

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

**APRIL 18, 2016**

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS, AND SPECIAL RECOGNITIONS
- D. MAYORAL APPOINTMENTS- Recreation Board
- E. MINUTES OF PREVIOUS MEETING
- F. AUDIENCE PARTICIPATION
- G. 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. Assistant Village Administrator
    - g. Housing and Community Development Director
  - 3. Attorney
  - 4. Treasurer
  - 5. Trustee/Liaison
  - 6. Clerk
  - 7. Mayor's Report
- H. PAYING OF THE BILLS
- I. CORRESPONDENCE
- J. OLD BUSINESS:

Liquor License Application of George Bolos of Luxury Salon at 3412-3416 Chicago Road.  
for a B-1 Beer and Wine Only License (tabled April 4, 2016)

K. NEW BUSINESS:

**RESOLUTION NO. 1093**

**RESOLUTION AUTHORIZING THE VILLAGE OF  
STEGER TO APPLY FOR THE 2016 COMMUNITY  
DEVELOPMENT BLOCK GRANT APPLICATION  
AND AUTHORIZING THE VILLAGE PRESIDENT  
AND VILLAGE CLERK TO EXECUTE CERTAIN  
DOCUMENTS FOR AND ON BEHALF OF THE  
VILLAGE OF STEGER**

Real Estate Contract by and between the Owner of Record and the Village of Steger for 16 W. 31<sup>st</sup> Place.

A request from the Relay for Life "Team St. Liborius" to collect donations at the intersection of 34<sup>th</sup> Street and Chicago Road on either April 23<sup>rd</sup> or May 7<sup>th</sup>.

The Steger American Legion Auxiliary Unit 521 requests permission to hold a Poppy Drive, at the intersection of 34<sup>th</sup> Street and Chicago Road on Memorial Day. (May 30<sup>th</sup>).

Steger Little League requests permission to hold tag days on Memorial weekend May 27<sup>th</sup>-30<sup>th</sup> at 34<sup>th</sup> Street and Chicago Road

Lt. Gibbs of the Steger Fire Department requests use of Veterans Park on Saturday August 20, 2015 for a Family Fireman Picnic from 8am to dusk.

The Steger Fire Department requests permission to allow alcoholic beverages at Veterans Park on Saturday, August 20, 2015 from noon to dusk for the Family Fireman Picnic.

Brite's Transportation Prices for screenings

Approval of proposed ALTA survey by Knight Engineers

Liquor License application of Pulkit M. Patel of P.K's Pantry for a B-1 (Beer and Wine Consumption on premises) license.

L. ADJOURN TO CLOSED SESSION –

To discuss the purchase or lease of real property for the use of the Village, including meetings held for the purpose of discussing whether a particular parcel should be acquired pursuant to 5 ILCS 120/2(c)(5).

M. RECONVENE FOR ACTION ON ITEMS DISCUSSED IN CLOSED SESSION (if necessary)

N. 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 4<sup>th</sup> day of April, 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, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Also present were Fire Chief Nowell Fillion, Police Chief Ken Boehm, Director of Public Infrastructure Dave Toepper, EMA Chief Tom Johnston, Human Resources Director Mary Jo Seehausen and Housing and Community Development Director Alice Peterson.

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

None

**MINUTES**

Trustee Sarek made a motion to approve the minutes of the March 21<sup>st</sup> Board Meeting and the March 28<sup>th</sup> Special Board Meeting, as all members have copies. Trustee Skrezyna seconded the motion. Voice vote was called; all ayes were recorded. Motion carried.

**AUDIENCE PARTICIPATION**

Tom Seehausen addressed the Board. Mr. Seehausen thanked the Board for the work that was done in his subdivision on Durham, Tiverton and Camden. Mr. Seehausen asked why the work on Tinbury, Dorsetshire and Hereford. Director of Infrastructure Toepper explained that road work is prioritized by need. Mayor Peterson explained that he will sit down with Infrastructure Director Toepper and prioritize the roadwork and publish the list for residents.

Mr. Seehausen asked about work to be done on 225<sup>th</sup> Street. Mayor Peterson explained that while Steger is spearheading the project, Cook County will be paying for the road work. Mr. Seehausen discussed with Mayor Peterson ownership of the road. Administrator Tilton explained that two years ago a culvert collapsed on 225<sup>th</sup> Street. Mr. Tilton explained that CDBG funds cannot be used for the repairs due to the income of 225<sup>th</sup> Street residents. The only way, it appears, is to participate in a program through Cook County that includes residential and industrial areas. No Steger funds would be used for the project.

**REPORTS**

**Village Administrator Mike Tilton** reported on the ComEd grant. The \$10,000.00 grant would be used to acquire property for the bike trail. Notification of the grant award is expected in June.

The traffic counts was moved to this week for the train study.

A Zoning Board Meeting will be held later this month regarding a more effective Sign Ordinance.

Mr. Tilton also attended the 9-1-1 Board Meeting. Will County is building a brand new building for 9-1-1 services. Discussion included funding of the building. Mr. Tilton reported that the Crete Mayor Mike Einhorn was elected Chairperson of the "Board of 31". Mr. Tilton is on the Building and Design Committee.

**Director of Public Infrastructure Dave Toepper** and Administrator Tilton attended the Metropolitan Planning Council meeting regarding watershed and grant opportunities. They will continue to attend the monthly meetings.

Mr. Toepper met last week with K-Plus and went over some flooding concerns. K-Plus is 2-3 weeks away from finalizing the flood study.

Mr. Toepper is currently working on the CDBG application. CDBG Board is no longer giving grants for road projects. Mr. Toepper is researching alternative transportation projects that could be allowable with CDBG funds.

Mr. Tilton explained to Mayor Peterson that regarding the State Street property, we are waiting to see if we get that property. IDNR has just two people working in the office. Mr. Tilton will go to Springfield next week, Al Ronan will set Mr. Tilton up with some people down there.

