></b>	 <u><b>225,550</b></u>
 <b>PUBLIC BENEFIT</b>	
COOK COUNTY R.E. TAXES	9,712
WILL COUNTY R.E. TAXES	10,288
INTEREST INCOME	-
 <b><u>TOTAL PUBLIC BENEFIT</u></b>	 <u><b>20,000</b></u>
 <b>WATER AND SEWER FUND</b>	
WATER BILLING	700,000
WATER PENALTIES	15,000
METER SALES	2,000

**Village of Steger Revenues  
Fiscal Year 2016**

	<u><b>Total Appropriation</b></u>
WATER TURN-ON FEE	2,500
ADMIN BILLING	17,000
SEWER REHAB FEES	204,000
INTEREST INCOME	720
MISCELLANEOUS INCOME	20,000
 <b><u>TOTAL WATER AND SEWER FUND</u></b>	 <b><u>961,220</u></b>
 <b>ROAD AND BRIDGE</b>	
COOK COUNTY R.E. TAXES	15,920
WILL COUNTY R.E. TAXES	115,320
VEHICLE STICKERS	95,000
REPLACEMENT TAXES	2,000
INTEREST INCOME	-
MISCELLANEOUS INCOME	1,900
TRANSFER FROM CORPORATE	-
 <b><u>TOTAL ROAD AND BRIDGE</u></b>	 <b><u>230,140</u></b>
 <b>MOTOR FUEL TAX</b>	
M.F.T. ALLOTMENTS	230,000
IPTIP-INTEREST INCOME	1,000
OTHER-INTEREST INCOME	0
JOBS NOW ALLOTMENT	42,633
 <b><u>TOTAL MOTOR FUEL TAX</u></b>	 <b><u>273,633</u></b>
 <b>IMRF</b>	
COOK COUNTY R.E. TAXES	131,112
WILL COUNTY R.E. TAXES	138,888
INTEREST INCOME	-
TRANSFER FROM CORP.	-
 <b><u>TOTAL IMRF</u></b>	 <b><u>270,000</u></b>
 <b>DEBT SERVICE</b>	
COOK COUNTY R.E. TAXES	30,500
WILL COUNTY R.E. TAXES	34,000
INTEREST INCOME	-
 <b><u>TOTAL DEBT SERVICE</u></b>	 <b><u>64,500</u></b>

**Village of Steger Revenues  
Fiscal Year 2016**

	<u><b>Total Appropriation</b></u>
<b>D.A.R.E.</b>	
INTEREST INCOME	-
PROGRAM DONATION	10,000
TRANSFER FROM CORP	4,000
<b><u>TOTAL D.A.R.E</u></b>	<b><u>14,000</u></b>
<b>LIABILITY INSURANCE FUND</b>	
COOK COUNTY R.E. TAXES	366,628
WILL COUNTY R.E. TAXES	388,372
VH FIRE 2014	-
EMPLOYEE CONTRIBUTION HEALTH	75,000
COBRA-HEALTH INSURANCE	-
COBRA-DENTAL INSURANCE	-
RETIREE-HEALTH INSURANCE	50,000
INTEREST INCOME	-
MISCELLANEOUS INCOME	-
CLAIMS/REFUNDS/REIMBURSEMENTS	-
TRANSFER FROM CORP	-
<b><u>TOTAL LIABILITY INSURANCE FUND</u></b>	<b><u>880,000</u></b>
<b>HSEM</b>	
COOK COUNTY R.E. TAXES	971
WILL COUNTY R.E. TAXES	1,029
INTEREST INCOME	-
SALE OF VILLAGE SURPLUS	-
TRANSFER FROM CORPORATE	-
<b><u>TOTAL HSEM</u></b>	<b><u>2,000</u></b>
<b>AUDITING</b>	
COOK COUNTY R.E. TAXES	13,596
WILL COUNTY R.E. TAXES	14,403
INTEREST INCOME	-
TRANSFER FROM CORPORATE	-
<b><u>TOTAL AUDITING</u></b>	<b><u>27,999</u></b>
<b>MUNICIPAL BAND</b>	

Village of Steger Revenues  
Fiscal Year 2016

Total  
Appropriation

COOK COUNTY R.E. TAXES  
WILL COUNTY R.E. TAXES

1,554  
1,646

**Village of Steger Revenues  
Fiscal Year 2016**

	<u><b>Total Appropriation</b></u>
<b><u>TOTAL MUNICIPAL BAND</u></b>	<b><u>3,200</u></b>
<b>SCHOOL CROSSING GUARD</b>	
COOK COUNTY R.E. TAXES	6,312
WILL COUNTY R.E. TAXES	6,687
TRANSFER FROM CORPORATE	-
<b><u>TOTAL SCHOOL CROSSING GUARD</u></b>	<b><u>12,999</u></b>
<b>TIF #1</b>	
WILL COUNTY R.E. TAXES	120,000
<b><u>TOTAL TIF #1</u></b>	<b><u>120,000</u></b>
<b>TIF #2</b>	
COOK COUNTY R.E. TAXES	3,000
<b><u>TOTAL TIF #2</u></b>	<b><u>3,000</u></b>
<b>TIF #3</b>	
COOK COUNTY R.E. TAXES	71,000
<b><u>TOTAL TIF #3</u></b>	<b><u>71,000</u></b>
<b>TIF #4</b>	
WILL COUNTY R.E. TAXES	100,000
<b><u>TOTAL TIF #4</u></b>	<b><u>100,000</u></b>
<b><u>TOTAL ALL FUNDS</u></b>	<b><u>7,663,297</u></b>



**Village of Steger Revenues  
Fiscal Year 2016**

**Total  
Appropriation**

SECTION 2. All unexpended balances of any item or items on any general appropriation made by this ordinance may be expended in making up any insufficiency in any item or items for the same general purpose or in any like appropriation made by this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval and publication. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

\_\_\_\_\_  
Passed

\_\_\_\_\_  
Approved

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

\_\_\_\_\_  
Published

Ordinance No. 1118

PASSED this 7TH day of March, 2016,

Carmen Recupito, Jr., Village Clerk

APPROVED this 7th t day of March, 2016

Kenneth A. Peterson, Jr., Village President

ROLL CALL VOTE:

Voting in favor:

Voting aga

Not voting:

March 3<sup>RD</sup>, 2016

To: Steger Village Hall

From: Steger Area Chamber of Commerce

Topic: K-mart Parking Lot

We would like to request the K-mart parking lot for the Carson Barnes Circus. The dates that are needed are Monday July 4<sup>th</sup> & Tuesday July 5<sup>th</sup>.

If you need any further information Please contact Frank Elton at (708) 755-6200

Thank You

A handwritten signature in cursive script that reads "Lisa Smith". The signature is written in black ink and is positioned above the printed name.

Lisa Smith

Secretary/Finance Officer

# Smart-Ready LED Street Lighting Agreement

## PROGRAM PARTICIPATION AGREEMENT

The Smart-Ready LED Street Lighting Program (“the Program”) replaces existing Commonwealth Edison (“ComEd”) owned street light fixtures (mercury vapor and high pressure sodium), located in participating municipalities, with Smart-Ready LED street lights.

This Smart-Ready LED Street Lighting Agreement (“Agreement”) is entered into by and between ComEd and the Village of Steger (“Customer”). ComEd and the Customer are sometimes referred to herein individually as a “Party”, and collectively as the “Parties.”

### PROGRAM TERMS AND CONDITIONS

- 1. Program Effective Dates.** This Agreement shall be effective upon execution by both Customer and ComEd, and shall terminate on or before May 31, 2017.
- 2. Customer Eligibility.** Customer is an existing municipal customer of ComEd that receives a fixture included street light rate. (Note: Customer may take electric energy from a company other than ComEd as long as Customer is obtaining delivery service from ComEd.) The fixture included street light rate is set forth in Table 1, attached hereto, and which is made a part hereof.
- 3. Project Timeline.** Following the execution of the Agreement, ComEd will work with the municipality to establish a schedule for the installation of the LED street light fixtures.
- 4. Customer Charges.** The change from the existing fixtures to a smart ready fixture will change the cost of the Fixture-Included Lighting Delivery Service Charge as well as energy cost to operate the fixtures. The estimated fixture included costs and estimated energy cost comparison of the existing street lights to LED street lights is provided in Table 1 hereto.

There is also a customer charge for the replacement of the fixtures and this charge will be offset by an Energy Efficiency credit equal to the customer replacement charge. Effectively, the customer will not incur any out of pocket costs to replace the fixtures.

### **5. Customer Obligations.**

- 5.1. Customer must support ComEd, as requested, with access to the system and facilities, and municipal work permits as required to support the installation LED street light fixtures.

# Smart-Ready LED Street Lighting Agreement

- 5.2. Customer will be the point of contact for any resident concerns related to the installation of the LED street lights and will work with ComEd to resolve concerns raised by residents of the municipality.

## 6. ComEd Obligations.

- 6.1. ComEd will replace all existing ComEd owned Mercury Vapor (MV) and High Pressure Sodium (HPS) street lights that have an LED equivalent, subject to the current fixture included rate agreement, with new, lower wattage smart-ready LED street lights.
- 6.2. ComEd, through the state mandated energy efficiency programs, will provide a credit to the Customer in an amount equal to the cost to the Customer to replace the existing street light fixtures in the municipality. The cost of the replacement of the existing street light fixtures will be documented in a separate Customer Work Agreement developed for the street light fixture replacement.

## 7. Limitations of Liability.

- 7.1. Customer shall independently evaluate any advice or direction given by ComEd related to the adjustment of LED street light illumination levels. IN NO EVENT WILL ComEd, ITS CONSULTANTS, CONTRACTORS AND/OR SUBCONTRACTORS BE LIABLE FOR THE OPERATION OF CUSTOMER'S FACILITIES OR FIXTURES, OR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND IN CONNECTION WITH THIS AGREEMENT OR THE IMPLEMENTATION OF ANY FUNCTIONS OR TESTING UNDER THIS AGREEMENT.
- 7.2. ComEd shall indemnify, defend and save harmless the Customer and, its officers, agents, employees, representatives and assigns, from lawsuits, actions, costs (including attorneys' fees), claims or liabilities of any character, including, as allowed by law, liabilities incurred due to the joint negligence of the Village and contractors, brought because of any injuries or damages received or sustained by any person, persons, or property on account of any act or omission, neglect or misconduct of ComEd, its officers, agents and/or employees arising out of, or in performance of, any of the provisions of this Agreement, including any claims or amounts recovered for any infringements of patent, trademark or copyright; or from any claims or amounts arising or recovered under the "Worker's Compensation Act" or any other applicable law, ordinance, order or decree. In connection with any such claims, lawsuits, actions or liabilities, the Customer

# Smart-Ready LED Street Lighting Agreement

and, its officers, agents, employees, representatives and their assigns shall have the right to defense counsel of their choice. ComEd shall be solely liable for all costs of such defense and for all expenses, fees, judgments, settlements and all other costs arising out of such claims, lawsuits, actions or liabilities.

**8. Disclaimer:** ComEd does not guarantee that certain energy savings will be achieved and does not make any warranties associated with the measures implemented under the Program. ComEd has no obligations regarding, and does not endorse or guarantee, any claims, promises, representations, or work made or performed, or equipment furnished or installed by any contractors, subcontractors, or vendors pursuant to the Program. The Customer shall be entitled to the energy cost savings realized by the Customer that result from the installation of LED street light fixtures within the Customer's corporate limits. In consideration of the services provided by ComEd as part of the Program, the Customer agrees that ComEd is entitled to 100% of the rights and benefits associated with the measures, including without limitation PJM products and all other attributes, credits or products associated therewith under any regional initiative or federal, state or local law, program or regulation, and customer waives, and agrees not to seek, any right to the same.

**9. Attorneys' Fees.** If litigation is commenced by either Party to enforce or interpret any of the provisions of this Agreement, the prevailing Party shall be entitled to recover reasonable costs and attorneys' fees at the trial, on appeal, and on any petition for review.

**10. Entire Agreement/Modification.** This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof, and unless otherwise provided in this Agreement, no modification or waiver of any of the provisions, or any future representation, promise, or addition, shall be binding upon the parties unless made in writing and signed by both Parties. To the extent any of the terms of this Agreement are deemed to conflict with the terms of the Franchise Agreement between ComEd and Customer, the terms of the Franchise Agreement shall control while both Agreements remain in effect.

**11. Disputes/Governing Law.** This Agreement shall be exclusively governed by and interpreted in accordance with the laws of the State of Illinois. Any litigation between the Parties shall be prosecuted only in the state or federal courts of the State of Illinois.

## **BY SIGNING BELOW:**

The Customer has read and accepts the terms and conditions of this Smart-Ready LED Street Lighting Agreement, and agrees to participate in the Smart-Ready LED Street Lighting Program.

# Smart-Ready LED Street Lighting Agreement

**Customer**

**ComEd**

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

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

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

# Smart-Ready LED Street Lighting Agreement

## Table 1 2016 Rates

### Village of Steger

Cost comparison of Fixture Included Street Light fixture Costs, Proposed 2016 Rates, Existing Fixtures versus LED Fixture

Existing fixtures, 2016						LED Fixtures, 2016					
Billing Count	Wattage	2016 Fixture cost	Monthly Energy Cost	Monthly Cost per Fixture	Monthly Cost by Type	Wattage	2016 Fixture cost	Monthly Energy Cost	Monthly Cost per Fixture	Monthly Cost by Type	
100W MV	2	\$3.65	\$1.71	\$5.36	\$10.72	LED-53	\$2.68	\$0.74	\$3.42	\$6.85	
175W MV	170	\$3.71	\$3.04	\$6.75	\$1,147.97	LED-53	\$2.68	\$0.74	\$3.42	\$581.94	
250W MV	6	\$3.84	\$3.94	\$7.78	\$46.68	LED-75	\$2.97	\$1.05	\$4.02	\$24.13	
400W MV	7	\$4.34	\$6.17	\$10.51	\$73.57	LED-145	\$3.56	\$2.03	\$5.59	\$39.15	
70 W HPS	0	\$3.94	\$1.15	\$5.09	\$0.00	LED-53	\$2.68	\$0.74	\$3.42	\$0.00	
100 W HPS	52	\$3.99	\$1.70	\$5.69	\$295.71	LED-53	\$2.68	\$0.74	\$3.42	\$178.00	
150 W HPS	14	\$4.02	\$2.45	\$6.47	\$90.63	LED-75	\$2.97	\$1.05	\$4.02	\$56.30	
250 W HPS	20	\$4.28	\$4.16	\$8.44	\$168.89	LED-145	\$3.56	\$2.03	\$5.59	\$111.86	
400 W HPS	1	\$4.63	\$6.52	\$11.15	\$11.15	LED-145	\$3.56	\$2.03	\$5.59	\$5.59	
<b>Total</b>	<b>272</b>										

Energy Cost	
\$	0.04100

2016 Fixture Monthly Cost	\$1,845.32
---------------------------	------------

2016 LED Monthly Cost	\$998.24
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Operating hours per month =342

2016 Monthly Cost Savings	\$847.08
2016 Per Fixture savings	\$3.11

Annual Cost Savings	\$10,165.02
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Note, the savings calculation and percent savings estimate is for the fixture only. Other components costs are not affected by this change. 1,000 W HPS fixture are not included in the savings calculation because there is not a direct LED replacement.





1600 Division Street, Suite 300  
Nashville, TN 37203  
USA

Phone: +1 615-963-3382  
email: MURPH@wmeentertainment.com

**JOE NICHOLS**

**IMPOSSIBLE PRODUCTIONS, INC.**

**ARTIST RIDER AND ADDENDA ATTACHED HERETO HEREBY MADE A PART OF THIS CONTRACT**

Agreement made 16 Feb 2016 between IMPOSSIBLE PRODUCTIONS, INC. (hereinafter referred to as "PRODUCER") furnishing the services of **JOE NICHOLS** (hereinafter referred to as "ARTIST") and **THE VILLAGE OF STEGER/Mary Jo Seehausen** (hereinafter referred to as "PURCHASER")

It is mutually agreed between the parties as follows:

The PURCHASER hereby engages the PRODUCER to furnish the services of ARTIST for the Engagement (as described herein) upon all the terms and conditions herein set forth, including, without limitation, Addendum "A" (Additional Terms and Conditions), the Artist Rider, and any other PRODUCER addenda referenced herein (if any), all of which are attached hereto and fully incorporated herein by reference.

**1. ENGAGEMENT VENUE(S):**

VETERANS PARK  
3501 Hopkins Ave  
Steger, IL 60475  
USA

**2. DATE(S) OF ENGAGEMENT: Sat 09 Jul 2016**

- a. Number of Shows: 1  
b. Show Schedule(s): 01:00 PM: Doors  
05:30 PM: Support - Confirmed: Nobody's Business; local  
07:00 PM: Support - Confirmed: Iron Horse; local  
08:30 PM: JOE NICHOLS; (90 min.); Confirmed - to close  
10:30 PM: Curfew

**3. BILLING (in all forms of advertising):**

100% Sole Headline Billing

**4. COMPENSATION:**

\$55,000.00 USD (Fifty Five Thousand U.S. Dollars) flat GUARANTEE.

*DEPOSIT requirements and PAYMENT TERMS are further set forth below in Section 10.*

**5. PRODUCTION AND CATERING:**

- Purchaser to provide and pay for sound and lights as required by Artist.
- Catering budget is capped at \$1,000.

Production Contact:

Frank Mastalerz  
(708) 370-6920 (off.)

**6. TRANSPORTATION AND ACCOMMODATIONS:**

~~a) Air transportation.~~

KSA  
2/25/16

- b) Accommodations:
- ~~c) Air freight and excess baggage:~~
- d) Ground transportation:
- e) Meals and incidentals:
- f) Other:

Any changes to the above-mentioned arrangements are subject to the sole and exclusive prior written approval of PRODUCER.

#### 7. SPECIAL PROVISIONS:

\*Purchaser agrees to:

- For radio interviews and all special requests regarding Artist please contact Bergen Rosvold at Triple 8 Management (bergen@triple8mgmt.com); For all tour marketing needs, announce dates, on solo dates, ad materials and all TV/Print interviews, please contact Haley Elander at Triple 8 Management (512-444-7600 or haley@triple8mgmt.com)
- Any changes to lineup or show order stated in this contract must be approved in writing by Artist's manager, agent, or authorized representative. Any changes without prior approval shall constitute a breach of contract and Artist shall be entitled to cancel the performance, retain any amounts previously received, and receive the full guarantee due under this agreement.
- Purchaser to pay for and utilize Artist-supplied ad mats, radio and television spots from Tour Design. No other forms of advertising are permitted without management approval. Contact Bill Kittle (billkittle@tourdesign.com / 323.769.4776) for ordering information.
- Venue must retain and pay applicable state and local sales tax on all merchandise sold.
- This is an outdoor show, and PURCHASER shall pay PRODUCER in full for any cancellations due to weather.

\*Artist agrees to:

- Artist agrees to participate in a meet and greet for twenty (20) VIPs maximum prior to show. Time, location, and duration to be advanced and approved by Artist management.

Artist shall not perform a publicly advertised engagement within 120 miles of the applicable Venue, for a period of 60 days prior to or 60 days after the performance of the Engagement at this applicable Venue.

Notwithstanding the foregoing, Artist shall NOT be precluded from performing the following:

- (i) private performances which are not publicly advertised and for which tickets are not sold to the general public;
- (ii) charitable events or multi-Artist charity concerts;
- (iii) any non-performing appearances (whether public or private);
- (iv) radio and/or TV appearances or performances, including, without limitation TV specials, television news, talk shows, and award shows.