**Fire Chief Nowell Fillion** report that Firefighter Sweetwood has completed his first week of VMO certification class at Prairie State College.

Training on ventilation was held at the property donated to the Village with Crete.

**Deputy Police Chief Patrick Rossi** thanked the Fire Department and Rich Atwood for certifying the Police officers and records clerks in AED certification. The Police Department now has three AEDs with two on the streets at all times, as well as the narcan. The Department is up to state standards for those requirements.

Park Forest is planning a "practical" for "Active Shooter" response at their Village Hall. The training will be Friday April 15<sup>th</sup> at 7pm.

**EMA Chief Tom Johnston** reported the EMA had one weather watch, five emergency callouts, four events, five regular patrols for a total of 263 man hours in March. Two members attended training in Hanover Park.

Chief Johnston also reported the bus re-wiring in complete and now ready to go.

**Community Center Director Diane Rossi** thanked Chief Fillion for training her staff on the use of AED.



Mrs. Rossi thanked the Board for the flowers and condolence cards in the recent loss of her father.

**Assistant Village Administrator Mary Jo Seehausen** updated the Board on the job opportunities with the Village. The CSO position is now closed. The part time records clerk position is also now closed. Mrs. Seehausen and Mr. Tilton will review the applications. A part time Community Center position will be posted after it is returned from Legal.

The Volunteer Policy and Conduct should be ready for the Board at the next meeting.

A couple of people are going through backgrounds for the Fire Department.

Mrs. Seehausen and Mr. Tilton will be conducting interviews for the van driver and hope to have that up and running in 30-60 days.

Renewal for medical is coming up with very low increases on the HMO side. Final numbers should be ready the 25<sup>th</sup>. Mrs. Seehausen said that we'll be going for July 1.

**Housing and Community Development Director Alice Peterson** reported on the free Housing seminar to be held on April 16<sup>th</sup> 9:30am-11:30am at the Louis Sherman Community Center

Mrs. Peterson announced the Kiwanis Pancake Breakfast will be Sunday April 10<sup>th</sup> at the VFW.

**Village Attorney Kurt Asprooth** was absent.

### **TRUSTEES' REPORTS**

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

Trustee Buxton reported that the Miller Woods/Metropolitan Water Reclamation De Annexation work continues. Approximately \$4,300 has been raised to engage an attorney to represent the group in court.

**Trustee Skrezyna** had no report.

**Trustee Lopez** had no report.

**Trustee Sarek** reported Girls Softball needs some screenings for the field. Anthony expects 2 truckloads will be needed at about \$350 each. Infrastructure Director Toepper will contact Anthony to discuss.

**Trustee Perchinski** had no report.

**Trustee Joyce** asked that all Board members review the Business License application he has provided and share their ideas with him.

Trustee Joyce also explained that Steger Days of Music plans are moving along and tickets are now on sale.

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

**PRESIDENT PETERSON** reported on a letter he received from Tim Glass regarding a change to liquor licenses. Mr. Glass is interested in a liquor license allowing him to open for service at 7am. Mayor Peterson stated the American Legion has expressed an interest in opening early. Bambino's has expressed interest as well. Mayor Peterson asked for input from the Board. Trustee Perchinski commented that workers getting off of overnight shifts might like stop for a drink after work, just like those getting off work at 5pm. He'd be in favor of an earlier license. Both Crete and South Chicago Heights have businesses that open at 6am serving alcohol. An American Legion representative explained that opening at 7am caters to two groups of customers; those working an overnight shift and retirees. Mayor Peterson felt that the two extra morning hours would keep customers in town rather than taking business to town north or south. Mayor Peterson suggested letting the market dictate the need rather than government dictate. Mayor Peterson wants to have the Board's opinions prior to adding to next meeting's agenda. Trustee Skrezyna would like residents' input. Mayor Peterson suggested a public hearing before the next Board Meeting. Trustee Buxton requested that types of businesses allowed to hold liquor licenses and gaming machines be discussed. Mayor Peterson explained that licenses can be beer and wine only or full liquor. Packaged liquor, restaurants, bars (with and without entertainment) and private clubs are licensed for liquor. The state requires a "pour" license to have gaming, up to 5 machines per license. The hearing will be prior to next meeting.

Baseball has contacted Mayor Peterson regarding two night games on April 25<sup>th</sup> & 30<sup>th</sup>. Trustee Sarek explained that a "demand hit" of \$500-\$600. Mayor Peterson will discuss this with Baseball representatives.

### **BILLS**

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

### **CORRESPONDENCE**

None

### **OLD BUSINESS:**

Trustee Buxton made a motion to approve the request of Columbia Central Band Director Edward Fitzgerald for a budget of \$3,250 for the 2016 Summer Band Program. An invoice has been issued to the Village of South Chicago Heights for \$500 contribution to the band. Trustee Lopez seconded the motion. Roll was called.



The following Trustees voted aye; Joyce, Sarek, Perchinski, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

**NEW BUSINESS:**

Trustee Perchinski made a motion to approve the proposal from Tecnica Environmental Services, Inc. for asbestos abatement at 3324 Phillips and 16 West 31st Street at a combined cost of \$7,800.00. Mr. Toepper explained that once the asbestos is removed, Cook County will tear the houses down. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Sarek, Perchinski, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Buxton made a motion to accept the Engagement Letter and Professional Services Agreement from Plante Moran, PLLC for audit services. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Sarek, Perchinski, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Director Toepper explained that Keeling Family Foundation/VetTechUS is a recycling program through SSMMA. May 7<sup>th</sup> has been reserved to do this. The cost is \$20 per tv to be recycled, in exchange for a \$20 voucher toward a refurbished computer. The Village website and social media will be used to promote the program which will be held at the Kmart parking lot. Trustee Skrezyna made a motion, seconded by Trustee Sarek. Voice vote was called; all ayes. Motion carried.

Trustees Sarek and Buxton expressed concerns about the number of businesses and types of businesses to be issued liquor licenses in the village. George Bolos approached the Board regarding his Temporary Business License Application for Luxury Salon at 3412-3416 Chicago Road, pending inspections. Mr. Bolos explained his plan to offer alcohol and gaming machines to clients of the salon. Massage, Hair stylists, manicurists and pedicurists will be available at the salon. Mr. Bolos explained that some women would not go to a bar to play a gaming machine, but would come to a salon. The largest gaming machine revenue business in the area is a car wash in Blue Island. Mr. Bolos explained that there are four doors to the salon. The salon and gaming areas could be accessed separately. Mayor Peterson explained that the Village has no control over gaming, only over liquor licensing. Mr. Bolos stated his building has been empty for two years. Mayor Peterson explained that no revenue was generated from the business for two years. Trustee Buxton explained that the building is in the TIF district and can be refaced. After further discussion, Trustee Joyce made a motion to approve the Temporary Business license application, pending inspections. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Sarek, Perchinski, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Joyce made a motion to table the Liquor License Application of George Bolos of Luxury Salon at 3412-3416 Chicago Road for a B-1 Beer and Wine Only License until the next Board meeting after the Public Hearing regarding liquor licenses, types of businesses that can have licenses and liquor and gaming licenses. Trustee Lopez seconded the motion. Voice vote; all ayes. Motion carried.

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 7:56 pm**

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Kenneth A. Peterson, Jr., Village President

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Carmen S. Recupito, Jr., Village Clerk



SYS DATE:04/15/16

VILLAGE OF STEGER

SYS TIME:14:54

A / P W A R R A N T L I S T

[NW2]

DATE: 04/15/16

REGISTER # 671  
Friday April 15, 2016

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
COOK COUNTY TREASURER 2016-1		01-00-31400		TRAFFIC LIGHTS MA	700.50
EXCEL ELECTRIC INC 119489		01-00-31400		TRAFFIC LIGHTS MA	534.30
SAUK TRAIL CAR WASH 033116		01-00-31805		CAR WASHES	22.95
COMED 22049 0416		01-00-33102		MONTHLY SERVICE	124.88
COMED 24002 0416		01-00-33102		MONTHLY SERVICE	339.69
COMED 80004 0416		01-00-33102		MONTHLY SERVICE	52.13
COMED 81001 0416		01-00-33102		MONTHLY SERVICE	38.97
HERITAGE F/S, INC. 68338		01-00-33300		GASOLINE	41.63
PIONEER OFFICE FORMS INC. 91825		01-00-33400		WINDOW ENVELOPES	358.84
PIONEER OFFICE FORMS INC. 91835		01-00-33400		BUSINESS CARDS M	54.00
WALTON OFFICE SUPPLY 294651-0		01-00-33500		OFFICE SUPPLIES	48.93
WALTON OFFICE SUPPLY 294661-0		01-00-33500		OFFICE SUPPLIES	58.30
WALTON OFFICE SUPPLY 294748-0		01-00-33500		OFFICE SUPPLIES	78.76
WALTON OFFICE SUPPLY 294772-0		01-00-33500		OFFICE SUPPLIES	208.19
FEDEX OFFICE 5-368-85911		01-00-33600		SHIP TO CBS RADIO	25.77
COMCAST BUSINESS 42000270		01-00-33700		MONTHLY SERVICE	418.46
COMCAST 040116		01-00-33700		MONTHLY SERVICE	44.90
VERIZON WIRELESS 9763210698		01-00-33700		MONTHLY SERVICE	480.58
COMCAST 040116		01-00-33701		INTERNET	131.66
PROSHRED SECURITY 100070735		01-00-33900		SHRED SERVICE	45.00
T & T BUSINESS SYSTEMS, INC. 85651		01-00-33901		COPIER LEASE	141.00
FORTE 21900		01-00-33904		EQUIPMENT WARRANT	5.00
DEL GALDO LAW GROUP LLC 17766		01-00-34100		LEGAL SERVICES	5124.84
KANE MC KENNA AND ASSOCIATES INC 13867		01-00-34102		TIF CONSULTANT	1125.00
HERITAGE F/S, INC. 68260		01-00-37800		BREAK AWAY HOSE	73.75
HOFMANN FLORIST MARCH 2016		01-00-38900		SYMPATHY FLOWERS	180.95
EASTERN ILLINOIS UNIVERSITY 2016-17		01-00-38901		J.REYES MEMBERSHI	70.00
BMI 27931555		01-00-39701		LICENSE	336.00
HAPPY DAY SHIRT AND EVENT COMPANY 248		01-00-39701		DAYS OF MUSIC 201	2800.00

SYS DATE:04/15/16

VILLAGE OF STEGER  
A / P W A R R A N T L I S T  
REGISTER # 671  
Friday April 15, 2016

SYS TIME:14:54  
[NW2]