Producer/Artist will not authorize the advertising of a subsequent public performance by Artist to be held within such radius, until the completion of the Engagement at the applicable Venue herein, unless such Engagement is sold out or unless such advertising is approved by Purchaser.

#### 8. ARTIST RIDER:

PURCHASER shall provide and pay for all terms and conditions contained in the ARTIST rider and shall fully comply with all provisions thereof.

#### 9. CURRENCY AND EXCHANGE RATE:

**10. PAYMENT TERMS:**

a. DEPOSIT The amount of \$27,500.00 USD shall be paid to and in the name of PRODUCER's agent, WILLIAM MORRIS ENDEAVOR ENTERTAINMENT, LLC, to be received not later than 09 Jun 2016;

All deposit payments shall be paid via certified or cashier's check sent to:

WILLIAM MORRIS ENDEAVOR ENTERTAINMENT, LLC  
 ATTN: Caria Murphy  
 1500 Division Street, Suite 300  
 Nashville, TN 37203  
 USA

OR via bank wire as follows:

CITY NATIONAL BANK 54 Music Square East Nashville, TN 37203	ABA no: 054009445 William Morris Endeavor Account No.: 684001426 ORG: The Village of Steger / REF: Joe Nichols / Jul 09, 2016 WME booking code: PAC757808
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Please be sure to specify the following to avoid confusion and/or misapplication of funds: *your company name, (as sender), name of the artist, start date of the Engagement(s).*

b. BALANCE of the monies shall be paid to and in the name of PRODUCER by certified or cashier's check or bank wire (as designated by PRODUCER), to be received by PRODUCER not later than prior to the first show of the Engagement.

c. Earned percentages, overages and/or bonuses, if applicable, are to be paid to PRODUCER in cash (if requested by PRODUCER, and to the extent permitted by law), or by certified or cashier's check or bank wire (as designated by PRODUCER), immediately following the last show of the Engagement.

d. In the event the full price agreed upon to be paid by PURCHASER does not include percentages or overages, and the actual gross box office receipts from the Engagement exceed the gross potential as stated herein, such amount shall be paid in full to PRODUCER in cash (if required by PRODUCER and to the extent permitted by law) or by certified or cashier's check or bank wire (as designated by PRODUCER), immediately following the last show of the Engagement.

KSA  
2/16/15

**11. SCALING AND TICKET PRICES:**

CAP. TYPE	PRICE	COMPS	FULLS	SELLABLE	FEE	PARKING	CHARITY	TG FEE	VIP	SCADRY	OTHER	NET PRICE	GROSS POT.
500 Jan 2016	5,000	0	0	0	4,750							\$40.00	\$95,000.00
	5,000	250	0	0	4,750								\$95,000.00

**SCALING NOTES:**

- Day of show ticket price increase: \$5.00 USD
- \*Outdoor/ Covered Stage / Rain or Shine
- \*\$60 \*4-Pak\* tickets / \$15 Pre-Sale
- \*200 Promoter / Media comps at \$20 each
- \*50 Artist comps at \$20 each

ADJUSTED GROSS POTENTIAL:	\$95,000.00
TAX:	
NET POTENTIAL:	\$95,000.00

**12. EXPENSES:**

NA

**13. MERCHANDISING:**

Artist split: All Merchandise 100.0% of proceeds to ARTIST.

14. VISAS AND WORK PERMITS:

15. TAXES:

ADDENDUM "A" (ADDITIONAL TERMS AND CONDITIONS), ARTIST RIDER, AND ANY OTHER PRODUCER ADDENDA REFERENCED HEREIN (IF ANY), ARE ALL ATTACHED HERETO AND FULLY INCORPORATED HEREIN BY REFERENCE.

IN WITNESS WHEREOF, the parties hereto have hereunto set their names and seals on the day and year first above written.

By: 

THE VILLAGE OF STEGER  
Mary Jo Seehausen  
3320 Lewis Ave  
Steger, IL 60475  
USA  
  
Care of: Frank Mastalerz  
FM Entertainment  
16668 South State Street  
South Holland, IL 60473  
USA

By:

IMPOSSIBLE PRODUCTIONS, INC.  
Fed ID: 81-0609020

*Return all signed contracts to WILLIAM MORRIS ENDEAVOR ENTERTAINMENT, LLC at the address above. Attention: Murphy*

ADDENDUM "A"

ADDITIONAL TERMS AND CONDITIONS

A. COMPENSATION

- (1) Unless otherwise specified, all payments shall be made in full without any deductions whatsoever. If not already indicated on the face page of this Agreement, PURCHASER will advise PRODUCER or PRODUCER's agent, promptly upon request (but in no event later than the pre-sale date), of the net admission prices for the entertainment presentation and shall further disclose any added charges and applicable tax in connection therewith.
- (2) In the event the payment to PRODUCER shall be based in whole or in part on receipts of the performance(s) hereunder, PURCHASER agrees to deliver to PRODUCER a certified statement of the gross receipts of each performance within two (2) hours following such performance. PRODUCER shall have the right to have a representative present in the box office at all times and such representative shall have access to box office records of PURCHASER relating to gross receipts of the Engagement.
- (3) In the event that the payment of PRODUCER's share of said performance(s) receipts is based in whole or in part upon expenses related to the Engagement, PURCHASER shall verify by paid receipts, cancelled check or similar documents all such expenses; or they shall not be included as an expense of the Engagement.
- (4) In the event the payment to PRODUCER does not include a percentage payment, if the actual gross box office receipts from the Engagement exceed the gross potential indicated on the face of this Agreement or as otherwise agreed in writing between the parties, such excess shall be immediately paid in full to PRODUCER in cash.

KSA 2/25/16

B. TICKETS

- (1) PURCHASER shall not advertise, promote or sell tickets to the Engagement until authorization in writing has been received from PRODUCER.
- (2) ALL TICKETS MUST BE NUMBERED. NO TICKETS SHALL BE PRICED AT MORE THAN THE AGREED UPON PRICE EXCLUSIVE OF VALUE ADDED TAX OR OTHER SALES-BASED TAX WITHOUT PRODUCER'S PRIOR APPROVAL.
- (3) If ticket price scaling shall be varied in any respect, the percentage of compensation payable to PRODUCER shall be based upon whichever of the following is more favorable to PRODUCER: (i) the ticket price scaling set forth on the face page of this Agreement or as otherwise agreed in writing by the parties, or (ii) the actual ticket price scaling in effect for the Engagement.
- (4) The PRODUCER's representative shall have the right to inspect ticket books and all box office and other records with respect to such receipts, including, but not limited to, master tickets, printed but unsold tickets (so-called "deadwood") and stubs of tickets sold, for the purpose of verifying the statements PRODUCER's representative will upon request be admitted to the box office at all times during the sale of tickets for the Engagement hereunder.
- (5) There shall be no dynamic ticket pricing unless initially agreed upon by PRODUCER and PURCHASER in writing. In the event the parties agree to participate in dynamic ticket pricing all terms thereof shall be subject to mutual written approval including, without limitation, all ticket prices and adjustments thereto, scaling, gross box office potential and additional ticketing charges (if any). All elements hereof, including, without limitation, all ticket pricing/scaling/adjustments, ticketing charges (if any) and final gross revenue, must be transparent and presented at all times in writing to PRODUCER to evidence compliance with the foregoing.
- (6) PURCHASER agrees that any inclusion of ARTIST's performance featured in a subscription or other type of series is subject to the prior written consent of PRODUCER.
- (7) PURCHASER shall not commit ARTIST to any interviews, promotional appearances, meet & greets, or otherwise without PRODUCER's prior, written consent, which shall be given or withheld in PRODUCER's sole discretion.

C. FACILITIES

- (1) PURCHASER agrees to furnish at its sole cost and expense on the date(s), time(s) and place(s) of the performance(s) all that is necessary for the proper and lawful presentation of the Engagement, including, without limitation, a suitable venue, well-located, well-lit, lighted, clean and in good order stage curtains, properly sound grand piano or pianos and all necessary first class sound equipment in perfect working condition including amplifiers, microphones in number and quality required by PRODUCER, dressing rooms (clean, comfortable, properly heated and air conditioned) and restrooms, all necessary electricians and stage hands, all necessary first class lighting, tickets, house programs, all licenses (including musical performing rights licenses), adequate security, usher, ticket sellers, ticket takers, appropriate and sufficient advertising in all media and PURCHASER shall pay all other necessary expenses in connection therewith.
- (2) PURCHASER shall also provide at its sole cost and expense all necessary equipment for the Engagement hereunder as provided on the face of the Agreement, or as designated in the attached ARTIST Rider, unless otherwise agreed by PRODUCER and PURCHASER in writing. Exact requirements to be advised if same differ from ARTIST Rider specifications.
- (3) PURCHASER will pay all music royalties in connection with PRODUCER's use of music, and in addition, the costs of any musicians (including contractor) other than those furnished by PRODUCER as part of PRODUCER's regular company.
- (4) PURCHASER agrees to pay all amusement taxes, if applicable.

KSA 2/25/16

(5) PURCHASER shall comply with all regulations and requirements of any jurisdiction that may have jurisdiction over any of the said materials, facilities and personnel to be furnished by PURCHASER and PRODUCER.

(6) IF PRODUCER as required, PURCHASER will furnish at its expense all necessary facilities, electricians, stage hands and other personnel for lighting and dress rehearsals. PURCHASER shall furnish at its own expense all other items and personnel including, but not limited to, any and all personnel, including musicians, as may be required by any national or local union(s) required for the proper presentation of the performance hereunder, and any rehearsals, therefore, except for those items and personnel which PRODUCER herein specifically agrees to furnish.

(7) PURCHASER shall ensure compliance with all applicable requirements of laws and regulations as to health and safety, licensing, insurance, hygiene, fire, access, egress, security, and generally in relation to the performance(s) and the venue(s) for such performance(s).

(8) PURCHASER shall be solely responsible for providing a safe environment for the Engagement, including but not limited to with respect to the staging, stage covering, grounding, supervision and direction of the Engagement, and security, so that the Engagement and all persons and equipment are free from adverse weather and other conditions, situations and events ("Adverse Conditions"). PRODUCER/ARTIST shall not have any liability for any damage or injury caused by such Adverse Conditions.

**D. PRODUCTION CONTROL**

(1) PRODUCER shall have the sole exclusive creative control over the production and presentation of ARTIST's performance at the Engagement hereunder, including, but not limited to, the details, means and methods of the performance of the performing artists hereunder and PRODUCER shall have the sole right as PRODUCER may see fit, to designate and change at any time the performing personnel other than the ARTIST herein specifically named.

(2) ARTIST shall at all times be the headline act and will be the closing act of each show, unless otherwise specified herein. PURCHASER agrees that no performer other than those to be furnished by PRODUCER hereunder will appear on or in connection with the Engagement hereunder. PURCHASER agrees to supply and pay for all supporting acts, if any, which must be requested and/or approved by PRODUCER.

(3) PURCHASER agrees to promptly comply with PRODUCER's directions as to stage settings for the performance hereunder.

(4) It is understood that no stage seats are to be sold or used without PRODUCER's prior written consent.

**E. EXCUSED PERFORMANCE**

If, as the result of a Force Majeure Event (as defined below), PRODUCER or ARTIST is unable to, or is prevented from, performing the Engagement or any portion thereof or any material obligation under this Agreement, then PRODUCER's and ARTIST's obligations hereunder will be fully excused, there shall be no claim for damages or expenses by PURCHASER, and PURCHASER shall bear its own costs and expenses in connection with this Agreement.

Notwithstanding the foregoing: (i) PURCHASER shall be obligated and liable to PRODUCER for such proportionate amount of the payment provided for herein as may be due hereunder for any performance(s) which PRODUCER may have rendered up to the time of the inability to perform by reason of such Force Majeure Event; and (ii) in the event of such a performance as a result of a Force Majeure Event, if ARTIST is ready, willing, and able to perform (but for the occurrence of such Force Majeure Event), then PURCHASER shall nevertheless pay PRODUCER an amount equal to the full GUARANTEE plus all other payments and compensation due hereunder. For clarification, in the event of an excusal due to any Force Majeure Event, and whether or not ARTIST is ready, willing and able to perform, PURCHASER shall remain responsible for all transportation, accommodation, expense reimbursement and any other payments or compensation for PRODUCER/ARTIST and entourage pursuant to the terms of this Agreement.

*In such an event, Purchaser's deposit shall be returned to Purchaser.*  
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A "Force Majeure Event" shall mean any one or more of the following acts which makes any performance(s) by PRODUCER or ARTIST contemplated by this Agreement impossible, infeasible or unsafe: acts of God; act(s) or regulation(s) of any public authority or bureau; civil unrest; epidemic; act(s) of the public enemy; act(s) or threats of terrorism; threats, insurrections, riots or other forms of civil disorder in, or around, the Engagement venue of which PRODUCER and/or ARTIST reasonably believe jeopardizes the safety of ARTIST; any of ARTIST's equipment, musicians or other performers; or any of PRODUCER's key personnel; embargoes; labor disputes (including, without limitation, strikes, lockouts, job actions, or boycotts); fires; explosions; floods; shortages of energy or other essential services; failure of technical facilities; failure or delay of transportation; death, disability, illness, injury or other inability to perform of ARTIST, any of ARTIST's musicians, other performers, crew, representatives or advisors, any of ARTIST's family members, any of PRODUCER's key personnel, or any other person personally known to ARTIST whose death, disability, illness or injury adversely impacts ARTIST's ability to perform in connection with the Engagement; or other similar or dissimilar causes beyond the control of ARTIST or PRODUCER which make any performance(s) contemplated by this Agreement impossible, infeasible or unsafe.

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**F. INCLEMENT WEATHER**

Notwithstanding anything contained to the contrary herein, inclement weather shall not be deemed a Force Majeure event and PURCHASER shall remain liable for payment to PRODUCER of the full GUARANTEE plus all other compensation due hereunder if the performance(s) is rendered impossible, infeasible or unsafe by such weather conditions. For clarification, PURCHASER shall remain responsible for all other terms and conditions of this Agreement, including, without limitation, transportation, accommodation, expense reimbursements for ARTIST and touring party.

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### G. PRODUCER'S RIGHT TO CANCEL

PURCHASER agrees that PRODUCER may cancel the Engagement hereunder without liability by giving the PURCHASER notice thereof at least <sup>ninety (90)</sup> (90) days prior to the commencement date of the Engagement hereunder. Upon termination of the Agreement in accordance with this Section G, PRODUCER shall return to PURCHASER any deposit previously received by PRODUCER in connection with the Engagement. Subject to the foregoing, upon such termination, the parties shall have no further rights or obligations hereunder, and each of the parties shall bear its own costs incurred in connection with this Agreement.

### H. BILLING

- (1) ARTIST shall receive billing in such order, form, size and prominence as directed by PRODUCER in all advertising and publicity issued by or under the control of the PURCHASER, including, but not limited to, displays, newspapers, radio and television ads, electric signs, posters, houseboards and announcements.
- (2) PURCHASER may only use ARTIST's name and pre-approved voice, likeness, materials, pictures, photographs, image, or other identification of ARTIST (collectively, "ARTIST'S Likeness") in connection with PURCHASER's advertising and publicizing of the Engagement, however, PURCHASER's use of ARTIST'S Likeness shall not be an endorsement or indication of use of any product or service and no corporate or product/service name or logo shall be included in any such advertising and publicity absent PRODUCER's prior written approval in each instance. Notwithstanding the foregoing, the placement, form, content, appearance, and all other aspects of PURCHASER's use of ARTIST'S Likeness shall at all times be subject to the prior written approval of PRODUCER.

### I. MERCHANDISING

PRODUCER shall have the exclusive right to sell souvenir programs, ballet books, photographs, records and any and all types of merchandise including, but not limited to, articles of clothing (i.e. T-shirts, hats, etc.), posters, stickers, etc., on the premises of the place(s) of performance without any participation in the proceeds by PURCHASER subject, however, to concessionaire requirements, if any, as specified in this Agreement.

### J. NO RECORDING/BROADCAST

PURCHASER shall and shall not permit or authorize others (including, without limitation, PURCHASER, or any employee, representative or contractor) to record, broadcast, televise, film, photograph, webcast, or otherwise reproduce the visual and/or audio performance hereunder (or any part thereof) and/or ARTIST and/or PRODUCER's personnel at any time during the Engagement. KSA 2126116

### K. PURCHASER DEFAULT

(1) In the event PURCHASER refuses or neglects to provide any of the items herein stated or comply with any provisions hereunder, and/or fails to promptly make any of the payments as provided herein and/or fails to proceed with the Engagement and/or fails to furnish PRODUCER or ARTIST with any documentation, tickets or notice or proof thereof as required hereunder, at the times herein specified, then any such failure shall be deemed a substantial and material breach of this Agreement and PRODUCER shall have the right (in PRODUCER's sole discretion), without prejudice to any other rights and remedies: (i) immediately terminate this Agreement and cancel any or all remaining Engagement hereunder; (ii) retain all amounts already paid to PRODUCER by PURCHASER as partial compensation for such breach; (iii) receive the full GUARANTEE (or the unpaid balance thereof) plus all other payments and other compensation due pursuant to this Agreement and all out of pocket expenses incurred by PRODUCER and ARTIST in connection with the Engagement or the transactions contemplated by this Agreement; and (iv) PRODUCER and ARTIST shall have no further liabilities and/or obligations in connection with the Engagement or the transactions contemplated by this Agreement. For the avoidance of doubt, in all instances PURCHASER shall remain responsible for all transportation, accommodations, and expense reimbursements for PRODUCER/ARTIST and entourage pursuant to the terms of this Agreement.

(2) If, on or before the date of any scheduled Engagement, PURCHASER has failed, neglected, or refused to perform any contract with PRODUCER/ARTIST, and/or any contract with any third party relating to the Engagement, and/or any other contract with any other performer for any other engagement (whether or not related), or if the financial standing or credit of PURCHASER has been impaired or is in PRODUCER's opinion unsatisfactory, PRODUCER shall have the right to demand payment of the full GUARANTEE and all other compensation due pursuant to this Agreement. If PURCHASER fails or refuses to make such payment forthwith, then any such failure shall be deemed a substantial and material breach of this Agreement, and PRODUCER shall have the right (in PRODUCER's sole discretion), without prejudice to any other rights and remedies, to: (i) immediately terminate this Agreement and cancel any or all remaining Engagement hereunder; (ii) retain all amounts already paid to PRODUCER by PURCHASER as partial compensation for such anticipatory breach; (iii) receive the full GUARANTEE (or balance thereof) and all other compensation due pursuant to this Agreement and all out of pocket expenses incurred by PRODUCER and ARTIST in connection with the Engagement or the transactions contemplated by this Agreement; and (iv) PRODUCER and ARTIST shall have no further liabilities and/or obligations in connection with the Engagement or the transactions contemplated by this Agreement. For the avoidance of doubt, in all instances PURCHASER shall remain responsible for all transportation, accommodations, and expense reimbursements for PRODUCER/ARTIST and entourage pursuant to the terms of this Agreement.

L. INSURANCE/INDEMNIFICATION

(1) PURCHASER shall obtain and maintain, from the date hereof through completion of the Engagement, commercial general liability insurance coverage, including a contractual liability endorsement as respects this Agreement, liquor liability (either from PURCHASER, if PURCHASER is furnishing liquor, or from PURCHASER's designated concessionaire), in an amount of not less than Five Million Dollars (\$5,000,000) per occurrence (but in no event in amounts less than the limits required by the venue and/or as set forth in the ARTIST rider, if any); business automobile liability insurance covering all owned, non-owned and hired vehicles used by or on behalf of PURCHASER with a minimum combined bodily injury and property damage liability limit of Five Million Dollars (\$5,000,000) per occurrence; and workers compensation and employer's liability insurance (including stop gap liability where applicable) with minimum limits of One Million Dollars (\$1,000,000) per claim (but in no event in limits less than those required by law and/or less than the limits required by the venue and/or as set forth in the ARTIST rider, if any.)

Refer to Page 4 of KSA one of Rider 2015 2/25/16

~~Notwithstanding the foregoing, for any Engagement in which the allowable capacity is in excess of Twenty-Five Thousand (25,000) attendees, but less than Fifty Thousand (50,000) attendees, the required commercial general liability insurance coverage limit shall be in an amount of not less than Ten Million Dollars (\$10,000,000) per occurrence, and for any Engagement in which the allowable capacity is Fifty Thousand (50,000) or more attendees, the required commercial general liability insurance coverage limit shall be in an amount of not less than Fifteen Million Dollars (\$15,000,000) per occurrence. All of the insurance requirements set forth above shall not be construed as a limitation of any potential liability on behalf of PURCHASER. All such insurance required above shall be primary and non-contributory, and shall be written by insurance companies qualified to do business in the state(s) of the Engagement(s) with A.M. Best ratings not less than A minus or better. Such insurance policies shall contain a waiver(s) of subrogation with respect to the PRODUCER, ARTIST and their respective officers, directors, principals, agents, employees and representatives and shall provide that the coverage thereunder may not be materially changed, reduced or canceled unless thirty (30) days prior written notice thereof is furnished to PRODUCER/ARTIST. Not less than ten (10) days prior to each Engagement, PURCHASER shall furnish PRODUCER/ARTIST with an appropriate certificate(s) of insurance evidencing compliance with the insurance requirements set forth above and naming PRODUCER, ARTIST and PRODUCER/ARTIST's respective officers, directors, principals, agents, employees and representatives as additional insureds. PRODUCER's failure to request, review or comment on any such certificates shall not affect PRODUCER's rights or PURCHASER's obligations hereunder. Upon request, PURCHASER shall immediately furnish to PRODUCER/ARTIST a full and complete copy of all insurance policies required to be maintained by PURCHASER herein.~~

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(2) PURCHASER hereby agrees to save, indemnify and hold harmless PRODUCER and ARTIST, and their respective agents, representatives, principals, employees, officers and directors, from and against any claims, suits, arbitrations, liabilities, penalties, losses, charges, costs, damages or expenses, including, without limitation, reasonable attorney's fees and legal expenses, incurred or suffered by or threatened against PRODUCER or ARTIST or any of the foregoing in connection with or as a result of any claim including without limitation, a claim for death, personal injury or property damage or otherwise brought by or on behalf of any third party person, firm or corporation as a result of or in connection with the Engagement, or any acts or omissions of PURCHASER or its employees, agents, or other representatives in connection with the transactions contemplated by this Agreement, which claim does not directly result from the negligence of the ARTIST and/or PRODUCER.

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M. ROLE OF AGENT

WILLIAM MORRIS ENDEAVOR ENTERTAINMENT, LLC acts only as agent for PRODUCER and assumes no liability hereunder and in furtherance thereof and for the benefit of William Morris Endeavor Entertainment, LLC, it is agreed that neither PURCHASER nor PRODUCER/ARTIST will name or join William Morris Endeavor Entertainment, or any of its officers, directors, principals, agents, employees and representatives as a party in any civil action or suit anywhere in the world, arising out of, in connection with, or related to any acts of commission or omission pursuant to or in connection with this Agreement by either PURCHASER or PRODUCER/ARTIST.

N. NOTICES

All notices required hereunder shall be given in writing at the addresses stated in the preamble of this Agreement.

O. CONTROLLING PROVISIONS Intentionally Omitted.

~~In the event of any inconsistency or conflict between the provisions of this Agreement and the provisions of any riders, addenda, exhibits or any other attachments hereto, the parties agree that the provisions most favorable to PRODUCER and ARTIST shall control.~~

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P. LIMITATION OF LIABILITY

In no event shall PRODUCER and/or ARTIST (nor any of their respective agents, representatives, principals, employees, officers, directors and affiliates) be liable to PURCHASER (or any third party) for any indirect, incidental, consequential, special, punitive (or exemplary), or any similar damages, including, without limitation, lost profits, loss of revenue or income, cost of capital, or loss of business reputation or opportunity, as to any matter under, relating to, or arising out of the Engagement or the transactions contemplated by this Agreement, whether in contract, tort or otherwise, even if PRODUCER and/or ARTIST has been advised of the possibility of such damages. ~~Under no circumstances shall the liability of PRODUCER and/or ARTIST (or any of their~~



~~respective agents, representatives, principals, employees, officers, directors or affiliates) exceed, in the aggregate, an amount equal to the lesser of (i) the amount of reasonably necessary out-of-pocket expenses directly incurred by PURCHASER in connection with the Engagement; or (ii) the amount of the GUARANTEE which ARTIST and/or PRODUCER have actually received in accordance with the terms of this Agreement. PURCHASER agrees that it shall not (and shall cause its affiliates not to) seek indirect, incidental, consequential, special, punitive (or exemplary), or any other similar damages as to any matter under, relating to, or arising out of the Engagement or the transactions contemplated by this Agreement.~~

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#### Q. MISCELLANEOUS PROVISIONS

(1) Nothing in this Agreement shall require the commission of any act contrary to applicable law or to any rules or regulations of any union, guild or similar body having jurisdiction over the services and personnel to be furnished by PRODUCER to PURCHASER hereunder. In the event of any conflict between any provision of this Agreement and any such law, rule or regulation, such law, rule or regulation shall prevail and this Agreement shall be curtailed, modified, or limited only to the extent necessary to eliminate such conflict.

(2) PURCHASER agrees that no activities governed by this Agreement may be undertaken contrary to United States law, including, but not limited to, the U.S. Export Administration Regulations, the U.S. International Traffic in Arms Regulations, and regulatory and sanctions programs administered by the U.S. Department of Treasury's Office of Foreign Assets Control. PURCHASER warrants that neither it nor any financier, sponsor, or contributor to the Engagement is a person or entity on the U.S. Treasury Department's list of Specially Designated Nationals and Foreign Sanctions Evaders List, the U.S. Commerce Department's Denied Persons List or Entity List, or otherwise designated as subject to financial sanctions or prohibited from receiving U.S. services. Moreover, PURCHASER represents and warrants that it is not controlled by any such person or entity and is not controlled by a national or resident of any such country. PURCHASER further agrees to notify both PRODUCER and WME immediately in writing of any change in ownership or control that might violate this Section of the Agreement.

(3) This (and any of PRODUCER's riders, addenda, exhibits or attachments hereto) constitutes the sole, complete and binding agreement between the parties hereto, and may not be amended, supplemented, altered or discharged except by an instrument in writing signed by the parties. If any part of this Agreement is determined to be void, invalid or unenforceable, such invalid or void portion shall be deemed to be separate and severable from the other portions of this Agreement, and the other portions shall be given full force and effect, as though the void and invalid portions or provisions were never a part of this Agreement.

(4) This Agreement shall be construed in accordance with the laws of the State of ~~Tennessee~~ <sup>Illinois</sup> applicable to agreements entered into and wholly to be performed therein. Unless stipulated to the contrary in writing, all disputes arising out of this Agreement, wherever derived, shall be resolved in ~~Nashville, Davidson~~ <sup>Chicago, Cook</sup> County in the State of ~~Tennessee~~ <sup>Illinois</sup> in accordance with the laws of that State; in the event of any such dispute, either party may effect service of process on the other party by certified mail, return receipt requested, and said service shall be equivalent to personal service and shall confer personal jurisdiction on the courts in ~~Nashville, Davidson~~ <sup>Chicago, Cook</sup> County in the State of ~~Tennessee~~ <sup>Illinois</sup> and shall be deemed effective upon the earlier of the recipient's mail receipt date or ten (10) days after the mailing of such process, provided that a duplicate of such process shall have been mailed to the other party by ordinary mail at the same time as the certified mailing.

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(5) PURCHASER shall not have the right to assign or transfer this Agreement, or any provision thereof.

(6) The waiver of any breach of any provision of this Agreement shall not be deemed a continuing waiver, and no delay in exercise of a right shall constitute a waiver.

(7) Nothing herein contained shall ever be construed as to constitute the parties hereto as a partnership, or joint venture, nor to make PRODUCER and/or ARTIST liable in whole or in part for any obligation that may be incurred by PURCHASER, in PURCHASER's carrying out any of the provisions hereof, or otherwise. THE PERSON EXECUTING THIS AGREEMENT ON PURCHASER'S BEHALF WARRANTS HIS/HER AUTHORITY TO DO SO, AND SUCH PERSON HEREBY PERSONALLY ASSUMES LIABILITY FOR THE PAYMENT OF SAID PRICE IN FULL.

(8) The terms "ARTIST" and "PURCHASER" as used herein shall include and apply to the singular and the plural and to all genders.

(9) This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one (1) and the same instrument. Delivery of an executed counterpart of a signature page to this Agreement by telecopier or electronic delivery (i.e. PDF format), including electronically signed versions of the same, shall be as effective as delivery of a manually executed counterpart of this Agreement and shall be sufficient to bind the Parties to the terms and conditions of this Agreement.



# The Salvation Army

Founded in 1865 by William and Catherine Booth

DOING THE MOST GOOD<sup>SM</sup>

Metropolitan Division

André Cox  
General

February 22, 2016

Paul R. Seiler  
Territorial Commander

Mr. Carmen S. Recupito, Jr. Village Clerk  
Village of Steger  
35 W. 34th Street  
Steger, IL 60475

Charles H. Smith  
Lt. Colonel  
Divisional Commander

Dear Mr. Carmen S. Recupito, Jr.:

Each year, The Salvation Army depends on the generosity of the communities in which we serve to sustain our operations. We are grateful for the support we receive from the leaders of Chicagoland's many cities and villages.

Thanks to the cooperation and support we received in 2014, The Salvation Army was able to collect nearly \$15 million in Chicago and its surrounding 5-county area during our annual Red Kettle Campaign. These funds will help us continue to provide a wide range of programs and services to our communities.

It is with great appreciation that we now request your permission to conduct the following event in the public way (sidewalks, intersections, etc.):

**DONUT DAY**  
**Friday and Saturday, June 3-4 2016**

We would also like to notify you of our intent to seek permission from private property owners to solicit funds in front of their establishments for our Red Kettle Campaign. (Kettles are not placed in the public way. Please note any additional requirements on the enclosed confirmation form).

**RED KETTLE CAMPAIGN**  
**November 4, 2016-December 24, 2016 (Monday thru Saturday)**

Enclosed is a confirmation form. Please take a few minutes to fill it out, specifying any requirements or notes you'd like us to acknowledge. Please be sure to keep a copy for your records. Fax and email transmittal information is on the form. For any additional information, please feel free to call or email Shanell Allen: (773) 205-3537 or Shanell\_Allen@usc.salvationarmy.org. We look forward to hearing from you soon.

Sincerely,



DOING THE MOST GOOD™

## CONFIRMATION FORM

*Please attach any additional information/requirements as needed*

### **DONUT DAYS June 3-4, 2016**

Permission Granted: (Please circle one)      YES      NO

Reason Denied: \_\_\_\_\_

Village/Township Name: \_\_\_\_\_

Title of Official: \_\_\_\_\_ Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_

Certificate of Insurance (COI) Required: (Please circle one) YES      NO

Specific Verbiage Required on COI: \_\_\_\_\_

Fee Required: (Please circle one)      YES [Amt: \$ \_\_\_\_\_]      NO

Additional Instructions/Requests: \_\_\_\_\_

### **RED KETTLE CAMPAIGN November 4 -December 24, 2016**

Permission Granted: (Please circle one)      YES      NO

Reason Denied: \_\_\_\_\_

Village/Township Name: \_\_\_\_\_

Title of Official: \_\_\_\_\_ Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_

Certificate of Insurance (COI) Required: (Please circle one) YES      NO

Specific Verbiage Required on COI: \_\_\_\_\_

Fee Required: (Please circle one)      YES [Amt: \$ \_\_\_\_\_]      NO

Additional Instructions/Requests: \_\_\_\_\_

*Please transmit completed form to: (Fax) Attn: Shanell Allen, Development Department 773.205.3537  
or (Email) Shanell\_Allen@usc.salvationarmy.org*

**ORDINANCE NO. 1122**

STATE OF ILLINOIS        )  
  )  
COUNTIES OF COOK        )  
  )  
  )  
  )

**AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE PURCHASE OF CERTAIN REAL PROPERTY FOR THE VILLAGE OF STEGER, ILLINOIS.**

**WHEREAS**, the Village of Steger, Counties of Cook and Will, State of Illinois (the "Village") is a duly organized and existing municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the Village; and

**WHEREAS**, pursuant to the provisions of the Illinois Municipal Code, the Village is authorized to purchase real property for public purposes; and

**WHEREAS**, the Village recognizes the need to acquire real property for public purposes, including, but not limited to, redeveloping blighted properties; and

**WHEREAS**, in connection with the foregoing, the Village desires to acquire certain real property located at the address commonly known as 3420 Union Avenue, Steger, Illinois (the "Property"); and

**WHEREAS**, the current owner of record of the Property (the "Seller") and the Village have discussed an agreement (the "Agreement"), attached hereto and incorporated herein as Exhibit "A," which sets forth the terms and conditions under which the Seller will sell the Property to the Village or the Village's nominee; and

**WHEREAS**, the Village desires to enter into the Agreement, or an agreement with terms substantially the same as the Agreement, with the Seller, whereby the Seller will sell the Property to the Village or the Village's nominee; and

CHICAGO TITLE INSURANCE COMPANY

**REAL ESTATE SALE CONTRACT**      *ILLINOIS FORM A \**

1. The Village of Steger, Illinois ("Purchaser") agrees to purchase at a price of \$115,000.00 (the "Purchase Price") on the terms set forth herein, the real property described on Exhibit A (attached hereto and incorporated herein) in Will County, Illinois, with a common street address of 3420 Union Avenue, Steger, Illinois 60475, together with the building and all fixtures located thereon:
  
2. Old Plank Trail Community Bank, N.A. ("Seller") agrees to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser, or Purchaser's nominee or designee, title by a recordable General Warranty Deed, with release of homestead rights, and a proper bill of sale, subject only to: (a) covenants, conditions and restrictions of record that do no impair Purchasers intended use of the property; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; and (h) general taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements.
  
3. Purchaser shall pay \$1,000 as earnest money to be applied on the Purchase Price, and agrees to pay or satisfy the balance of the Purchase Price, plus or minus prorations, at the time of closing as follows: (a) the payment of the Purchase Price; (b) Intentionally Omitted.
  
4. Intentionally Omitted.
  
5. The time of closing shall be on April 15, 2016 (the "Closing" or the "Closing Date"), or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise in writing, at Chicago Title and Trust Company provided all conditions precedent to closing are satisfied by the Purchaser as determined by the Purchaser in its reasonable discretion.
  
6. A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the Purchaser within 2 calendar days from the date below, otherwise, at the Purchaser's sale option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the following pages hereof, which Conditions and Stipulations are made a part of this contract.

Dated: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Address: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Address: \_\_\_\_\_

Seller: \_\_\_\_\_

Address: \_\_\_\_\_

Seller: \_\_\_\_\_

Address: \_\_\_\_\_

## CONDITIONS AND STIPULATIONS

1. Title. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, not less than 5 days prior to the time of closing, a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the Purchase Price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below. Purchaser shall have the right to obtain the title commitment for the Property at its sole cost and expense. Purchaser shall notify the Seller in writing if it intends to obtain the title commitment for an owner's title insurance policy contemplated above. In the event the Purchaser obtains the title commitment for an owner's title insurance policy, Seller's obligation to so provide shall be waived, but no other obligations regarding the title commitment for an owner's title insurance policy shall be altered from the plain language of this Real Estate Contract. At the Closing, Seller shall deliver an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the Purchase Price evidencing "clean and marketable title." Seller's delivery of the aforesaid title policy (as described in detail below) shall be a condition precedent to Closing in this Real Estate Contract, which must be satisfied by the Seller prior to Purchaser being required to Close.
2. Undisclosed Exceptions. If the title commitment or the Survey discloses unpermitted exceptions, Seller shall have 5 calendar days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days to take title as it then is with right to deduct from the Purchase Price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further actions of the parties.
3. Prorations. Rents, premiums under assignable insurance policies, water and other utility charges, fuels, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of 110 % of the most recent ascertainable taxes. All prorations are final unless otherwise provided herein. Existing and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the Seller.
4. UVPRA. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

5. Return of Earnest Money. If this contract is terminated, the earnest money shall be returned to the Purchaser.
6. Escrow. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of Purchase Price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be divided equally between Seller and Purchaser.
7. Time is of the essence of this Agreement.
8. Notices. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.
9. Laws. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974 and the Illinois Municipal Code. Seller acknowledges that Purchaser is a municipal corporation under the Illinois Municipal Code and all transactions contemplated hereunder are (1) subject to approval of the Purchaser's Corporate Authorities and (2) subject to all applicable laws, including, without limitation, the [Illinois] Open Meetings Act and the [Illinois] Freedom of Information Act (Laws).
10. IRC 1445. Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.
11. Seller's Deliveries at the Closing. At or prior to the Closing, Seller shall deliver to the Escrowee or Purchaser directly the following documents and items, each in a form mutually agreed to by the Parties:
  - A. A general warranty deed (the Deed) conveying the Subject Property from Seller to Purchaser or Purchaser's nominee and subject only to the Permitted Exceptions (as hereinafter defined) or such other exceptions as expressly agreed to herein;
  - B. A standard form Bill of Sale executed by Seller and conveying any personal property located on the Subject Property to Purchaser or Purchaser's nominee in an "as is," "where is" and "with all faults" condition;
  - C. A Certificate of Non-Foreign Status of Seller, as required by Section 1445 of the Internal Revenue Code (and any amendment thereto), which certifies that Seller is not a foreign transferor and which is in a form and substance reasonably satisfactory to Purchaser;
  - D. Any and all reasonable and customary documentation required by the Title Company (as hereinafter defined) in order for the Title Company to issue the Title Policy (as hereinafter defined), with an endorsement for any title endorsements required by Purchaser and any other documentation necessary to complete the transaction contemplated herein;
  - E. An ALTA Statement and a personal "Gap" undertaking, if required by the Title Company to effectuate a "New York Style" Closing;