DATE: 04/15/16

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
=====					
HAPPY DAY SHIRT AND EVENT COMPANY					
254		01-00-39701		STEGER DAYS OF MU	200.00
CANON FINANCIAL SERVICES, INC					
1529737		01-00-41100		LASERFISCHE	1273.80
CANON FINANCIAL SERVICES, INC					
1529737		01-00-41100		LASERFISCHE	397.54
TOTAL FOR FUND 01		DEPT. 00			15536.32
REMAX 2000					
21180 LISA		01-01-22104		REOCCUPANCY INSPE	50.00
TOTAL FOR FUND 01		DEPT. 01			50.00
VERIZON WIRELESS					
9763210698		01-02-38900		MONTHLY SERVICE	18.94
TOTAL FOR FUND 01		DEPT. 02			18.94
DRISCOLL, BRIAN					
201604		01-06-34550		HEARING OFFICER	200.00
MUNICIPAL SYSTEMS, INC					
12221		01-06-34901		MUNICIPAL OFFENSE	1143.75
TOTAL FOR FUND 01		DEPT. 06			1343.75
JAMES HERR & SONS					
99486		01-07-31805		VEHICLE MAINT	669.23
VERIZON WIRELESS					
9763210698		01-07-33700		MONTHLY SERVICE	97.78
DRISCOLL, BRIAN					
201604		01-07-34550		HEARING OFFICER	200.00
MUNICIPAL SYSTEMS, INC					
12220		01-07-34902		MOVE/ABC	450.00
TOTAL FOR FUND 01		DEPT. 07			1417.01
TOTAL FOR FUND 01				18366.02	
EMERGENCY POWER SOLUTIONS, INC.					
9028		02-00-31700		GENERATOR P/M	329.76
CYLINDER MAINTENANCE AND SUPPLY					
5008		02-00-31800		FIRE EXTINGUISHER	451.00
EASTCOM					
MAY 2016		02-00-31801		RADIO MAINT	80.45
BRACKMAN & COMPANY					
059239		02-00-31805		VEHICLE MAINT	121.95



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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
BRACKMAN & COMPANY	059520	02-00-31805		FRONT END ALIGN	65.00
ILLINOIS DEPARTMENT OF PUBLIC HEALTH	160046	02-00-31805		AMBULANCE LICENSE	50.00
HERITAGE F/S, INC.	68235	02-00-33300		DIESEL FUEL	207.25
HERITAGE F/S, INC.	68236	02-00-33300		GASOLINE	126.67
HERITAGE F/S, INC.	68338	02-00-33300		GASOLINE	133.70
HERITAGE F/S, INC.	68441	02-00-33300		DIESEL FUEL	254.60
HERITAGE F/S, INC.	68442	02-00-33300		GASOLINE	137.55
ACE HARDWARE IN STEGER	033116	02-00-33501		SHOP SUPPLIES	44.98
CINTAS CORPORATION #319	5004876022	02-00-33501		MEDICAL KIT FIRST	84.30
MENARDS - MATTESON	9131	02-00-33501		SHOP SUPPLIES	123.96
MONARCH AUTO SUPPLY INC	6981-339592	02-00-33501		SHOP SUPPLIES	122.28
VERIZON WIRELESS	9763210698	02-00-33700		MONTHLY SERVICE	121.13
CYLINDER MAINTENANCE AND SUPPLY	4969	02-00-33702		MEDICAL OXYGEN	17.50
EASTCOM	MAY 2016	02-00-34252		DISPATCH SERVICE	3144.00
HERITAGE F/S, INC.	68260	02-00-37800		BREAK AWAY HOSE	73.75
ULINE LAWN EQUIPMENT	148382	02-00-37800		RESCUE SAW	1149.55
TOTAL FOR FUND 02 DEPT. 00					6839.38
TOTAL FOR FUND 02					6839.38
REFRIGERATION SYSTEMS OF ILLINOIS	147317	03-30-31700		FREEZER MAINT	542.60
ACE HARDWARE IN STEGER	033116	03-30-32900		MAINT SUPPLIES	65.04
UNIFIRST CORPORATION	062 0171649	03-30-32900		MAT SERVICE	43.55
UNIFIRST CORPORATION	062 0172733	03-30-32900		MATS CLEANING	24.45
ACE HARDWARE IN STEGER	033116	03-30-33500		OFFICE SUPPLIES	22.01
SOUTH HOLLAND PAPER CO.	343566	03-30-33500		PAPER PRODUCTS	213.00
WALTON OFFICE SUPPLY	294665-0	03-30-33500		OFFICE SUPPLIES	386.80
WALTON OFFICE SUPPLY	294667-0	03-30-33500		OFFICE SUPPLIES	5.96
GOODMAN, KELLY	MARCH 2016	03-30-33504.01		AEROBICS INSTRUCT	160.00

DATE: 04/15/16

Friday April 15, 2016

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
PEDERSOLI, JODI						
MARCH 2016		03-30-33504.01		AEROBICS YODA PIL	180.00	
VERIZON WIRELESS						
9763210698		03-30-33700		MONTHLY SERVICE	31.01	
KONICA MINOLTA BUSINESS SOLUTIONS						
9002320573		03-30-33703		MAINT CONTRACT	25.00	
SMITHEREEN COMPANY						
1306461		03-30-33703		MONTHLY SERVICE	57.00	
PROTECTION ONE ALARM MONITORING, INC.						
032716		03-30-33704		MONTHLY SERVICE	41.50	
TOTAL FOR FUND 03		DEPT. 30			1797.92	
STANLEY CONVERGENT SECURITY SOLUTIONS						
13373232		03-31-33704		QUARTERLY SERVICE	150.00	
STANLEY CONVERGENT SECURITY SOLUTIONS						
13373626		03-31-33704		QRTRLY SERVICE	200.00	
TOTAL FOR FUND 03		DEPT. 31			350.00	
TOTAL FOR FUND 03					2147.92	
ACE HARDWARE IN STEGER						
033116		04-00-31100		VLDG MAINT	2.56	
JAMES HERR & SONS						
99429		04-00-31805		VHEICLE MAINT #13	70.76	
SAUK TRAIL CAR WASH						
033116		04-00-31805		CAR WASHES	128.00	
HERITAGE F/S, INC.						
68236		04-00-33300		GASOLINE	1204.80	
HERITAGE F/S, INC.						
68337		04-00-33300		GASOLINE	1078.44	
HERITAGE F/S, INC.						
68338		04-00-33300		GASOLINE	69.01	
HERITAGE F/S, INC.						
68442		04-00-33300		GASOLINE	1186.03	
K-MART #7289						
041316 01067818		04-00-33500		OFFICE SUPPLIES	23.27	
WALTON OFFICE SUPPLY						
294643-0		04-00-33500		OFFICE SUPPLIES	216.79	
BIO-ONE CHICAGO						
1600-1-29		04-00-33502		SQUAD CAR CLEAN U	50.00	
COMCAST						
040316		04-00-33700		MONTHLY SERVICE	114.80	
VERIZON WIRELESS						
9763210698		04-00-33700		MONTHLY SERVICE	645.64	
COMCAST						
040316		04-00-33701		MONTHLY SERVICE	169.59	
MOTOROLA SOLUTIONS-STARCOM13108		COLLECTI				
228502252016		04-00-33702		STARCOM RADIO MAI	1386.00	
LEXISNEXIS RISK SOLUTIONS						
20160331		04-00-33900		CONTRACT FEE	30.50	



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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
ACE HARDWARE IN STEGER 033116		04-00-33900		MISC SUPPLIES	53.05	
CINTAS CORPORATION #319 5004876024		04-00-33900		MEDICAL SUPPLY KI	109.95	
MW LEASING COMPANY LLC L108230		04-00-33901		COPIER LEASE	531.09	
EASTCOM MAY 2016		04-00-34252		DISPATCH SERVICE	18635.00	
GALLS AN ARAMARK COMPANY 005141438		04-00-37302		BANICKI UNIFORMS	25.65	
HERITAGE F/S, INC. 68260		04-00-37800		BREAK AWAY HOSE	221.25	
RAY O'HERRON CO INC 1618866-IN		04-00-37800		METAL SCREEN PART	396.18	
TRI-RIVER POLICE TRAINING REGION 3949		04-00-38700		ELZA-FIREARMS INS	200.00	
BOEHM, KEN 040716		04-00-38800		LUNCHEON MEETING	25.00	
TOTAL FOR FUND 04		DEPT. 00			26573.36	
TOTAL FOR FUND 04					26573.36	
THORN CREEK BASIN SANITARY DISTRICT MARCH 2016		06-00-15800		SEWER USER CHARGE	24756.33	
BRITES CARTAGE LTD 27806		06-00-31204		PATCHING	685.04	
BRITES TRANSPORTATION LTD 60399		06-00-31204		PATCHING	319.06	
GALLAGHER MATERIALS CORP 638597MB		06-00-31204		PATCHING'	571.14	
GALLAGHER MATERIALS CORP 638635MB		06-00-31204		PATCHING	292.98	
MILLERS READY MIX 075470		06-00-31204		PATCHING	544.85	
C & M PIPE SUPPLY CO., INC 2370		06-00-31504		MAINT TO MAINS	60.00	
H.D. SUPPLY WATERWORKS LTD F327363		06-00-31504		MAIN CLAMPS	2426.34	
M&J UNDERGROUND, INC M16-0107		06-00-31504.01		CAMERA SEWER	650.00	
M&J UNDERGROUND, INC M16-0122		06-00-31504.01		JET SEWER	1625.00	
M&J UNDERGROUND, INC M16-0119		06-00-31505		HYDRANT REPAIR	9499.50	
EMERGENCY POWER SOLUTIONS, INC. 9029		06-00-31700		GENERATOR P/M	294.85	
SAUK TRAIL CAR WASH 033116		06-00-31805		CAR WASHES	29.90	
TERRY'S FORD FOCS216893		06-00-31805		VEHICLE MAINT	469.16	
NICOR GAS 1000 2 0416		06-00-33200		MONTHLY SERVICE	42.31	
HERITAGE F/S, INC. 68235		06-00-33300		DIESEL FUEL	207.23	

VILLAGE OF STEGER  
A / P W A R R A N T L I S T

315 TIME 17.37  
[NW2]

DATE: 04/15/16

Friday April 15, 2016

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
HERITAGE F/S, INC. 68236		06-00-33300		GASOLINE	242.18	
HERITAGE F/S, INC. 68336		06-00-33300		DIESEL FUEL	174.40	
HERITAGE F/S, INC. 68338		06-00-33300		GASOLINE	149.47	
HERITAGE F/S, INC. 68442		06-00-33300		GASOLINE	201.17	
ACE HARDWARE IN STEGER 033116		06-00-33501		SHOP SUPPLIES	24.71	
ALPINE VALLEY WATER, INC. 76170		06-00-33501		DRINKING WATER	20.25	
VERIZON WIRELESS 9763210698		06-00-33700		MONTHLY SERVICE	364.77	
UNIFIRST CORPORATION 062 0169556		06-00-33800		WEEKLY SERVICE	17.55	
UNIFIRST CORPORATION 062 0169661		06-00-33800		WEEKLY SERVICE	66.33	
UNIFIRST CORPORATION 062 0170761		06-00-33800		WEEKLY SERVICE	38.28	
UNIFIRST CORPORATION 062 0171750		06-00-33800		WEEKLY SERVICE	17.55	
UNIFIRST CORPORATION 062 0171855		06-00-33800		WEEKLY SERVICE	39.08	
UNIFIRST CORPORATION 131327		06-00-33800		REFUND CREDIT	23.31-	
HACH COMPANY 9865783		06-00-33907		FLOURIDE	471.17	
WATER RESOURCES INC 30426		06-00-37507		COPPERHORNS	546.08	
WATER RESOURCES INC 30427		06-00-37507		20 METERS	3615.56	
WATER RESOURCES INC 30432		06-00-37507		80 NEW METERS	14455.16	
HERITAGE F/S, INC. 68260		06-00-37800		BREAK AWAY HOSE	73.75	
AMALGAMATED BANK OF CHICAGO 05012016		06-00-38924		INTEREST DUE	4642.50	
AMALGAMATED BANK OF CHICAGO 05012016		06-00-38924		PRINCIPAL DUE	115000.00	
TOTAL FOR FUND 06		DEPT. 00			182610.34	
TOTAL FOR FUND 06				182610.34		
DESIDERIO LANDSCAPING LLC 8507		07-00-31214		TREE REMOVED 3917	480.00	
DESIDERIO LANDSCAPING LLC 8507		07-00-31214		TREE REMOVED 42 M	560.00	
ACE HARDWARE IN STEGER 033116		07-00-31800		EQUIPMENT MAINT	4.49	
KEITHS POWER EQUIPMENT INC 40463		07-00-31800		TOOLS MAINT	7.90	
SHOREWOOD HOME & AUTO, INC. 183044		07-00-31800		TOOLS WORK EQUIP	186.78	