- F. Five (5) original closing statements prepared by Seller in a manner which reflects the terms and conditions of this Agreement, to Purchaser (the Closing Statement);
  - G. Such proof of Seller's authority and authorization to enter into this transaction as may be required by the Title Company;
  - H. Possession (and use, as applicable) of the Subject Property, free of all parties in possession (except as specifically set forth herein or as otherwise mutually agreed to by a written agreement of the Parties) and free of all personal property Debris (as hereinafter defined), in the same condition as of the Effective Date, and in a "broom-clean" conditions;
  - I. A certificate executed by Seller for the benefit of the Purchaser in a form reasonably satisfactory to Purchaser certifying that there is no pending litigation with regard to the Subject Property, and the termination of all leases;
  - J. Seller represents there are no mortgages on the Subject Property;
12. Allocation of Closing Costs and Expenses. Seller shall be liable for the following expenses: (A) the cost of obtaining the Title Policy, including extended coverage charges (per mutual agreement of the parties the same may be obtained by the Purchaser), but excluding any other endorsements, unless Seller elects to purchase such endorsements to correct any Unpermitted Exceptions (as hereinafter defined); (B) the cost to record any instruments necessary to clear Seller's title; (C) one-half (1/2) of the total cost of the escrow services; (D) one-half (1/2) of the total cost of the Closing Escrow; (E) one-half (1/2) of the total cost of the "New York Style" closing fee; and (F) one-half (1/2) the total cost of any state, county and municipal transfer taxes applicable to this transaction. Purchaser shall bear the following expenses: (A) the cost of any recording fees with respect to the Deed; (B) one-half (1/2) of the total cost of the escrow services; (C) one-half (1/2) of the total cost of the Closing Escrow; (D) one-half (1/2) of the total cost of the "New York Style" closing fee; (E) the charges for any endorsements required by Purchaser (exclusive of those being paid by Seller pursuant to written agreement of the Parties hereof), which endorsements may include contiguity, access and such other endorsements as Purchaser deems necessary; and (F) one-half (1/2) the total cost of any state, county and municipal transfer taxes applicable to this transaction. Notwithstanding the foregoing, the Parties acknowledge that as Purchaser is a governmental entity, this transaction is exempt from any State or County real estate transfer tax pursuant to 35 ILCS 200/31-45(b). Seller is obligated to furnish completed Real Estate Transfer Declarations signed by Seller or Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and Cook County.
13. Survey. Within a reasonable time after the Effective Date after the Effective Date, Purchaser shall, at Purchaser's cost and expense, deliver or cause to be delivered to Seller an ALTA survey of the Subject Property by a land surveyor licensed in the State of Illinois and certified to have been prepared for the benefit of Purchaser, Purchaser's lender, Purchaser's nominee if any, and the Title Company (the "Survey") in sufficient form so as to allow the Title Company to issue an extended coverage endorsement and waive the five (5) general exceptions and showing the topography and square footage of the Subject Property.
14. Inspection, Termination and Satisfaction. Commencing on the Effective Date and expiring twenty (20) calendar days after the Effective Date (Inspection Period), Purchaser, at its sole cost and expense, shall have the full and unfettered right, to the fullest extent of the law, to inspect and take any and all steps, including and without limitation commissioning studies, surveys, soil borings, structural assessments, environmental assessments and otherwise inspect the Subject Property to determine if the Subject Property satisfies the Purchaser in its sole and absolute discretion. Seller shall make the Subject Property available to Purchaser's inspectors at all times. Purchaser shall indemnify Seller and hold Seller harmless from and against any loss or damage caused by the acts or negligence of Purchaser or any person performing any inspection(s). In the event that any inspection(s) reveals that the condition of the Subject Property, improvements, fixtures or personal property to be conveyed or transferred is unacceptable to Purchaser or the Purchaser determines that the Subject Property fails to meet its

investment criteria or is otherwise unacceptable to Purchaser, in its sole and absolute discretion and with or without cause, and Purchaser so notifies Seller within the Inspection Period, this Agreement shall be null and void, and the Earnest Money shall be returned to Purchaser. Failure of Purchaser to so notify Seller or to conduct said inspection(s) operates as a waiver of Purchaser's right to terminate this Agreement under this paragraph and this Agreement shall remain in full force and effect.

In the event that Purchaser and/or its agent(s) undertake any destructive testing of the Subject Property (including, but not limited to, soil borings) and the transaction is terminated, Purchaser shall take all steps necessary, within a reasonable time after the termination of this Agreement, to restore the Subject Property to the condition it was in prior to Purchaser causing the destructive testing. Furthermore, upon Seller's receipt of Purchaser's written notice to terminate this Real Estate Contract, the Parties agree that each Party shall be deemed to have released the other Party from all claims arising out of this Agreement, except as otherwise provided herein.

15. Title Policy. The Subject Property shall be sold free from all mortgages, deeds of trust, liens, security interests and other encumbrances. Title shall be good, marketable and insurable, without exception, at regular rates by a title insurance company of the Seller's choice, subject, however, to those covenants, easements, conditions and restrictions of record as of the date Seller executes this Agreement constituting constructive notice in the chain of title to the Subject Property, which have not expired by a time limitation contained therein or otherwise become ineffective and that do not, in Purchaser's sole opinion, materially adversely affect the use and enjoyment of the Subject Property by Purchaser.
16. Performance. In the event that Purchaser fails to comply with any of the obligations to be performed by Purchaser hereunder, on or prior to the Closing Date, and Seller is not otherwise in breach or default of its obligations hereunder, the Inspection Period has expired or been waived and this Agreement has not been terminated, Seller shall have the right to retain the Earnest Money as liquidated damages. The Parties agree and acknowledge that (A) retention of the Earnest Money is a reasonable and not punitive remedy; (B) actual damages would be difficult or impossible to determine or quantify; and (C) there is no superior remedy available to Seller in the event Purchaser breaches hereunder. In the event of breach, default, or any failure on the part of the Seller to perform, Purchaser shall have all available rights at law and equity.
17. Four Corners. This Agreement contains the entire agreement between the Parties respecting the matters herein set forth and supersedes all prior agreements between the Parties regarding such matters, if any. The Parties acknowledge that there are no additional oral or written promises, conditions, representations, understandings, warranties or terms of any kind as conditions or inducements to execute this Agreement and none have been relied upon by either Party. No representations, promises, agreements or understandings, whether written or oral, not contained herein shall be of any force or effect. No change or modification hereof shall be valid or binding unless the same is in writing and signed by both of the Parties or authorized representatives thereof.
18. Assignment. The parties hereto agree that Purchaser shall have the right, prior to the Closing Date and without the consent of Seller, to assign this Agreement or to designate a designee or nominee to which the Property shall be conveyed.

PASSED this 7<sup>th</sup> day of March, 2016.

\_\_\_\_\_  
Carmen S. Recupito, Jr., Village Clerk

APPROVED this 7<sup>th</sup> day of March, 2016.

\_\_\_\_\_  
Kenneth A. Peterson, Jr., Village President

Roll call vote:  
Voting in favor:  
Voting against:  
Not voting:

Attachment A

**Legal Description**

**Lot 24, 25, and 26 in Block 5 in Columbia Heights, a subdivision of the West ½ of the Northwest ¼ of Section 4, and the Northeast ¼ of Section 5 (except the West 15.03 chains thereof) in Township 34 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded November 5, 1981, in plat book 4, part 2, pages 78 and 79, a Document No. 165439, in Will County, Illinois**



***VILLAGE OF STEGER  
REDEVELOPMENT PLAN AND PROJECT  
CHICAGO ROAD TIF DISTRICT***

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*“Redevelopment Plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a “blighted area” or “conservation area” or combination thereof or “industrial park conservation area”, and thereby to enhance the tax bases of the taxing districts which extend into the project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.*

*Prepared by the Village of Steger, Illinois*

*in conjunction with*

*Kane, McKenna and Associates, Inc.*

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***March, 2016***

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## **I. INTRODUCTION**

### **Executive Summary**

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Steger (the "Village") to conduct an analysis of the qualification of an area, which if found to qualify, would allow for the establishment of the Chicago Road Tax Increment Finance District (the "TIF District," "Redevelopment Project Area," or "RPA"), and to assist the Village in drafting this Chicago Road Tax Increment Financing Redevelopment Plan and Project (the "TIF Plan" or "Plan"). KMA found that the area qualifies under the guidelines governing "conservation areas" pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the "TIF Act" or "Act"). The Eligibility Report detailing the area eligibility is attached as Appendix D. The Village is pursuing the designation of the TIF District as part of its strategy to promote the revitalization of key under-utilized properties located within the Village. This Plan will detail the plan for the potential implementation of the TIF District and is intended to help guide the redevelopment of the RPA.

For the purpose of planning the Chicago Road Redevelopment Project Area, the Village initiated actions related to the study of an area generally bounded by 31<sup>st</sup> Street on the north, Union Avenue on the east, Richton Road on the south, and the frontage properties to the west of Chicago Road, in its entirety to determine whether it qualifies for consideration as a TIF District pursuant to the TIF Act. Please see Appendix B for the map of the RPA. The Village proposes this Plan to assist an area in overcoming a number of redevelopment barriers.

### **TIF Plan Requirements**

The Village is completing this Plan as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended. To establish the TIF District the Village must adopt the TIF Plan and the TIF Eligibility Report.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest so as to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas to be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2[b]).

By definition, a TIF "Redevelopment Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

### **Community Background**

The Village is a non-home rule municipality located in Cook and Will Counties, Illinois, approximately twenty-five (25) miles south of Chicago's Loop. The Village lies adjacent to the municipalities of South Chicago Heights to the north, Sauk Village to the east, Crete to the south, and Park Forest to the west.

The Village enjoys close proximity to the City of Chicago, Lake Michigan, Midway Airport, O'Hare International Airport and extensive transportation networks. The Village is close to I-57, I-394, I-94 and I-294 and has access to heavy rail. The Village has a long history as an area of light manufacturing and commercial operations as well as a vibrant community of citizens and schools. Like most suburban Chicago communities the recession left a deep impact on the economy of the Village and this Plan reflects the Village's desire to be proactive in helping its economic prospects.

The town is named after John Valentine Steger, a famous piano maker who built his company in Steger in 1891. Mr. Steger originally built a facility three stories tall that employed 200 workers. In 1904 the company had grown to approximately 23 acres and had the capacity to hold 1000 pianos. The Village of Steger was incorporated in 1896 with 324 residents, at which time John Steger agreed to pay \$400 toward incorporation costs with the understanding that the town would change its name to Steger, and he subsequently served two terms as the village's board president. He avoided the issues that had plagued George Pullman in his model town by encouraging private home ownership and commerce. By 1920, Steger was considered by some to be the "piano capital of the world", producing more than a hundred pianos a day.

According to the 2013 Census, Steger has a population of approximately 9,500.

### **The TIF District**

The RPA is located in the central business district of the Village. The RPA is generally bounded by 31<sup>st</sup> Street on the north, Union Avenue on the east, Richton Road on the south, and the frontage properties to the west of Chicago Road. Most of the land uses within this area are light industrial, commercial, institutional and mixed-use. The RPA boundaries encompass an area that has long been an economic engine for the Village. In general the RPA consists of approximately five hundred ninety-one (591) tax parcels and two hundred fifty-three (253) structures.

The RPA is an area of economic importance for the Village. The RPA is identified in numerous planning documents as an area for planning concentration and importance. The RPA is deemed an area for private investment ripe for the implementation of economic development tools like TIF to encourage redevelopment. This Plan reflects the strategies identified in the previous Village Plans and also the importance of the area for Steger.



### **Rationale for Redevelopment**

The Village recognizes the need for implementation of a strategy to stabilize and encourage more investment in the RPA due to its pivotal nature within the Village. The analysis performed by KMA in conjunction with the guidance from the Village's comprehensive plan and zoning map and subsequent planning documents conclude that without further action by both public and private parties, disinvestment or under-investment is a possibility. The needed private investment to accomplish these goals may only be possible if TIF is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Existing conditions that may have precluded intensive private investment in the past may be eliminated. Ultimately, the implementation of the Plan will benefit the Village and all the taxing districts, which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area wide deficiencies. The Village can use the provisions in the TIF Act to develop actions for the redevelopment of the RPA including but not limited to the following:

- Providing viable uses/redevelopment for the properties located within the RPA;
- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial, retail, residential, recreational, institutional and other Village redevelopments;
- Providing infrastructure that is adequate in relation to Village redevelopment plans;
- Provision for roadway and traffic improvements within the area, including the continued review of ingress and egress requirements that satisfy area circulation, parking and connections to major arterials;
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;
- Improving area appearance through rehabilitation of structures, landscape, streetscape and signage programs; and
- Coordinating land and facilitating assembly in order to provide sites for more modern redevelopment plans.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The small public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to the retention, expansion and attraction of commercial and other development into the Village in general and the RPA in particular.

### **The Redevelopment Plan**

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Private investment attraction and expansion are key components of the strategy. The needed private investment may only be possible if tax increment financing is adopted pursuant to the terms of the TIF Act. Incremental property tax revenue generated by redevelopment activities will play a decisive role in encouraging private redevelopment. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the area in the form of a significantly expanded tax base.

The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA may become a more viable area that may attract more private investment. The public investment can set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of viable mixed residential, retail, commercial and institutional uses within the area.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as a force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the RPA in the form of a stabilized and expanded tax base and creation of new employment and investment opportunities within the Village as a result of new private redevelopment in the area.

### **Housing Impact**

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan and Project pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the Act, that this Plan and Project will not result in the displacement of 10 or more inhabited residential units. Therefore, this Plan and Project does not include a housing impact study.

**Summary**

It is found and declared by the Village that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve redevelopment goals. Without the redevelopment focus and resources provided under the Act, the redevelopment goals of the municipality would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to said taxing districts. This is because these taxing districts whose jurisdictions are included in the Redevelopment Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by TIF.

II. **REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

The Redevelopment Project Area legal description is attached in Appendix A.

### **III. LACK OF DEVELOPMENT, GROWTH AND FISCAL IMPACT ON TAXING DISTRICTS**

#### **Evidence of the Lack of Development and Growth within the RPA**

As documented in the Eligibility Report, see Appendix D of this Plan, the RPA has suffered from a lack of development and the RPA qualifies as a “conservation area.” In recent years, the area has not benefited from sustained private investment and/or redevelopment. Absent intervention by the Village, properties within the RPA are not unlikely to increase in market value.

The RPA exhibits various conditions which, if not addressed by the Village, would eventually worsen and continue to discourage private sector investment in business enterprises. Consequently, the Village finds that actions taken, at least in part, through the implementation of this Plan will significantly mitigate such problems.

#### **Assessment of Fiscal Impact on Affected Taxing Districts**

It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Plan will have a positive impact on the affected taxing districts by arresting the decline or lag in property values, as measured by assessed valuations (AV). The RPA’s equalized assessed valuation (EAV) has decreased 32% from 2009-2014, please refer to the Eligibility report for more details. The establishment of a TIF district is an attempt to halt this decline and reverse the effects. If the RPA is successful then it would protect other taxing districts from the potential downside risk of falling Assessed Values.

Although residential development is NOT the main goal of the RDA, there may be new scattered development within the RPA. As such, there could be an increased burden placed on the area’s school districts. To the extent that such development does occur, and additional school age children result from new community students to the district, the school taxing districts could potentially be affected if these new pupils enroll in public schools. The Village has made allowances in this Plan for revenue distributions to such taxing districts for this scenario and will follow the guidelines provided by the Act to compensate the districts at levels dictated by the precise increase in students.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the Village. Any such sharing would be undertaken after all TIF-eligible costs – either expended or incurred as an obligation by the Village – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

#### IV. TIF QUALIFICATION FACTORS PRESENT IN THE RPA

##### **Findings**

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies for designation as a TIF District under the guidelines concerning “conservation areas” under Illinois law. See Table 1 below for a summary of the qualifying factors. Refer to the TIF Eligibility Report, (Appendix D) which is attached as part of this Plan for more details.

Table 1  
Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed TIF District
13	3	7 <ul style="list-style-type: none"><li>• Deterioration</li><li>• Obsolescence</li><li>• Lagging or Declining EAV</li><li>• Lack of Community Planning</li><li>• Deleterious Land Use or Layout</li><li>• Inadequate Utilities</li></ul>

Note: In addition to 6 qualifying factors above, the Proposed TIF District meets the statutory age threshold that 50% or more of the structures are 35 years or older.

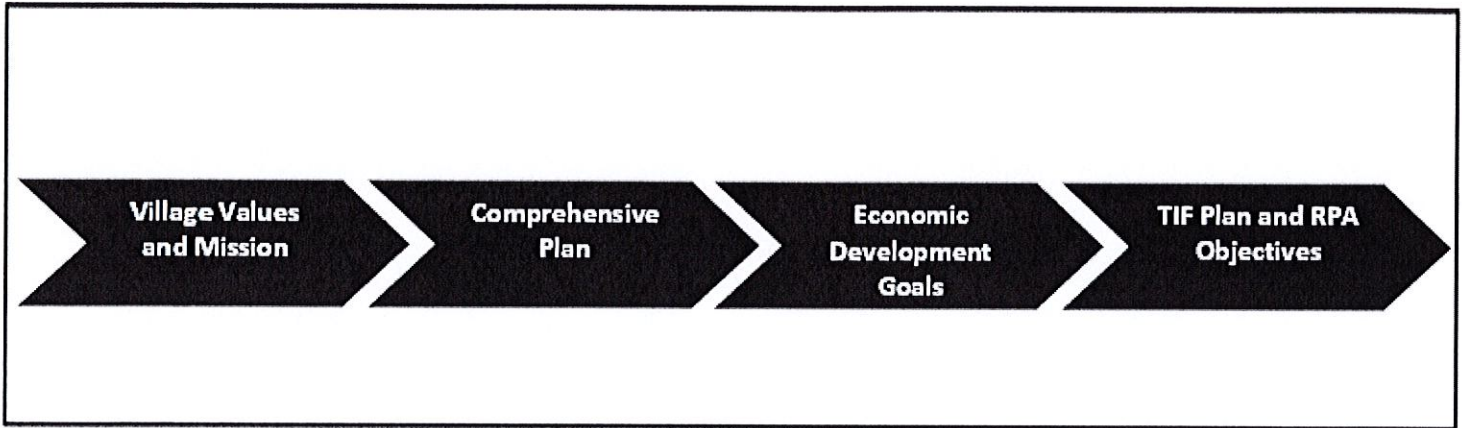
##### **Eligibility Survey**

The RPA was evaluated beginning in August of 2014 and continuing to the date of this report by representatives of Kane, McKenna and Associates, Inc., (KMA) and Village staff. Analysis was aided by certain reports obtained from the Village and other sources. In KMA’s evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

**V. RPA GOALS AND OBJECTIVES**

The following goals and objectives are presented for the RPA in conformance with the Village’s Comprehensive Plan and amendments thereto. This Plan and the RPA are intended to help the Village obtain its planning goals for the community at large. The ideas and objectives represented below reflect the Village’s mission to create a prosperous community for all its residents. Table 2 below illustrates the relationship between the Village’s general planning processes and this Plan.

Table 2



**Steger Planning Process**

**General Goals of the Village**

- 1) Continue to support existing business in the Village by partnering to make investments;
- 2) Enhance the economic viability, productivity, appearance and function of the Village’s commercial and industrial corridors;
- 3) To strengthen the property tax base of the Village and overlapping tax districts;
- 4) To create new jobs and retain existing jobs for Village and area residents;
- 5) To coordinate all redevelopment within the Village in a comprehensive manner, avoiding adjacent land use conflicts and negative community impacts; and
- 6) To create a cooperative partnership between Village and private redevelopment entities.

### **General Redevelopment Objectives for the RPA**

- 1) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
- 2) Reduce or eliminate negative factors present within the area associated with the potential onset of blight;
- 3) Accomplish redevelopment over a reasonable time period;
- 4) Provide for high quality development within the RPA; and
- 5) Provide for an attractive overall appearance of the area.

### **Specific Objectives for the RPA**

- 1) Make infrastructure investments in the RPA to help vehicular and pedestrian traffic flow;
- 2) Focus efforts and resources on development projects in the RPA that are likely to catalyze other investments;
- 3) Promote investments into vacant areas within the RPA;
- 4) Promote improvements in the existing RPA buildings so that they can sustain occupancy and market competitiveness; and
- 5) Promote mixed-use development within the RPA which will capitalize on the areas strengthens while addressing its weaknesses.