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Friday April 15, 2016

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
ACE HARDWARE IN STEGER 033116		07-00-31805		VEHICLE MAINT	10.77
MONARCH AUTO SUPPLY INC 6981-339548		07-00-31805		VEHICLE MAINT	296.54
O'REILLY AUTO PARTS 3414-377662		07-00-31805		VEHICLE MAINT	11.99
O'REILLY AUTO PARTS 3414-379170		07-00-31805		VEHICLE MAINT	23.98
HERITAGE F/S, INC. 68235		07-00-33300		DIESEL FUEL	207.23
HERITAGE F/S, INC. 68236		07-00-33300		GASOLINE	242.18
HERITAGE F/S, INC. 68336		07-00-33300		DIESEL FUEL	174.39
HERITAGE F/S, INC. 68338		07-00-33300		GASOLINE	149.47
HERITAGE F/S, INC. 68441		07-00-33300		DIESEL FUEL	31.85
ACE HARDWARE IN STEGER 033116		07-00-33501		SHOP SUPPLIES	129.56
ALPINE VALLEY WATER, INC. 76170		07-00-33501		DRINKING WATER	20.25
CRETE LUMBER & SUPPLY CO B106720		07-00-33501		LUMBER	26.91
CYLINDER MAINTENANCE AND SUPPLY 4988		07-00-33501		ACETYLENE	15.00
FASTENAL COMPANY ILSTE130821		07-00-33501		SHOP SUPPLIES	25.65
FASTENAL COMPANY ILSTE130842		07-00-33501		SHOP SUPPLIES	11.94
FASTENAL COMPANY ILSTE130916		07-00-33501		SHOP SUPPLIES	3.32
FASTENAL COMPANY ILSTE131031		07-00-33501		GRINDING WHEEL	46.84
COMCAST 040116		07-00-33700		FAX LINES	57.36
COMCAST 040116		07-00-33701		CABLE/INTERNET	84.85
UNIFIRST CORPORATION 062 0169556		07-00-33800		WEEKLY SERVICE	17.55
UNIFIRST CORPORATION 062 0169661		07-00-33800		WEEKLY SERVICE	66.34
UNIFIRST CORPORATION 062 0170761		07-00-33800		WEEKLY SERVICE	38.29
UNIFIRST CORPORATION 062 0171750		07-00-33800		WEEKLY SERVICE	17.55
UNIFIRST CORPORATION 062 0171855		07-00-33800		WEEKLY SERVICE	39.08
UNIFIRST CORPORATION 131327		07-00-33800		REFUND CREDIT	23.31-
HERITAGE F/S, INC. 68260		07-00-37800		BREAK AWAY HOSE	73.75
SHOREWOOD HOME & AUTO, INC. 13140		07-00-37800		TRIMMERS	1045.90
TOTAL FOR FUND 07		DEPT. 00			4084.40

A / P W A R R A N T L I S T

[NW2]

REGISTER # 671

DATE: 04/15/16

Friday April 15, 2016

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	AMOUNT
			DESCRIPTION		DIST

TOTAL FOR FUND 07					4084.40
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ILLINOIS COUNTIES RISK MANAGMENT TRUST	050116	15-00-36100		CASUALTY PREMIUM	25329.88
ILLINOIS COUNTIES RISK MANAGMENT TRUST	050116	15-00-36200		WORKERS COMP	20239.50

TOTAL FOR FUND 15		DEPT. 00			45569.38
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TOTAL FOR FUND 15					45569.38
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ACME DOOR INC	8393	16-00-31100		OVERHEAD DOORS RE	2095.00
ACME DOOR INC	8409	16-00-31100		OVERHEAD DOOR REP	90.00
BRACKMAN & COMPANY	058530	16-00-31805		VEHICLE MAINT	260.49
O'REILLY AUTO PARTS	3414-376826	16-00-31805		VEHICLE MAINT	67.31
HERITAGE F/S, INC.	68236	16-00-33300		GASOLINE	216.17
HERITAGE F/S, INC.	68338	16-00-33300		GASOLINE	261.67
HERITAGE F/S, INC.	68442	16-00-33300		GASOLINE	179.77
CRETE ACE HARDWARE	129338	16-00-33501		SHOP SUPPLIES	25.63
VERIZON WIRELESS	9763210698	16-00-33700		MONTHLY SERVICE	158.92
HERITAGE F/S, INC.	68260	16-00-37800		BREAK AWAY HOSE	73.75

TOTAL FOR FUND 16		DEPT. 00			3428.71
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TOTAL FOR FUND 16					3428.71
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BOARMAN KROOS VOGEL GROUP INC	41740	25-00-34200		ARCHITECTS VLG HA	21250.00
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TOTAL FOR FUND 25		DEPT. 00			21250.00
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TOTAL FOR FUND 25					21250.00
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\*\* TOTAL CHECKS TO BE ISSUED 310869.51