## VI. REDEVELOPMENT PROJECT

### **Strategies for Achieving Plan Goals and Objectives**

As indicated in Section V of this Plan, the Village has established a planning process which guides economic development and land use activities throughout the Village. Consistent with the established planning process, the Village proposes to achieve economic development goals and objectives through strategies focusing on the redevelopment of the RPA, pursuit of projects within the RPA, and the promotion of private investment via public financing techniques, including but not limited to tax increment financing.

Potential strategies for the achieving project-specific objectives envisioned for the RPA include the following:

- 1) Implementing a plan that provides for the attraction of users to redevelop vacant and underutilized land and buildings that are available within the RPA;
- 2) Constructing public improvements which may include (if necessary):
  - Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with Village standards for context-sensitive design);
  - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
  - Signalization, traffic control and lighting;
  - Off-street parking and public parking facilities; and
  - Landscaping and beautification.
- 3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act;
- 4) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation, as provided for under the TIF Act;
- 5) Redeveloping certain buildings through necessary rehabilitation and improvement of structures;
- 6) Implementing job training programs in coordination with any Village, federal, state, and county programs; and
- 7) By entering into agreements with other public bodies for the development or construction of public facilities and infrastructure.

### **Redevelopment Activities**

Pursuant to the project objectives cited above, the Village will implement a coordinated program of actions. These include, but are not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

#### Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

#### Land Assembly

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation may also be required and the Village would conform to the provisions of the Act.

#### Public Improvements

The Village may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Plan. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems, detention facilities, roadways, and traffic-related improvements;
- Parking facilities (on grade and parking structures);
- Beautification, identification markers, landscaping, lighting, signage of public right-of-ways, and other elements of a streetscaping program; and
- Construction of new (or rehabilitation of existing) public facilities to allow for the redevelopment of the existing sites for new retail/commercial, mixed use, or light industrial uses.

#### Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conform to Village code provisions. Improvements may include exterior and facade-related work as well as interior-related work.

#### Interest Rate Write-Down

The Village may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

### Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

### School District Costs

The Village may provide for payment of school district costs as provided for in the Act relating to residential components assisted through TIF funding.

### **General Land Use Plan**

As noted in Section I of this Plan, the land-use within the RPA currently contains primarily light industrial, commercial, residential, institutional and mixed uses. Existing land uses are shown in Appendix C attached hereto and made a part of this Plan. Future land uses will conform to the Zoning Ordinance and the comprehensive planning process as either may be amended from time to time.

### **Additional Design and Control Standards**

The appropriate design standards (including any Planned Unit Developments) as set forth in the Village's Zoning Ordinance and the comprehensive planning process shall apply to the RPA.

### **Eligible Redevelopment Project Costs**

Under the Act, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

- (1) Professional Service Costs – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
  - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
  - Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
  - In addition, redevelopment project costs shall not include lobbying expenses;
- (2) Property Assembly Costs – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- (3) Improvements to Public or Private Buildings – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes<sup>1</sup> or LEED-certified construction elements or construction elements with an equivalent certification per the TIF Act;

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<sup>1</sup> Green Globes is an environmental assessment and certification program for commercial buildings, operated by the Green Buildings Initiative.

- (4) Public Works – Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- (5) Job Training – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- (6) Financing Costs – Costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;
- (7) Capital Costs – To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;

- (8) School-Related Costs – For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually.<sup>2</sup>

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects. Certain library district costs may also be paid as provided for in the Act;

- (9) Relocation Costs – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;

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<sup>2</sup> The calculation is as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

- (10) Payment in Lieu of Taxes;
- (11) Other Job Training – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- (12) Developer Interest Cost – Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- (A) Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  - (B) Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - (C) If there are not sufficient funds available in the special tax allocation fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - (D) The total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
  - (E) The cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D); and

(F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F).<sup>3</sup>

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.<sup>4</sup>

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<sup>3</sup> The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

<sup>4</sup> Termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.



No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

### **Projected Redevelopment Project Costs**

Estimated project costs are shown in Table 3 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for eligible redevelopment project costs (the "Total Estimated TIF Budget" in Table 3) shall not exceed the amount set forth below, as adjusted pursuant to the Act. As explained in the following subsection, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the RPA.

Table 3  
RPA Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition and Relocation	\$7,500,000
Site Preparation, Including Environmental Remediation, Demolition, and Site Grading	\$6,000,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	\$6,500,000
Public Improvements/Facilities and Parking Structures	\$3,000,000
Rehabilitation of Existing Structures	\$5,000,000
Interest Costs Pursuant to the Act	\$1,500,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	\$1,000,000
Job Training	\$500,000
Statutory School and Library District Payments	\$1,000,000
<b>TOTAL ESTIMATED TIF BUDGET</b>	<b>\$32,000,000</b>

Notes:

(1) All project cost estimates are in 2016 dollars. Costs may be adjusted for inflation per the TIF Act.

(2) In addition to the costs identified in the table above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.

(3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.

### **Sources of Funds to Pay Redevelopment Project Costs**

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act and this Plan, the Village may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas. This would include contiguous TIFs that the Village may establish in the future. (Conversely, incremental revenues from the TIF may be allocated to any contiguous TIF Districts.)

Redevelopment project costs as identified in Table 3 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2014 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

### **Nature and Term of Obligations to Be Issued**

The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution. Any and all obligations issued by the Village pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds. Further, the securities may be offered on such terms as the Village may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions. Additionally, such securities may be issued with either fixed rate or floating interest rates.

**Most Recent Equalized Assessed Valuation for the RPA**

The most recent equalized assessed valuation for the RPA is based on the 2014 EAV, and is estimated to be approximately \$11,748,813.

**Anticipated Equalized Assessed Valuation for the RPA**

Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to between \$26,000,000-\$30,000,000 depending upon market conditions and the scope of the redevelopment projects.

## VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

### **Potential Redevelopment Project Actions**

The Village will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to Village zoning and planning requirements, or if the Village undertakes redevelopment activities pursuant to this Plan. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken by the Village:

Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act. It is expected that the Village would facilitate private acquisition through reimbursement or write-down of related costs, including the acquisition of land needed for construction of public improvements.

Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.

Rehabilitation: The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The Village may also undertake the provision/upgrade of necessary detention or retention ponds.

Roadway/Street/Parking Improvements: The Village may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Facility-Related Infrastructure: Certain public facilities (including public safety and other taxing districts) improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

School District and Library Costs: Provide for the payment of such costs pursuant to the requirements of the TIF Act.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

#### **Commitment to Fair Employment Practices and Affirmative Action**

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs, and education opportunities. All those involved with employment activities will be responsible for conformance to this policy and compliance with applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

**Completion of Redevelopment Project and Retirement of Obligations to Finance  
Redevelopment Costs**

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the ordinance approving the RPA is adopted.

**VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT**

This Plan may be amended pursuant to the provisions of the Act.



**APPENDIX A**  
**LEGAL DESCRIPTION OF PROJECT AREA**

## STEGER TIF DISTRICT

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE EAST HALF OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HALSTED STREET AND THE NORTH RIGHT-OF-WAY LINE OF 33<sup>RD</sup> STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF A NORTH-SOUTH 14 FOOT ALLEY LYING EAST OF SAID HALSTED STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 12 IN BLOCK 9 IN KEENEY'S 1<sup>ST</sup> ADDITION TO COLUMBIA HEIGHTS, AS RECORDED NOVEMBER 28, 1891 AS DOCUMENT NUMBER 1575793 IN SAID COOK COUNTY; THENCE EASTERLY ALONG SAID EXTENSION AND NORTH LINE OF SAID LOT 12 TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 7 OF SAID KEENEY'S 1<sup>ST</sup> ADDITION TO COLUMBIA HEIGHTS, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 32<sup>ND</sup> PLACE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY LINE OF A NORTH-SOUTH 14 FOOT ALLEY, SAID ALLEY LYING WEST OF CHICAGO AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 31<sup>ST</sup> STREET, SAID WESTERLY LINE CROSSING 32<sup>ND</sup> STREET AND 31<sup>ST</sup> PLACE RESPECTFULLY; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33; THENCE EAST ALONG SAID NORTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID CHICAGO & EASTERN ILLINOIS RAILROAD; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 31<sup>ST</sup> STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF UNION STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 32<sup>ND</sup> STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF A NORTH-SOUTH 14 FOOT ALLEY, SAID ALLEY LYING WEST OF SAID UNION STREET; THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF AN EAST-WEST 14 FOOT ALLEY, SAID ALLEY LYING NORTH OF STEGER ROAD, SAID EAST LINE CROSSING 33<sup>RD</sup> STREET RESPECTFULLY; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 24 IN BLOCK 27 OF SAID KEENEY'S 1<sup>ST</sup> ADDITION TO COLUMBIA HEIGHTS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 AND IT'S SOUTHERLY EXTENSION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STEGER ROAD; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 7 IN BLOCK 4 IN THE ORIGINAL TOWN OF STEGER SUBDIVISION (AKA COLUMBIA HEIGHTS), AS RECORDED NOVEMBER 5, 1891 AS DOCUMENT NUMBER 165439 IN SAID WILL COUNTY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF AN EAST-WEST 14 FOOT ALLEY, SAID ALLEY LYING SOUTH OF STEGER ROAD; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF A NORTH-SOUTH 14 FOOT ALLEY, SAID ALLEY LYING EAST OF SAID UNION AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 36<sup>TH</sup> STREET, SAID EAST LINE CROSSING 35<sup>TH</sup> STREET AND 36<sup>TH</sup> STREET RESPECTFULLY; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON

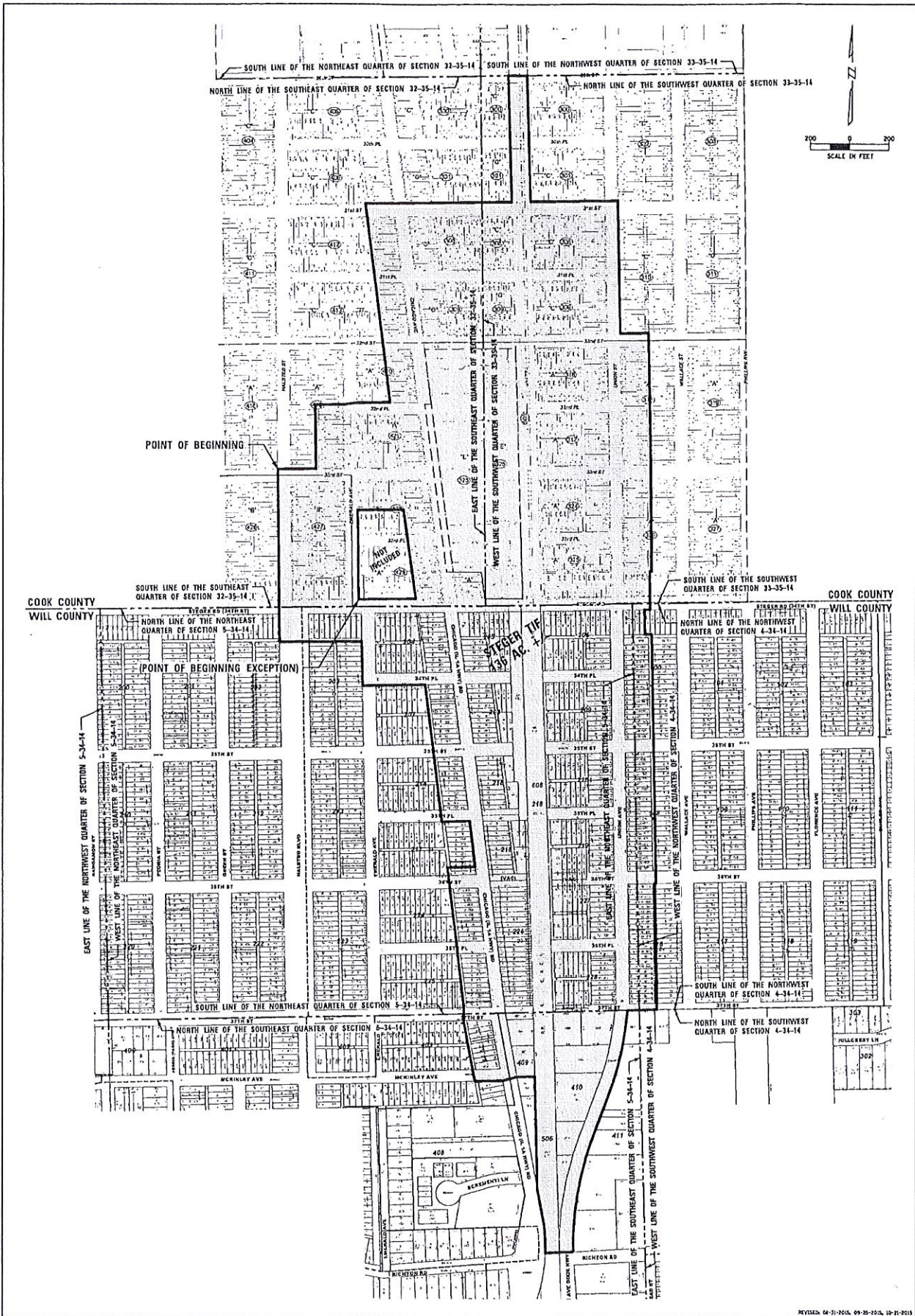
THE CENTERLINE OF A VACATED NORTH-SOUTH 14 FOOT ALLEY, SAID ALLEY LYING EAST OF SAID UNION STREET; THENCE SOUTH ALONG SAID CENTERLINE AND IT'S SOUTHERLY EXTENSION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 37<sup>TH</sup> STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UNION AVENUE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF UNION AVENUE (AKA DIXIE HIGHWAY) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RICHTON ROAD; THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF RICHTON ROAD TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 100 FEET OF THE NORTH 427 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE WEST ALONG SAID NORTH LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHICAGO ROAD; THENCE WESTERLY TO A POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF MCKINLEY AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF A NORTHERLY-SOUTHERLY 14 FOOT ALLEY, SAID ALLEY LYING WEST OF SAID CHICAGO ROAD; THENCE NORTHWESTERLY ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 10 IN BLOCK 14 OF SAID ORIGINAL TOWN OF STEGER SUBDIVISION (AKA COLUMBIA HEIGHTS), SAID WEST LINE CROSSING 37<sup>TH</sup> STREET, 36<sup>TH</sup> PLACE AND 36<sup>TH</sup> STREET RESPECTFULLY; THENCE EAST ALONG SAID EXTENSION AND NORTH LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CHICAGO ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 35<sup>TH</sup> PLACE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AFORESAID WEST LINE OF A NORTHERLY-SOUTHERLY 14 FOOT ALLEY, SAID ALLEY LYING WEST OF CHICAGO ROAD; THENCE NORTHWESTERLY ALONG SAID WEST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 34<sup>TH</sup> PLACE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, EXTENDED WESTERLY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EMERALD AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF AN EAST-WEST 14 FOOT ALLEY, SAID ALLEY LYING SOUTH OF STEGER ROAD; THENCE WEST ALONG SAID SOUTH LINE AND IT'S WESTERLY EXTENSION TO A POINT ON THE WEST LINE OF HALSTED BOULEVARD (AKA HALSTED STREET); THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, PARTIALLY IN COOK AND WILL COUNTY, ILLINOIS.

EXCLUDING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STEGER ROAD AND THE EAST RIGHT-OF-WAY LINE OF EMERALD AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF AN EAST-WEST 14 FOOT, SAID ALLEY LYING NORTH OF 33<sup>RD</sup> PLACE AND SOUTH OF 33<sup>RD</sup> STREET; THENCE EAST ALONG SAID SOUTH LINE TO A POINT ON THE WESTERLY LINE OF A NORTHERLY-SOUTHERLY 14 FOOT ALLEY, SAID ALLEY LYING WEST OF CHICAGO AVENUE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF STEGER ROAD; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

**APPENDIX B**  
**BOUNDARY MAP OF RPA**



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 3575 West Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

**STEGER TIF EXHIBIT**  
 IN  
 VILLAGE OF STEGER, ILLINOIS  
 PREPARED FOR  
 KANE, MCKENNA AND ASSOCIATES, INC.

REVISED: 04-31-2016, 09-26-2016, 10-11-2016

CALC.	EJR	PROJECT NO.
DNA	AKS/ECS	150231
CHD.	JW	SHEET 1 OF 1
SCALE:	1"=200'	DRAWING NO.
DATE:	5-28-15	TIF150231

LAST 1221-0029/04/07/17/02/24

**APPENDIX C**

**ZONING MAP**

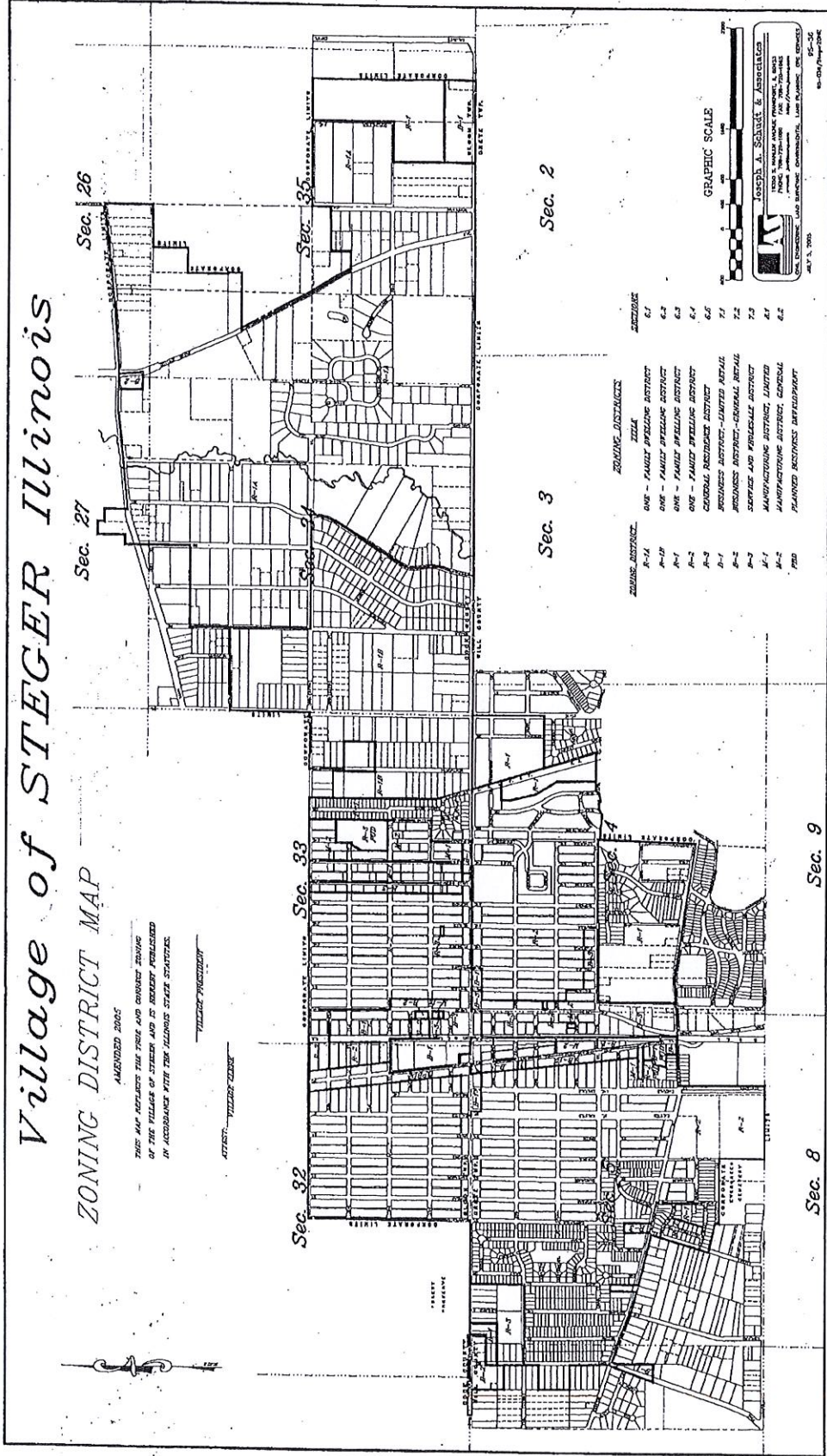
# Village of STEGER Illinois

## ZONING DISTRICT MAP

AMENDED 2005

THIS MAP REPLACES THE TRAIL AND GRADNEY TOWNSHIP  
OF THE VILLAGE OF STEGER AND IS HEREBY PUBLISHED  
IN ACCORDANCE WITH THE ILLINOIS STATE STATUTES.