01 CORPORATE 18366.02



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A/P MANUAL CHECK POSTING LIST  
POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)  
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PAYABLE TO	INV NO	REG NO G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
ALL IN ONE POSTER COMPANY, 862-S164672	103	01-00-33500	04/06/16	D426 OFFICE SUPPLIES	108.25
AURELIO'S PIZZA 991	99	01-00-34500	04/01/16	D422 CONSULTING SERVIC	167.40
PARKING 040416	101	01-00-38840	04/04/16	D424 TRAVEL/MEALS REIM	35.00
FACEBOOK 1845937	112	01-00-39701	04/12/16	D435 FACEBOOK ADS	277.19
GOOGLE 041216	111	01-00-39701	04/12/16	D434 SDM16 ADS	.27 .27
TOTAL FOR FUND 01 DEPT. 00					588.11
INTERNATIONAL CODE COUNCIL 0029-4061-6845	102	01-01-38400	04/05/16	D425 EMPLOYEE TRAINING	199.00
TOTAL FOR FUND 01 DEPT. 01					199.00
TOTAL FOR FUND 01					787.11
AMAZON.COM 649007	108	02-00-37804	04/11/16	D431 NEW-TRAINING EQUI	299.00
AMAZON.COM 9093821	109	02-00-37804	04/11/16	D432 NEW-TRAINING EQUI	32.95
TOTAL FOR FUND 02 DEPT. 00					331.95
TOTAL FOR FUND 02					331.95
SAM'S CLUB/GECF 0718	104	03-30-33500	04/06/16	D427 OFFICE SUPPLIES	446.81
ORIENTAL TRADING CO INC 677133411	107	03-30-33503.09	04/08/16	D430 SUPPLIES-AFTER SC	263.92
S & S WORLDWIDE 40870677	106	03-30-33503.09	04/08/16	D429 SUPPLIES-AFTER SC	411.14
COMCAST MARCH & APRIL	105	03-30-33700	04/06/16	D428 FEB TELEPHONE	61.13
MARCH & APRIL		03-30-33700		MARCH TELEPHONE	70.63
MARCH & APRIL		03-30-33701		FEB INTERNET	159.70
MARCH & APRIL		03-30-33701		MARCH INTERNET	159.70
AMAZON.COM 37002	100	03-30-37900	04/01/16	D423 NEW-OFFICE EQUIPM	177.92

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A/P MANUAL CHECK POSTING LIST  
POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)  
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PAYABLE TO	INV NO	REG NO G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
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TOTAL FOR FUND 03		DEPT. 30			1750.95
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MIKES SPORTING GOODS AAF007218	116	03-51-29620	04/13/16	2875 UNIFORMS-BASKETBA	312.00
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TOTAL FOR FUND 03		DEPT. 51			312.00
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SWS FASTPITCH T9132982	116	03-56-38903	04/13/16	2876 ENTRY FEES-SOFTBA	650.00
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TOTAL FOR FUND 03		DEPT. 56			650.00
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TOTAL FOR FUND 03					2712.95
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OLD PLANK TRAIL COMMUNITY B115 2183 #25		04-00-40000	04/07/16	EFT110 DEBT SERVICE EXPE	1161.84
2183 #25		04-00-41000		DEBT SERVICE EXPE	83.21

TOTAL FOR FUND 04		DEPT. 00			1245.05
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ILLINOIS FIRE & POLICE 1110	110	04-02-38900	04/12/16	D433 BOOKS & MANUALS	105.00
ILLINOIS FIRE & POLICE 2016	117	04-02-38901	04/05/16	2866 2016 MEMBERSHIP D	375.00

TOTAL FOR FUND 04		DEPT. 02			480.00
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TOTAL FOR FUND 04					1725.05
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OLD PLANK TRAIL COMMUNITY B113 2550 #7		06-00-40000	04/02/16	EFT108 DEBT SERVICE EXPE	726.14
2550 #7		06-00-41000		DEBT SERVICE EXPE	75.91



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Friday April 15, 2016

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A/P MANUAL CHECK POSTING LIST  
POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

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PAYABLE TO	INV NO	REG NO G/L NUMBER	CHECK DATE DESCRIPTION	CHECK NO	AMOUNT DIST
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TOTAL FOR FUND 06		DEPT. 00			802.05
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TOTAL FOR FUND 06				802.05	
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OLD PLANK TRAIL COMMUNITY B114			04/02/16	EFT109	
2444 #14		07-00-40000		DEBT SERVICE EXPE	765.83
2444 #14		07-00-41000		DEBT SERVICE EXPE	81.32

TOTAL FOR FUND 07		DEPT. 00			847.15
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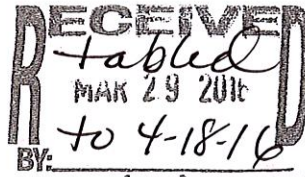
TOTAL FOR FUND 07				847.15	
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** TOTAL MANUAL CHECKS LISTED				7206.26	
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** TOTAL OF ALL LISTED CHECKS				318075.77	
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VILLAGE OF STEGER

APPLICATION FOR LICENSE TO SELL ALCOHOLIC LIQUOR AT RETAIL



B-1

Application for License to Sell Beer and Liquor (Beer, Liquor; Beer and Liquor)

To the Village of Steger and State of Illinois:

The undersigned hereby makes application for a license for the sale at retail of alcoholic liquors under the provision of an Act entitled, "An Act relating to alcoholic liquors."

1. Name George BOLOS Age Home Phone: Bus. Phone: 708-790-6345 Address 3412 - 3416 Chicago Road Steger, IL

If a partnership or corporation, list names and addresses of partners, officers and directors.