ATTEST: VILLAGE CLERK



ZONING DISTRICT	DESCRIPTION
R-1A	ONE - FAMILY DWELLING DISTRICT
R-1B	ONE - FAMILY DWELLING DISTRICT
R-1C	ONE - FAMILY DWELLING DISTRICT
R-2	ONE - FAMILY DWELLING DISTRICT
R-3	GENERAL RESIDENTIAL DISTRICT
R-4	RESIDENTIAL DISTRICT - LIMITED RETAIL
R-5	RESIDENTIAL DISTRICT - GENERAL RETAIL
R-6	SERVICE AND RETAIL DISTRICT
M-1	MANUFACTURING DISTRICT, LIMITED
M-2	MANUFACTURING DISTRICT, GENERAL
FD	PLANNED RESIDENTIAL DEVELOPMENT

**GRAPHIC SCALE**

JOSEPH A. SCHWARTZ & ASSOCIATES  
1000 S. WINDY PARKWAY, SUITE 100  
MARIETTA, GA 30067  
TEL: 770-575-1100  
FAX: 770-575-1105  
WWW.JASCHWARTZ.COM

Sec. 26

Sec. 27

Sec. 32

Sec. 33

Sec. 35

Sec. 8

Sec. 9

Sec. 2

Sec. 3

**APPENDIX D**  
**TIF ELIGIBILITY REPORT**



**ORDINANCE NO. 1120**

**AN ORDINANCE OF THE VILLAGE OF STEGER,  
COOK AND WILL COUNTIES, ILLINOIS, DESIGNATING  
THE CHICAGO ROAD REDEVELOPMENT PROJECT AREA  
OF SAID VILLAGE A REDEVELOPMENT PROJECT AREA PURSUANT  
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Steger, Cook and Will Counties, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the Village and within a proposed redevelopment project area (the "Area") described in Section 1 of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on February 22, 2016 and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Village Board of the Village of Steger, Cook and Will Counties, Illinois, as follows:

Section 1.    Area Designated.    That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set

out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Invalidation of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

APPROVED: \_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
DEPUTY VILLAGE CLERK

**EXHIBIT A**  
**LEGAL DESCRIPTION**

## STEGER TIF DISTRICT

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE EAST HALF OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

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**EXHIBIT B**

**GENERAL STREET LOCATION**

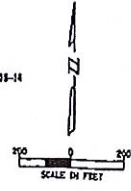
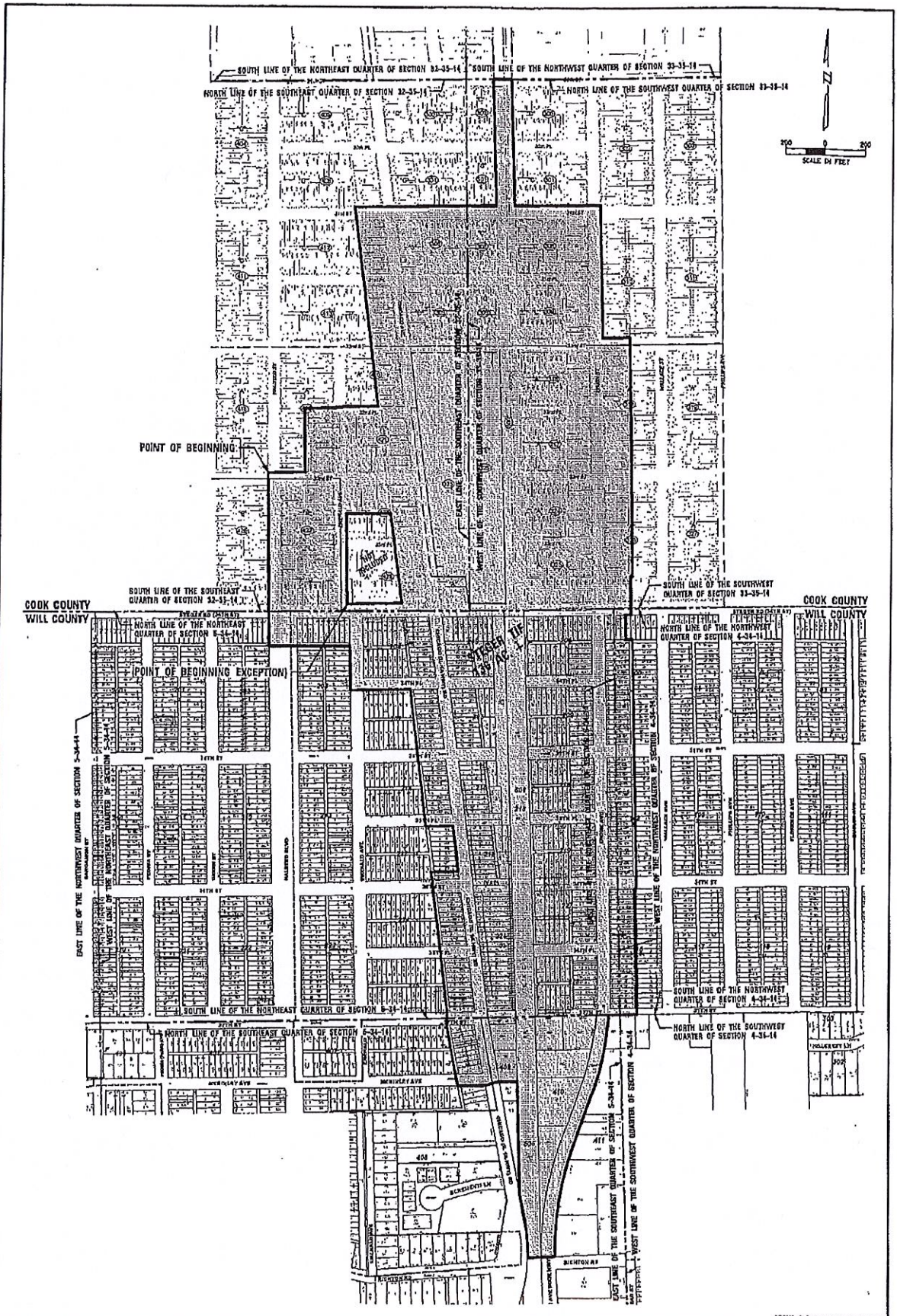
## **EXHIBIT B**

The Redevelopment Project Area (the "RPA") consists of industrial, institutional, retail and commercial uses. The RPA properties are generally bounded by 31<sup>st</sup> Street on the north, Union Avenue on the east, Richton Road on the south, and the frontage properties to the west of Chicago Road including all right of ways.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA





**CB** **CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 5575 West Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

**STEEGER TIF EXHIBIT**  
 IN  
**VILLAGE OF STEGER, ILLINOIS**  
 PREPARED FOR  
**KANE, McENEMA AND ASSOCIATES, INC.**

M:\5252\52-000_00-30-000_10-01-000	
DRAWN BY	PROJECT NO.
CHKD. BY	150231
ENG. BY	SHEET 1 OF 1
SZLCS	DRAWING NO.
DTD	6-28-18
	71P150231

WILL COUNTY PROJECT NO.

Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ seconded the motion that said ordinance as presented and read by the Deputy Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Mayor directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following Trustees voted NAY: \_\_\_\_\_  
\_\_\_\_\_

Whereupon the Mayor declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Deputy Village Clerk to record the same in full in the records of the Mayor and Village Board of the Village of Steger, Cook and Will Counties, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

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

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

**CERTIFICATION OF ORDINANCE AND MINUTES**

I, the undersigned, do hereby certify that I am the duly qualified and acting Deputy Village Clerk of the Village of Steger, Cook and Will Counties, Illinois (the "*Village*"), and that as such official I am one of the keepers of the records and files of the Mayor and Village Board of the Village (the "*Corporate Authorities*").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the \_\_\_\_ day of \_\_\_\_\_, 2016, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the Village of Steger, Cook and Will Counties, Illinois Designating the Chicago Road Project Area of said Village a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this \_\_ day of \_\_\_\_\_, 2016.

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

(Seal)

**ORDINANCE NO. 1121**

**AN ORDINANCE OF THE VILLAGE OF STEGER,  
COOK AND WILL COUNTIES, ILLINOIS, ADOPTING TAX  
INCREMENT ALLOCATION FINANCING FOR THE  
CHICAGO ROAD  
REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Steger, Cook and Will Counties, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the Village has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Village Board of the Village of Steger, Cook and Will Counties, Illinois, as follows:

Section 1. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 2.     Allocation of Ad Valorem Taxes. That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a.       That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b.       That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "Chicago Road Redevelopment Project Area Special Tax Allocation Fund" of the Village and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3.     Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4.     Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

APPROVED: \_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
DEPUTY VILLAGE CLERK

**EXHIBIT A**  
**LEGAL DESCRIPTION**

## STEGER TIF DISTRICT

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE EAST HALF OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HALSTED STREET AND THE NORTH RIGHT-OF-WAY LINE OF 33<sup>RD</sup> STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF A NORTH-SOUTH 14 FOOT ALLEY LYING EAST OF SAID HALSTED STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 12 IN BLOCK 9 IN KEENEY'S 1<sup>ST</sup> ADDITION TO COLUMBIA HEIGHTS, AS RECORDED NOVEMBER 28, 1891 AS DOCUMENT NUMBER 1575793 IN SAID COOK COUNTY; THENCE EASTERLY ALONG SAID EXTENSION AND NORTH LINE OF SAID LOT 12 TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 7 OF SAID KEENEY'S 1<sup>ST</sup> ADDITION TO COLUMBIA HEIGHTS, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 32<sup>ND</sup> PLACE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY LINE OF A NORTH-SOUTH 14 FOOT ALLEY, SAID ALLEY LYING WEST OF CHICAGO AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 31<sup>ST</sup> STREET, SAID WESTERLY LINE CROSSING 32<sup>ND</sup> STREET AND 31<sup>ST</sup> PLACE RESPECTFULLY; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33; THENCE EAST ALONG SAID NORTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID CHICAGO & EASTERN ILLINOIS RAILROAD; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 31<sup>ST</sup> STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF UNION STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 32<sup>ND</sup> STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF A NORTH-SOUTH 14 FOOT ALLEY, SAID ALLEY LYING WEST OF SAID UNION STREET; THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF AN EAST-WEST 14 FOOT ALLEY, SAID ALLEY LYING NORTH OF STEGER ROAD, SAID EAST LINE CROSSING 33<sup>RD</sup> STREET RESPECTFULLY; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 24 IN BLOCK 27 OF SAID KEENEY'S 1<sup>ST</sup> ADDITION TO COLUMBIA HEIGHTS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 AND IT'S SOUTHERLY EXTENSION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STEGER ROAD; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 7 IN BLOCK 4 IN THE ORIGINAL TOWN OF STEGER SUBDIVISION (AKA COLUMBIA HEIGHTS), AS RECORDED NOVEMBER 5, 1891 AS DOCUMENT NUMBER 165439 IN SAID WILL COUNTY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF AN EAST-WEST 14 FOOT ALLEY, SAID ALLEY LYING SOUTH OF STEGER ROAD; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF A NORTH-SOUTH 14 FOOT ALLEY, SAID ALLEY LYING EAST OF SAID UNION AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 36<sup>TH</sup> STREET, SAID EAST LINE CROSSING 35<sup>TH</sup> STREET AND 36<sup>TH</sup> STREET RESPECTFULLY; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON



THE CENTERLINE OF A VACATED NORTH-SOUTH 14 FOOT ALLEY, SAID ALLEY LYING EAST OF SAID UNION STREET; THENCE SOUTH ALONG SAID CENTERLINE AND IT'S SOUTHERLY EXTENSION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 37<sup>TH</sup> STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UNION AVENUE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF UNION AVENUE (AKA DIXIE HIGHWAY) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RICHTON ROAD; THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF RICHTON ROAD TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 100 FEET OF THE NORTH 427 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE WEST ALONG SAID NORTH LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHICAGO ROAD; THENCE WESTERLY TO A POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF MCKINLEY AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF A NORTHERLY-SOUTHERLY 14 FOOT ALLEY, SAID ALLEY LYING WEST OF SAID CHICAGO ROAD; THENCE NORTHWESTERLY ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 10 IN BLOCK 14 OF SAID ORIGINAL TOWN OF STEGER SUBDIVISION (AKA COLUMBIA HEIGHTS), SAID WEST LINE CROSSING 37<sup>TH</sup> STREET, 36<sup>TH</sup> PLACE AND 36<sup>TH</sup> STREET RESPECTFULLY; THENCE EAST ALONG SAID EXTENSION AND NORTH LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CHICAGO ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 35<sup>TH</sup> PLACE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AFORESAID WEST LINE OF A NORTHERLY-SOUTHERLY 14 FOOT ALLEY, SAID ALLEY LYING WEST OF CHICAGO ROAD; THENCE NORTHWESTERLY ALONG SAID WEST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 34<sup>TH</sup> PLACE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, EXTENDED WESTERLY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EMERALD AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF AN EAST-WEST 14 FOOT ALLEY, SAID ALLEY LYING SOUTH OF STEGER ROAD; THENCE WEST ALONG SAID SOUTH LINE AND IT'S WESTERLY EXTENSION TO A POINT ON THE WEST LINE OF HALSTED BOULEVARD (AKA HALSTED STREET); THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, PARTIALLY IN COOK AND WILL COUNTY, ILLINOIS.

EXCLUDING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STEGER ROAD AND THE EAST RIGHT-OF-WAY LINE OF EMERALD AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF AN EAST-WEST 14 FOOT, SAID ALLEY LYING NORTH OF 33<sup>RD</sup> PLACE AND SOUTH OF 33<sup>RD</sup> STREET; THENCE EAST ALONG SAID SOUTH LINE TO A POINT ON THE WESTERLY LINE OF A NORTHERLY-SOUTHERLY 14 FOOT ALLEY, SAID ALLEY LYING WEST OF CHICAGO AVENUE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF STEGER ROAD; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

**EXHIBIT B**

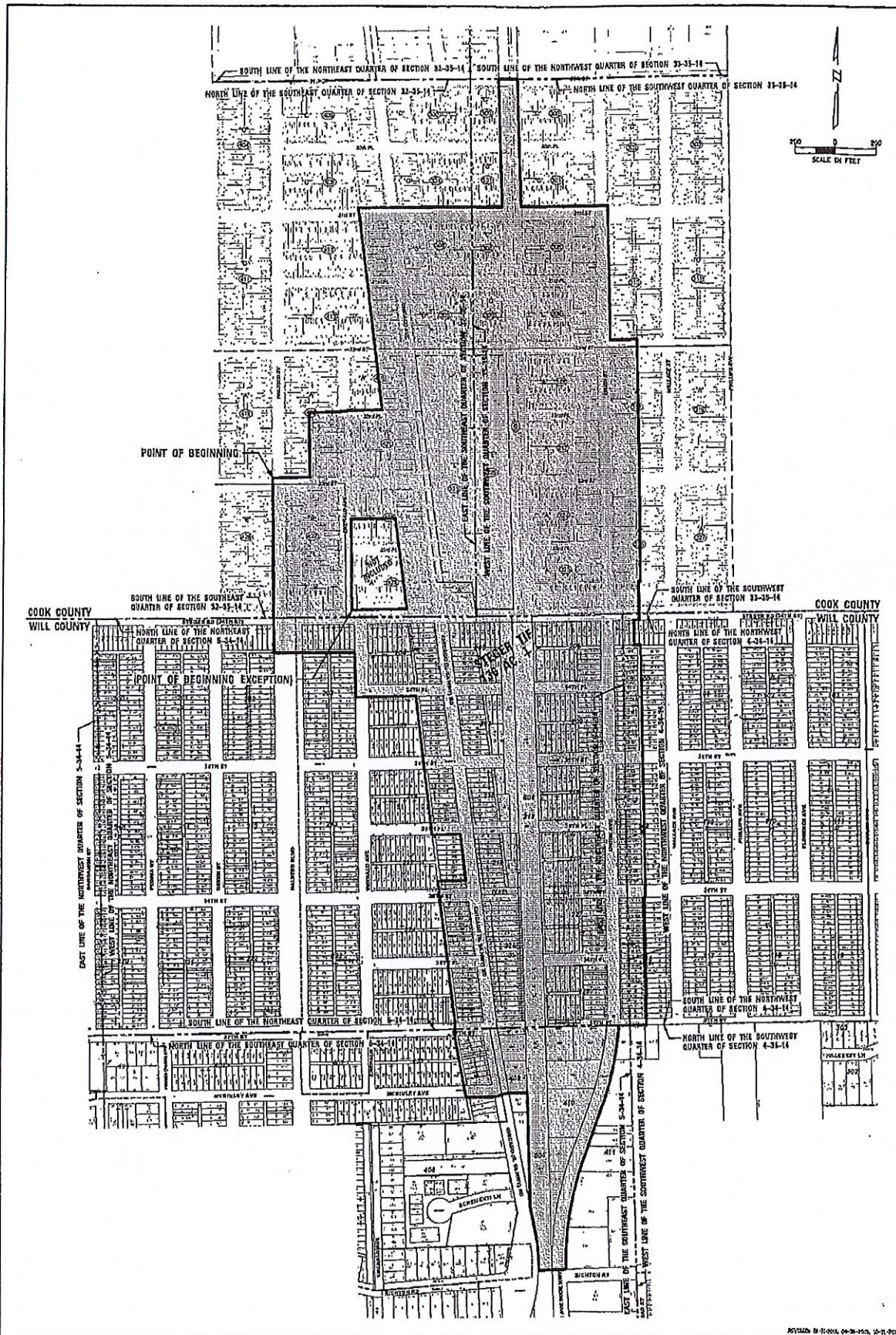
**GENERAL STREET LOCATION**

## **EXHIBIT B**

The Redevelopment Project Area (the "RPA") consists of industrial, retail, institutional and commercial uses. The RPA properties are generally bounded by 31<sup>st</sup> Street on the north, Union Avenue on the east, Richton Road on the south, and the frontage properties to the west of Chicago Road including all right of ways.

**EXHIBIT C**

**MAP OF REDEVELOPMENT PROJECT AREA**



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 9515 West Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

**STEGER TIF EXHIBIT**  
 IN  
 VILLAGE OF STEGER, ILLINOIS  
 PREPARED FOR  
 KANE, MCKENNA AND ASSOCIATES, INC.

DATE	BY	PROJECT NO.
08/11/00	AKJ/EC	110231
DATE	BY	SHEET 1 OF 1
08/11/00	JMS	
SCALE	1"=250'	DRAWING NO.
DIST	6-28-11	TIF100231

Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ seconded the motion that said ordinance as presented and read by the Deputy Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Mayor directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The following Trustees voted NAY: \_\_\_\_\_

\_\_\_\_\_

Whereupon the Mayor declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Deputy Village Clerk to record the same in full in the records of the Mayor and Village Board of the Village of Steger, Cook and Will Counties, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

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

STATE OF ILLINOIS            )  
  )SS  
COUNTY OF COOK            )

**CERTIFICATION OF ORDINANCE AND MINUTES**

I, the undersigned, do hereby certify that I am the duly qualified and acting Deputy Village Clerk of the Village of Steger, Cook and Will Counties, Illinois (the "*Village*"), and that as such official I am one of the keepers of the records and files of the Mayor and Village Board of the Village (the "*Corporate Authorities*").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the Village of Steger, Cook and Will Counties, Illinois, Adopting Tax Increment Allocation Financing for the Chicago Road Redevelopment Project Area.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this \_\_ day of \_\_\_\_\_, 2016.

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

(SEAL)

**ORDINANCE NO. 1119**

**AN ORDINANCE OF THE VILLAGE OF STEGER, COOK AND WILL  
COUNTIES, ILLINOIS, APPROVING  
A TAX INCREMENT REDEVELOPMENT PLAN  
AND REDEVELOPMENT PROJECT FOR THE CHICAGO ROAD  
REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Steger, Cook and Will Counties, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment and redevelopment project (the "Plan and Project") within the municipal boundaries of the Village within a proposed redevelopment project area (the "Area") described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Mayor and Village Board of the Village (the "Corporate Authorities") called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for February 22, 2016; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to Interested Parties, affected taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois on January 5, 2016, by publication on *February 8, 2016* and *February 10, 2016*, to residential addresses within 750' outside the Area on December 15, 2015, and to taxpayers within the Area on *February 10, 2016*; and



WHEREAS, the Village has heretofore convened a meeting of the Joint Review Board as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that would cause a portion of the Area to be a "conservation " area" as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive planning process for development of the Village as a whole to determine whether the proposed Plan and Project conform to the existing comprehensive planning process of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Village Board of the Village of Steger, Cook and Will Counties, Illinois, as follows:

Section 1.     Findings. That the Corporate Authorities hereby find that the following facts have been established by the preponderance of the evidence:

a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified in part as a conservation area, as defined in the Act.

c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

d. The Plan and Project conform to the existing comprehensive planning process for the development of the Village as a whole, as reflected in the Village's zoning map.

e. As set forth in the Plan it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan shall be retired no later than December 31st of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to the ad valorem taxes levied in the twenty-third calendar year after the Area is designated.

f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

g. Section 2. Plan and Project Approved. That the Plan and Project, which were the subject matter of the public hearing held on February 22, 2016, are hereby adopted and

approved. A copy of the Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

Section 3. Invalidation of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT D – Redevelopment Plan and Project

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

APPROVED: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
DEPUTY VILLAGE CLERK

**EXHIBIT A**  
**LEGAL DESCRIPTION**

## STEGER TIF DISTRICT

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE EAST HALF OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HALSTED STREET AND THE NORTH RIGHT-OF-WAY LINE OF 33<sup>RD</sup> STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF A NORTH-SOUTH 14 FOOT ALLEY LYING EAST OF SAID HALSTED STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 12 IN BLOCK 9 IN KEENEY'S 1<sup>ST</sup> ADDITION TO COLUMBIA HEIGHTS, AS RECORDED NOVEMBER 28, 1891 AS DOCUMENT NUMBER 1575793 IN SAID COOK COUNTY; THENCE EASTERLY ALONG SAID EXTENSION AND NORTH LINE OF SAID LOT 12 TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 7 OF SAID KEENEY'S 1<sup>ST</sup> ADDITION TO COLUMBIA HEIGHTS, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 32<sup>ND</sup> PLACE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY LINE OF A NORTH-SOUTH 14 FOOT ALLEY, SAID ALLEY LYING WEST OF CHICAGO AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 31<sup>ST</sup> STREET, SAID WESTERLY LINE CROSSING 32<sup>ND</sup> STREET AND 31<sup>ST</sup> PLACE RESPECTFULLY; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33; THENCE EAST ALONG SAID NORTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID CHICAGO & EASTERN ILLINOIS RAILROAD; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 31<sup>ST</sup> STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF UNION STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 32<sup>ND</sup> STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF A NORTH-SOUTH 14 FOOT ALLEY, SAID ALLEY LYING WEST OF SAID UNION STREET; THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF AN EAST-WEST 14 FOOT ALLEY, SAID ALLEY LYING NORTH OF STEGER ROAD, SAID EAST LINE CROSSING 33<sup>RD</sup> STREET RESPECTFULLY; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 24 IN BLOCK 27 OF SAID KEENEY'S 1<sup>ST</sup> ADDITION TO COLUMBIA HEIGHTS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 24 AND IT'S SOUTHERLY EXTENSION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STEGER ROAD; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 7 IN BLOCK 4 IN THE ORIGINAL TOWN OF STEGER SUBDIVISION (AKA COLUMBIA HEIGHTS), AS RECORDED NOVEMBER 5, 1891 AS DOCUMENT NUMBER 165439 IN SAID WILL COUNTY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF AN EAST-WEST 14 FOOT ALLEY, SAID ALLEY LYING SOUTH OF STEGER ROAD; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF A NORTH-SOUTH 14 FOOT ALLEY, SAID ALLEY LYING EAST OF SAID UNION AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 36<sup>TH</sup> STREET, SAID EAST LINE CROSSING 35<sup>TH</sup> STREET AND 36<sup>TH</sup> STREET RESPECTFULLY; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON

THE CENTERLINE OF A VACATED NORTH-SOUTH 14 FOOT ALLEY, SAID ALLEY LYING EAST OF SAID UNION STREET; THENCE SOUTH ALONG SAID CENTERLINE AND IT'S SOUTHERLY EXTENSION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 37<sup>TH</sup> STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UNION AVENUE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF UNION AVENUE (AKA DIXIE HIGHWAY) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RICHTON ROAD; THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF RICHTON ROAD TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 100 FEET OF THE NORTH 427 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE WEST ALONG SAID NORTH LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CHICAGO ROAD; THENCE WESTERLY TO A POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF MCKINLEY AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF A NORTHERLY-SOUTHERLY 14 FOOT ALLEY, SAID ALLEY LYING WEST OF SAID CHICAGO ROAD; THENCE NORTHWESTERLY ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 10 IN BLOCK 14 OF SAID ORIGINAL TOWN OF STEGER SUBDIVISION (AKA COLUMBIA HEIGHTS), SAID WEST LINE CROSSING 37<sup>TH</sup> STREET, 36<sup>TH</sup> PLACE AND 36<sup>TH</sup> STREET RESPECTFULLY; THENCE EAST ALONG SAID EXTENSION AND NORTH LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CHICAGO ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 35<sup>TH</sup> PLACE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AFORESAID WEST LINE OF A NORTHERLY-SOUTHERLY 14 FOOT ALLEY, SAID ALLEY LYING WEST OF CHICAGO ROAD; THENCE NORTHWESTERLY ALONG SAID WEST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 34<sup>TH</sup> PLACE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, EXTENDED WESTERLY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EMERALD AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF AN EAST-WEST 14 FOOT ALLEY, SAID ALLEY LYING SOUTH OF STEGER ROAD; THENCE WEST ALONG SAID SOUTH LINE AND IT'S WESTERLY EXTENSION TO A POINT ON THE WEST LINE OF HALSTED BOULEVARD (AKA HALSTED STREET); THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, PARTIALLY IN COOK AND WILL COUNTY, ILLINOIS.

EXCLUDING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STEGER ROAD AND THE EAST RIGHT-OF-WAY LINE OF EMERALD AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF AN EAST-WEST 14 FOOT, SAID ALLEY LYING NORTH OF 33<sup>RD</sup> PLACE AND SOUTH OF 33<sup>RD</sup> STREET; THENCE EAST ALONG SAID SOUTH LINE TO A POINT ON THE WESTERLY LINE OF A NORTHERLY-SOUTHERLY 14 FOOT ALLEY, SAID ALLEY LYING WEST OF CHICAGO AVENUE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF STEGER ROAD; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

**EXHIBIT B**

**GENERAL STREET LOCATION**

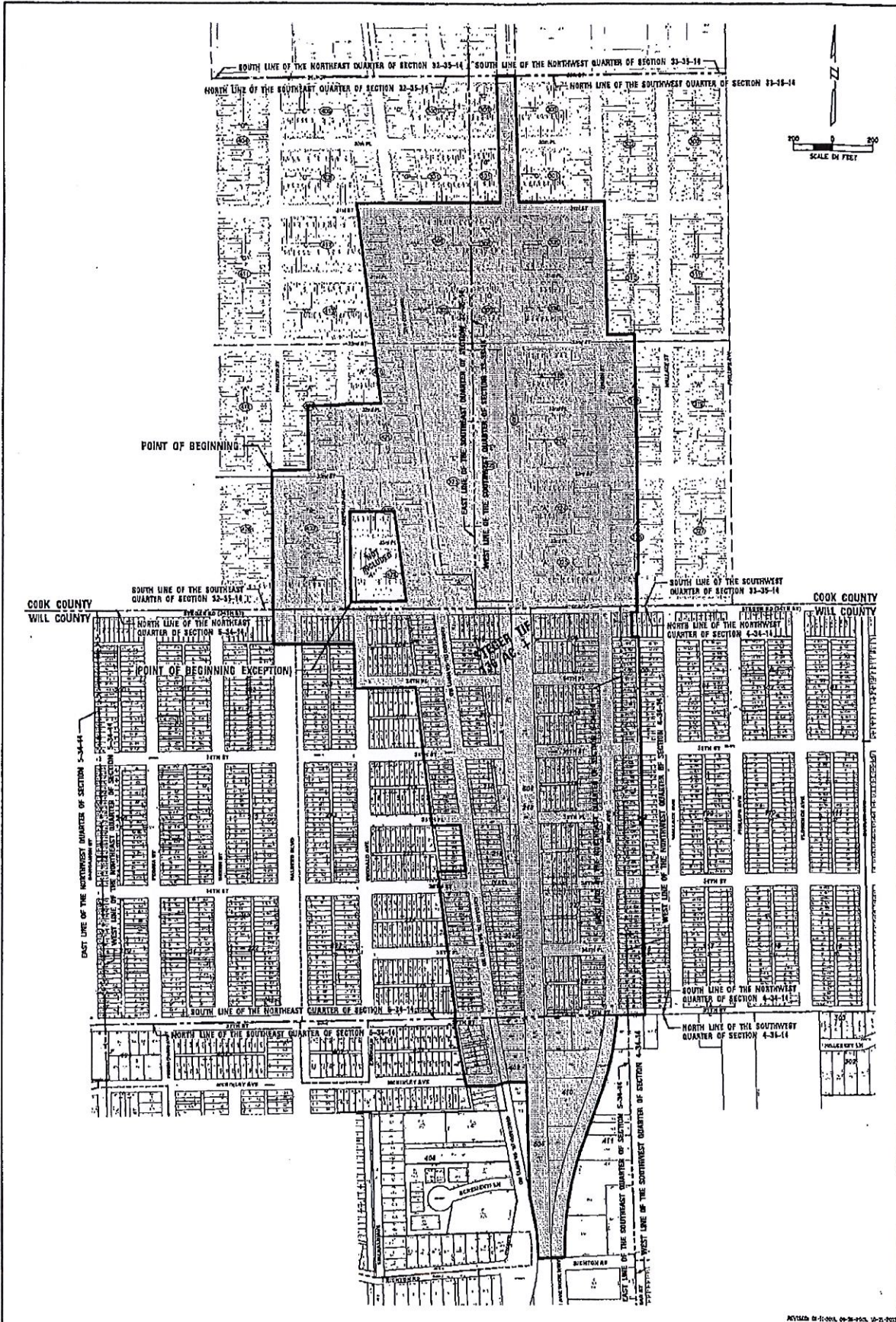
## **EXHIBIT B**

The Redevelopment Project Area (the "RPA") consists of retail, industrial, institutional and commercial uses. The RPA properties consist of a study area generally bounded by 31<sup>st</sup> Street on the north, Union Avenue on the east, Richton Road on the south, and the frontage properties to the west of Chicago Road, including all right of ways.



**EXHIBIT C**

**MAP OF REDEVELOPMENT PROJECT AREA**



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 9515 West Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

**STEGER TIF EXHIBIT**  
 IN  
**VILLAGE OF STEGER, ILLINOIS**  
 PREPARED FOR  
**KANE, MCKENNA AND ASSOCIATES, INC.**

FILE	BY	PROJECT NO.
DRG	ALD/CCS	110241
CHKD	JRZ	SHEET 1 OF 1
SCALE	1"=200'	DRAWING NO.
DATE	8-28-11	TIF110241

ATTENTION: KANE, MCKENNA AND ASSOCIATES, INC.

**EXHIBIT D**

**REDEVELOPMENT PLAN AND PROJECT**

Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ seconded the motion that said ordinance as presented and read by the Deputy Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Mayor directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following Trustee voted NAY: \_\_\_\_\_  
\_\_\_\_\_

Whereupon the Mayor declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Deputy Village Clerk to record the same in full in the records of the Mayor and Village Board of the Village of Steger, Cook and Will Counties, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

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

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

**CERTIFICATION OF ORDINANCE AND MINUTES**

I, the undersigned, do hereby certify that I am the duly qualified and acting Deputy Village Clerk of the Village of Steger, Cook and Will Counties, Illinois (the "Village"), and that as such official I am one of the keepers of the records and files of the Mayor and Village Board of the Village (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the \_\_\_\_ day of \_\_\_\_\_, 2016, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the Village of Steger, Cook and Will Counties, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Chicago Road Redevelopment Project Area.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this \_\_ day of \_\_\_\_\_, 2016.

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

(SEAL)



*VILLAGE OF STEGER  
REDEVELOPMENT ELIGIBILITY REPORT  
CHICAGO ROAD TIF DISTRICT*

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*A study to determine whether certain properties within the Village of Steger generally bounded on the south side of Steger Road between Union Avenue and frontage properties along Chicago Road, all of which are located in Will County, the second part is on the north side of Steger Road between Union Avenue and frontage properties all of which are located in Cook County qualifies as a conservation area as set forth in the definition in the Tax Increment Allocation Redevelopment Act of 65 ILCS Section 5/11-74.4-3, et seq., as amended of the Illinois Compiled Statutes.*

*Prepared by the Village of Steger*

*in conjunction with*

*Kane, McKenna and Associates, Inc.*

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*March, 2016*

**VILLAGE OF STEGER  
QUALIFICATION REPORT  
CHICAGO ROAD TIF DISTRICT  
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**EXHIBIT 1**

***Proposed TIF Boundary Map***

**EXHIBIT 2**

***List of Tax Parcels***

## **I. INTRODUCTION AND BACKGROUND**

In the context of planning for the proposed Chicago Road Redevelopment Project Area (the "RPA", or "Study Area") under the provisions of the "Tax Increment Allocation Redevelopment Act", Ch. 65 Section 5/11-74.4-1 et. seq. of the Illinois Compiled Statutes, as amended (hereinafter referred to as the "Act"), the Village of Steger (the "Village") has authorized the study of the RPA in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing District (the "TIF" or "TIF District"). Kane, McKenna and Associates, Inc. ("KMA") has agreed to undertake the study of the RPA.

The RPA is located in the central portion of the Village and consists primarily of retail, commercial and residential uses with some industrial uses. [The RPA is a contiguous area generally described as frontage parcels along east side of Chicago Road the first part of which is in Cook County between 31<sup>st</sup> Street and Steger Road and west to Union Avenue, and the second part is in Will County with frontage parcels along the east side of Chicago Road to the east side of Union Avenue beginning at Steger Road to the northern boundary of the Village's TIF #4 (commonly referred to as the Scrementi RPA).] Adjacent rights of way are also included.

According to the data available from Cook and Will Counties, and the Township Assessor's Offices the RPA is approximately one hundred thirty-six + (136+) acres in size excluding rights of way and contains approximately five hundred ninety-one (591) tax parcels including approximately two hundred fifty-three (253) buildings. Eighty-three (83%) of the structures within the RPA are in excess of thirty-five (35) years in age.

The RPA exhibits characteristics of deterioration and obsolescence that are often indicative of properties that are near the end of their useful lives or affected by market conditions due to age and condition of the properties. Further, because much of the RPA was developed in an era before the Village actively practiced modern land use planning, the RPA suffers from adverse impacts associated with a lack of community planning and deleterious land use and layout. The RPA did not have the benefit of developing under the guidelines of an economic development plan. The high-level of traffic along the Chicago Road corridor creates problematic ingress/egress within the RPA and requires the coordination of future parking needs as well as improved internal circulation among users. The RPA is also hindered by a lack of buffering between residential and commercial uses and the lack of modernized site improvements or coordinated streetscape and signage treatments. Both conditions are further examples of the detrimental effects of unguided development.

The RPA is also hindered by a lack of adequately sized commercial lots with poor set back conditions in relation to present day planning standards and by inadequate loading and unloading areas due to the size of the lots and the presence of adjacent single family residential lots.



Finally, the growth of the equalized assessed valuation (EAV) of all the properties in the Study Area declined in five (5) of the last five (5) years; and it was found to lag behind the EAV growth of the remainder of the Village and the Consumer Price Index for all Urban Consumers (CPI-U) for five (5) of the last five (5) tax years. The qualification factors discussed within this TIF Qualification Report (the "Report") qualify the RPA as a conservation area, as that term is hereinafter defined pursuant to 65 ILCS 5/11-74.4-3 et. seq., as amended.

Many of the surface improvements within the Study Area were found to have varying degrees of deterioration. Sidewalks, streets, driveways, and parking lots exhibited significant cracking and uneven surfaces. In addition several buildings exhibited missing or cracked mortar, and needed for repairs to exterior siding/fascia and frame components (windows and/or doors).

The Village believes that the RPA can be a candidate for redevelopment if the qualification factors discussed in this report are mitigated. Further, the Village believes that the use of TIF can mitigate these negative obstacles that currently impede redevelopment. From a planning standpoint, the redevelopment of the RPA is consistent with Village planning efforts to improve Chicago Road frontage properties and maintain or improve tax base and valuations along an important corridor of the Village.

**The Village will certify that it does not plan to dislocate ten (10) or more inhabited residential units as part of this redevelopment effort. As such, pursuant to the Act, as amended, the Village will not prepare a housing impact study.**

### **Objectives**

The Village's redevelopment objectives propose to enrich to the extent possible the negative impact of the qualification factors which are prevalent in much of the Study Area and enhance retail, commercial, and mixed use opportunities where appropriate. To achieve these objectives the Village proposes the following guidelines:

- To encourage redevelopment within the RPA that will address the piecemeal development practices, mitigate conditions associated with older building conditions and vacancies, and attract new land uses which are consistent with the existing uses and provide an enhanced tax base to support the entire Village;
- To implement coordinated development/design practices as set forth in the Village's comprehensive plan and to promote redevelopment in accordance with current planning standards;
- To assist site assembly and preparation in order to provide for the reuse of properties for this stated purpose;
- To coordinate area parking facilities and to improve access to site; and

- To install the necessary infrastructure improvements for improved ingress and egress and loading and unloading areas, and to add buffering to single family residential uses for the light industrial and retail/commercial areas, and to support proposed new development in accordance with modern planning standards.

The Village has established a combined Planning and Zoning Board of Appeals, (the “Plan Commission”) to specifically prepare and recommend to the Village Board a comprehensive plan for the present and future development or redevelopment of the Village. Such plans are advisory in form and are created to provide for the health, safety, comfort and convenience of the inhabitants of the Village, and will establish reasonable requirements governing the location, width, course, and surfacing of public streets and highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, street lights, parks, playgrounds, school grounds, size of lots to be used for residential purposes, storm water drainage, water supply and distribution. The Plan Commission makes recommendations on rezoning requests to the Village Board. The Plan Commission will also designate land suitable for annexation.

**Improvement Guidelines:**

Each of Steger’s existing commercial and business areas should be strengthened and upgraded. Viable existing stores and businesses should be improved and enhanced. New uses, particularly retail and convenience commercial uses that serve the needs of local residents, should be promoted.

New commercial, business and mixed-use development should be of a size and scale compatible with the established image and character of Steger. Commercial and business development should be characterized by the highest possible standards of design and construction.

Since commercial and business areas are located along the main important traffic routes, access to individual properties should be carefully controlled to minimize conflicts with through traffic. The consolidation of access drives for adjacent properties should be encouraged.

Adequate off-street parking should be provided within all commercial and businesses areas. The consolidation of parking facilities for two or more businesses should be encouraged. Parking lots should be attractively landscaped, particularly along major streets.

The image and appearance of commercial and business areas should also be upgraded. Projects should be undertaken to improve the appearance of the public rights-of-way, including landscaping, lighting, signage, sidewalks, crosswalks and pedestrian amenities. Enhancements to private properties should include facade, parking lot and signage improvements.”

The Village's general economic development goals are to enhance retail/commercial and mixed use opportunities within the Village and the RPA. Given the Village's goals as well as the conditions described in this Report, the Village has made a determination that it is highly desirable to promote the redevelopment of the RPA. Without an implementation plan for redevelopment, Village officials believe current conditions will worsen. The Village intends to create and implement such a plan in order to restore, stabilize and increase the economic base associated with the RPA which will not only increase tax revenues associated with the RPA but also benefit the community as a whole.

Because of the conditions observed in the RPA and the required coordination of future land uses, the Village supports the foregoing redevelopment objectives. The Village has determined that redevelopment should take place through the benefit and guidance of comprehensive planning process for economic development controlled by the Village. Through this coordinated effort, the RPA is expected to improve. Development barriers, inherent with current conditions within the RPA, which impede economic growth under existing market standards, are expected to be eliminated.

The Village has further determined that redevelopment currently planned for the RPA may only be feasible with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA.

The use of TIF relies upon induced private redevelopment in the RPA creating higher real estate values that would otherwise decline or stagnate without such investment. The result of such investment will lead to increased property taxes compared to the previous land use (or lack of use). In this way the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

## **II. QUALIFICATION CRITERIA**

With the assistance of Village staff, Kane, McKenna and Associates, Inc. examined the RPA initially in the summer of 2014 to the date of this report, and reviewed information collected for the RPA to determine the presence or absence of appropriate qualifying factors listed in the Act. The relevant sections of the Act are found below.

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a “redevelopment project area” is:

“an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both a blighted area and conservation area.”

Under the Act, conservation area is defined as any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors, may be considered as a conservation area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures have become ill suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lag in EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available.

### ***III. THE PROPOSED RPA***

The RPA is located in the central portion of the Village and consists primarily of retail, commercial and residential uses with some industrial uses. The RPA is a contiguous area generally described as frontage parcels along east side of Chicago Road the first part of which is in Cook County between 31<sup>st</sup> Street and Steger Road and west to Union Avenue, and the second part is in Will County with frontage parcels along the east side of Chicago Road to the east side of Union Avenue beginning at Steger Road to the northern boundary of the Village's TIF #4 (the Scrementi RPA). Adjacent right of ways are also included.

The RPA consists of approximately two hundred twenty three (253) buildings and approximately five hundred ninety-one (591) tax parcels. The RPA is approximately one hundred thirty-six (136+) acres in size excluding rights of way. The RPA is comprised predominantly of retail, residential and commercial uses.

The RPA described herein meets the eligibility requirements for designation as a conservation area under the Act as documented below. All of the parcels were examined to determine the number of structures aged thirty-five (35) years or greater, as required under the conservation area criteria of the Act. It was determined by site surveys, Cook and Will Counties and Crete Township Assessor data and Village input that eighty-three percent (83%) of the structures in the RPA were thirty-five (35) years or greater. Furthermore, including the age factor, the RPA as a whole was found to evidence seven (7) qualification factors. The minimum required for a finding of a conservation area is that fifty percent (50%) or more of the improved structures are thirty-five (35) years old or greater and the existence of three (3) qualification factors dictated by the Act.

It was further found that the required qualifying factors are reasonably distributed throughout the RPA. KMA and the Village reserve the right to make additional findings in connection with this report prior to the adoption of the TIF District. Thus, the report is subject to revisions to the extent such revisions are allowable prior to any action by the Village to adopt the TIF District, as permitted in accordance with the Act.

#### **IV. METHODOLOGY OF EVALUATION**

In evaluating the RPA's potential qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the RPA were undertaken by representatives from KMA. Site surveys were completed for each parcel within a block (based upon tax plat map blocks). A photographic record and analysis of the RPA was conducted and was used to supplement site surveys.
- 2) Exterior evaluation of structures was completed noting such conditions as deterioration, obsolescence, excessive vacancies, and deleterious land use and layout. Additionally, 2009 through 2014 tax information from the Cook and Will County Clerk's Office, County and township tax data, site data, local history (discussions with Village officials and staff), and an evaluation of area-wide factors that have affected the RPA's development (e.g., lack of community planning, and lag in equalized assessed value) were reviewed. KMA studied the RPA in its entirety. Village redevelopment goals and objectives for the RPA were also reviewed with Village staff.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, qualification factors of specific structures and site conditions on the parcels.
- 4) The age of structures within the RPA was examined, plus the thirteen (13) other qualification factors for TIF designation as a conservation area under the Act. Evaluation was made by reviewing the information from the site surveys and other relevant information collected for the RPA and determining how it measured when evaluated against the qualification factors.



V. **QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY**

Based upon KMA’s evaluation of parcels in the Study Area and analysis of each of the eligibility factors summarized in Section II, the following factors are present to support qualification of the proposed TIF District as a conservation area. These factors are found to be clearly present and reasonably distributed throughout the Study Area, as required under the TIF Act. In addition to age at least three other qualifying factors were found to be present to a meaningful extent throughout the RPA.

*Summary of TIF Qualifying Factors*

Area Within Proposed RPA	Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed RPA
Conservation Area (Improved)	13	3	7 – Including Age Deleterious Layout Lagging EAV Deterioration Obsolescence Lack of Community Planning Inadequate Utilities

A. *Threshold Qualification*

Age. Based upon site surveys; and Cook and Will County data, approximately eighty-three percent (83%) or approximately 210 of the 253 structures in the RPA were found to be thirty-five (35) years of age or older.

B. *Other Conservation Factors*

1. *Deleterious Land Use or Layout.* The Act refers to deleterious land use or layout as the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

According to discussions with the Village, a majority (over 50%) of the improvements found within the Study Area were built before 1960. As a result, these properties were developed during a period before the Village had in place an effective community planning process to guide development procedures. Properties were developed with little regard to adjacent land uses, and without foresight into the intensity of commercial operations present today, in part due to the importance of automobile traffic and the need for sufficient parking. In terms of land uses, commercial, retail, and residential uses inappropriately overlap in some areas, when compared to the modern land use standards currently employed by the Village.

In general, poor parcel layout and lack of buffering account for deleterious land use/layout. Regarding the parcel layout, certain commercial and retail facilities are not configured to easily accommodate the daily movement and loading of truck traffic. In the lots adjacent to residential uses, there are loading/unloading difficulties in terms of truck traffic going down narrow front or rear lots or areas. The parcel layout is also affected by issues related to the coordination of individual uses to the movement of traffic along Chicago Road which constitutes a main arterial road in the Village.

As a result, there are certain issues pertaining to ingress/egress. Many of the commercial/retail and some industrial businesses have little space for ingress/egress, much less “transitional” frontage roads that would separate slower moving traffic approaching a business (e.g., to park and shop) from faster moving traffic along Chicago Road. A majority of the businesses have shallow parcel depths that do not afford much room for loading, unloading, or parking, in comparison to modern uses. Additionally, the execution of turns into commercial/retail and industrial establishments is difficult since (a) vehicles have to slow rapidly to execute the turn, (b) turns need to be made into a tight space due to the narrow/shallow parking lots and (c) entering the parking lot areas customers need to avoid closely situated cars already parked in the narrow lots (or which may be backing up to leave the store). These conditions are also compounded by the need for drive up windows or uses that may result in “stacking” of cars within the parking lot.

2. Lag in EAV. The Act refers to lag in EAV as the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

For purposes of this report the Cook and Will County EAV qualification data is combined. However, it should be noted that each of the County criteria is met as stand-alone data as well. The total Equalized Assessed Value (“EAV”) of the RPA has declined for five (5) of the last five (5) years (2010, 2011, 2012, 2013 and 2014). A summary of this analysis is presented in the table below. Finally, the total EAV of the RPA has grown at an annual rate that is less than the Consumer Price Index for Urban Consumers (CPI-U) in five (5) of the last five (5) years.

	2014	2013	2012	2011	2010	2009
<b>TOTAL EAV FOR COOK &amp; WILL COUNTY:</b>	<b>12,530,849</b>	<b>13,390,854</b>	<b>13,883,307</b>	<b>15,032,547</b>	<b>17,601,319</b>	<b>18,531,993</b>
<b>% OF CHANGE:</b>	<b>-6.42%</b>	<b>-3.55%</b>	<b>-7.65%</b>	<b>-14.59%</b>	<b>-5.02%</b>	<b>BASE YEAR</b>
<b>TOTALS FOR THE VILLAGE:</b>	<b>100,210,860</b>	<b>105,877,595</b>	<b>114,946,474</b>	<b>126,285,345</b>	<b>144,620,411</b>	<b>147,574,087</b>
<b>MINUS RPA AREA:</b>	<b>87,680,011</b>	<b>92,486,741</b>	<b>101,063,167</b>	<b>111,252,798</b>	<b>127,019,092</b>	<b>129,042,094</b>
<b>% OF CHANGE FROM PREVIOUS YEAR</b>	<b>-5.20%</b>	<b>-7.65%</b>	<b>-9.16%</b>	<b>-12.41%</b>	<b>-1.57%</b>	<b>BASE YEAR</b>
<b>CPI ALL URBAN CONSUMERS</b>	<b>1.60%</b>	<b>1.50%</b>	<b>2.10%</b>	<b>3.20%</b>	<b>1.50%</b>	<b>-0.40%</b>

Source: Cook & Will County Assessor's Office, Crete Township Assessor

3. Deterioration. The Act defines deterioration to cover either a) primary building components or b) surface improvements. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Regarding surface improvements, the RPA exhibited a number of problems:

- Rutted and cracked lots and drives.
- Parking lots with potholes and "alligator" cracking.

Approximately 65% of the tax parcels exhibited deterioration in either surface improvements or building components.

Deterioration in building components was observed in:

- Commercial parcels on both the east and west sides of Chicago Road.
- Commercial and Residential on Union.
- Rear portions of several buildings located on both sides of Chicago Road and Union.

In addition, the parking lots of the majority of the commercial building along Chicago Road exhibit a considerable amount of deferred maintenance resulting in deteriorated conditions.

4. Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become "ill-suited" for their original use. The RPA exhibits both functional and economic obsolescence.

Approximately one hundred seventy-six (176) structures or 70% were built on or before 1963 or are fifty years or older. Market conditions have changed, including the development of neighborhood shopping centers east and west of Chicago Road on Steger Road. Competitive pressures relating to commercial and industrial uses have impacted the valuations of these properties, as well as potential for reuse. Any reuse of certain properties especially along Chicago Road and Union would require intense scrutiny by the Village to ensure the current development concepts. This is further evidenced and demonstrated by the fact that the value of the parcels has declined on an absolute and relative basis during five (5) of the last five (5) years, as described above.

Building setbacks, buffering, and parking would also require coordination – in line with current Village planning practices and modern development standards.

Certain area-wide factors also contribute to obsolescence. For instance, many of the area's parcels are platted in a manner that results in sub-optimally shaped land uses that have proven to be difficult to develop and redevelop as compared to modern development standards. This is evidenced by (a) the shallow (i.e., lacking depth) lots of certain parcels, (b) lack of coordinated ingress/egress (internal circulation) and (c) overall parcel configurations. Parcel configurations are often limited, due to adjacent uses (residential) and contribute to area-wide obsolescence.

5. Lack of Community Planning. The Act refers to lack of community planning as the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of the effective community planning.

The Village utilizes its Zoning District Map as their comprehensive plan as amended in 2005.

Furthermore, the pre-1963 development has resulted in incompatible land-use relationships and inadequate street layouts. As discussed above (see finding #1), there are certain incompatibility relationships between residential and non-residential uses, and commercial businesses lack certain internal roads for circulation off of Chicago Road. Commercial and retail land uses on smaller lots resulted in a multiplicity of commercial structures (restaurants, office/service establishments, strip centers, auto related uses) that benefit from traffic and visibility along Chicago Road. These uses created pressure in relation to provisions for parking, curb cuts, and in particular buffering to adjacent residential uses (e.g., difficulty with ingress and egress, screening of trash receptacles, loading and unloading requirements, and building setbacks).

Current area-wide conditions have not improved since 2000, and the downturn in real estate market is reflected in both the decrease in market valuations, as well as the overall character of the RPA (e.g., deterioration of improvements).

6. *Inadequate Utilities.* Under the TIF Act, inadequate utilities can be defined as underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, or telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

The Consulting Project Manager for the Village has reviewed the condition of the utilities within the RPA and found that:

- a) The underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and electrical service are at the end of their usefulness and are in need of upgrades and/or replacement due to both inadequacies and lack of capacity to serve future redevelopment needs. As such, these insufficiencies place the Village at a severe disadvantage in their effort to spur and develop economic opportunities for the Village.
- b) Water main repairs and upgrades along the Chicago Road corridor are frequently required, but challenging due to the traffic along the arterial roads as well as the number of areas, and the location of other adjacent utility services. The frequency of water main breaks are largely due to the material of the mains and the existing soils conditions that cause the metals to deteriorate.
- c) Sanitary sewer service will most likely require rehabilitation and/or lining based upon the age, material, and condition of the existing sewers.

## **VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION**

The following is a summary of relevant qualification findings as it relates to the potential designation of the RPA by the Village as a TIF District:

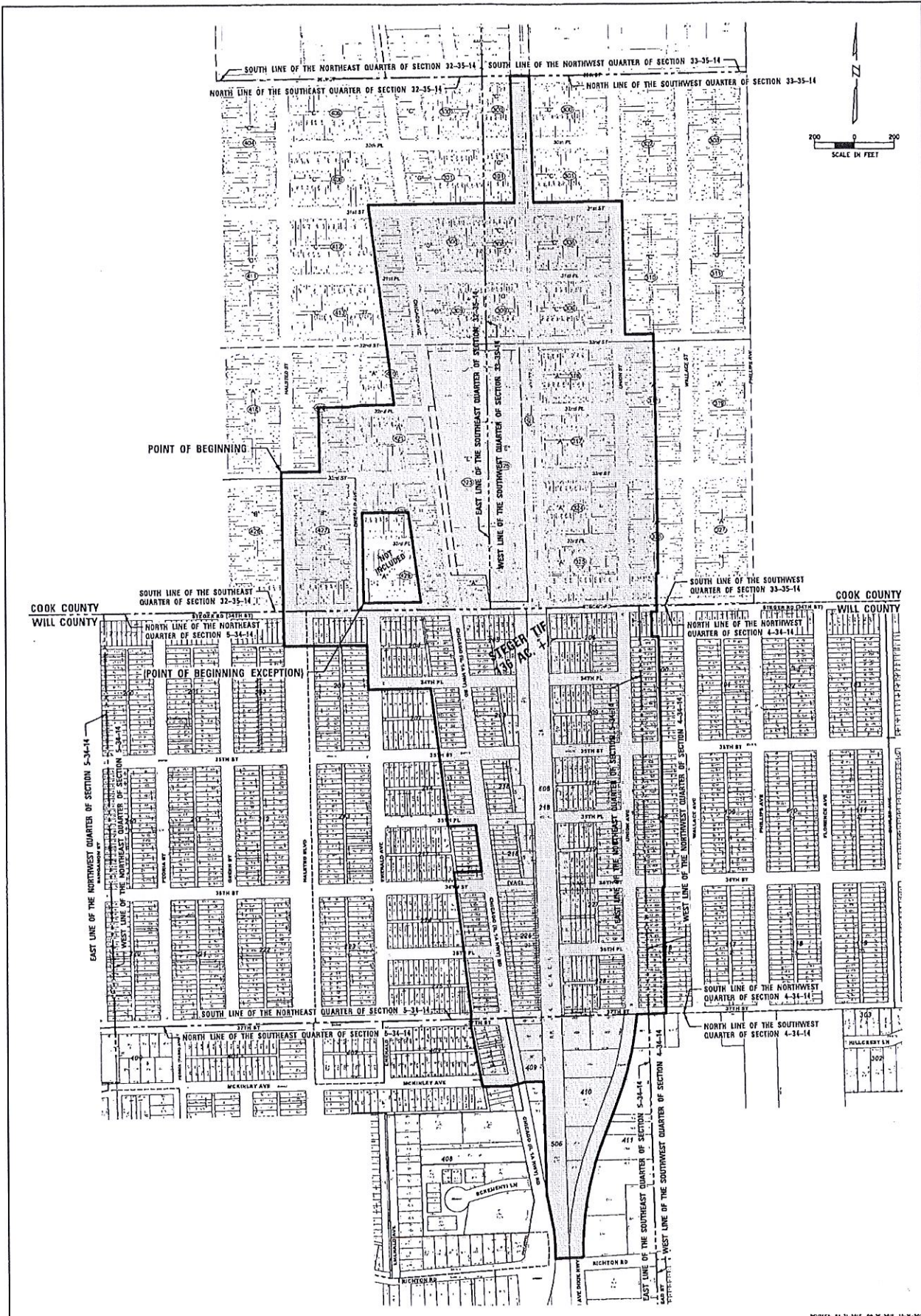
1. The RPA is contiguous and is greater than 1½ acres in size.
2. The RPA qualifies as a conservation area. A more detailed analysis of the qualification findings is outlined in Section V of this report.
3. All property in the RPA would substantially benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the RPA, including the Village, has been impaired by the factors found present in the RPA.
5. The RPA would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the RPA as a TIF District.

The RPA has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to the improvement of infrastructure and property maintenance as well as the coordination of redevelopment efforts for modern uses. These efforts will be important to the RPA's anticipated improvement and preservation of tax base.

**EXHIBIT 1**  
**PROPOSED TIF BOUNDARY MAP**

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**CB** **CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 9575 West Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

**STEGER TIF EXHIBIT**  
 IN  
 VILLAGE OF STEGER, ILLINOIS  
 PREPARED FOR  
 KANE, MCKENNA AND ASSOCIATES, INC.

REVISED 04-31-2015, 09-28-2015, 10-21-2015

CALC.	KJR	PROJECT NO.
DRN.	A13/KCS	150281
CRD.	JRW	SHEET 1 OF 1
SCALE	1"=200'	DRAWING NO.
DATE	5-28-15	TIF150281



**EXHIBIT 2**  
**TAX PARCEL LIST**

## Cook &amp; Will Parcel List

**Cook County**

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