2. Citizenship U.S.A Place of birth Chicago Heights, IL Time and place of naturalization

2. Citizenship Place of birth Time and place of naturalization

3. Character of business of applicant is video gaming room - designated within Solon

4. Length of time in that business

5. Amount of goods, wares and merchandise on hand To Be determined

6. Location and description of premises or place of business which is to be operated under such license video gaming room located at 3412 Chicago Road Steger, IL

7. The applicant has not made a similar application for a similar other license on premises other than described in this application.

Disposition of such application

8. Applicant has never been convicted of a felony and is not disqualified to receive a license by reason of any matter or thing contained in this Act.

9. State whether a previous license by any state or subdivision thereof, or by the federal government has been revoked

Give reasons therefor

10. Applicant has received a local license from to sell alcoholic liquor at retail.

11. Applicant will not violate any of the laws of the State of Illinois or of the United States in the conduct of his place of business.

12. Applicant has not received or borrowed money or anything else of value, and will not receive or borrow money or anything else of value (other than merchandising credit in the ordinary course of business for a period not to exceed ninety days, as expressly permitted under Section 4 of Article VI hereof), directly or indirectly from any manufacturer, importing distributor or distributor, representative of any such manufacturer, importing distributor or distributor, nor be a party in any way, directly or indirectly, to any violation by a manufacturer, distributor or importing distributor of Section 5 of Article VI of this Act.

Dated this 29th day of March A. D. 2016

Signature



# VILLAGE OF STEGER

35 W. 34th STREET • STEGER, ILLINOIS 60475

(708) 754-3395 • Fax: (708) 754-1913

[www.VillageOfSteger.com](http://www.VillageOfSteger.com)

## Board of Trustees

Ernie Lopez, Jr. • Tim Perchinski • Lenny Skrezyna  
Michael Sarek • Ryan Buxton • William J. Joyce

**KENNETH A. PETERSON, JR.**

*Village President*

KPeterson@VillageOfSteger.org

**Carmen S. Recupito, Jr.**

*Village Clerk*

CRecupito@VillageOfSteger.org

**Michael Tilton**

*Village Administrator*

MTilton@VillageOfSteger.org

## CERTIFICATION

I, CARMEN S. RECUPITO, JR., duly elected and acting Village Clerk of the Village of Steger, in the Counties of Cook and Will, and the State of Illinois, as such Clerk the keeper of the records of the Board of Trustees of Steger,

DO HEREBY CERTIFY that Resolution No. 1093 entitled

**“RESOLUTION AUTHORIZING THE VILLAGE OF STEGER TO APPLY FOR THE 2016 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION AND AUTHORIZING THE VILLAGE PRESIDENT AND VILLAGE CLERK TO EXECUTE CERTAIN DOCUMENTS FOR AND ON BEHALF OF THE VILLAGE OF STEGER”**

Was duly presented and read at a regular meeting of The Board of Trustees held on April 18, 2016 at which meeting the Village President and six (6) Trustees are present.

I DO FURTHER CERTIFY that at said meeting upon motion made and

Seconded, Resolution No. 1093 was approved with a vote of \_\_\_\_ yays, and zero \_\_\_\_ nays.

I DO FURTHER STATE that the above Resolution is a true and correct copy of the original on file in my office.

IN WITNESS WHEREOF, I have set my hand and affixed the official seal of the said Village of Steger this 18<sup>th</sup> day of April, 2016.

---

Carmen Recupito, Jr., Village Clerk  
Village of Steger

(SEAL)

*"Where Progress is a Fact, Not A Promise"*





RESOLUTION NO. 1093

SECTION 3. That the Village President is furthered authorized to certify that matching funds, which have been identified as supporting this project, as set out within its application, will be made available upon the approval of the project by the County of Cook, Illinois, or the prorated share thereof.

**THIS RESOLUTION** shall be in full force and effect upon its passage, and approval as made and provided by law,

YAYs \_\_\_\_\_

Nays \_\_\_\_\_

PASSED and APPROVED this 18th day of April, 2016.

-----

BY:

\_\_\_\_\_

Kenneth A. Peterson, Jr.,  
Village President  
Village of Steger

-----

ATTEST:

\_\_\_\_\_

Carmen Recupito, Jr.,  
Village Clerk  
Village of Steger

(SEAL)

**REAL ESTATE CONTRACT**  
**FORM APPROVED BY THE SOUTHWEST BAR ASSOCIATION AND**  
**FORM APPROVED BY THE SOUTH/SOUTHWEST ASSOCIATION OF REALTORS**

Seller: Owner of Record  Single Family  
 Address: 600 N. Buffalo Grove Rd. Buffalo Grove IL 60089  Multi-Family  
 Buyer: Village of Steger  Townhouse  
 Address: 3320 Lewls, Steger, Illinois 60475  Condominium  
 Vacant Lot  
 (Check one)

Buyer hereby agrees to purchase and Seller agrees to sell the following described real estate, on the terms and conditions herein set forth.  
**DESCRIPTION OF PROPERTY: LEGAL DESCRIPTION (Permission to attach hereto at any time hereafter)**

Street Address: 16 W. 31<sup>st</sup> Place, Steger, Illinois 60475 PIN # 32-32-413-010-0000 & 32-32-413-011-0000  
 (Include "Unit Number" if condominium or townhouse)

LOT SIZE: APPROXIMATELY 50 X 127 X \_\_\_\_\_ X \_\_\_\_\_ FEET.

IMPROVED WITH Single Family home

together with all appurtenances attached to and forming a part of the premises, for which Seller shall deliver a Bill of Sale at time of delivery of deed: existing heating, plumbing, electrical lighting fixtures, storm windows, storm doors and screens, if any; drapery rods, curtain rods, if any; fencing, if any; attached air conditioners, if any; attached outside antenna, if any; water softener (except rental units), if any; all planted vegetation; ceiling fans, if any; automatic garage door system and all related remote hand-held units, if any; and specifically including the following items of personal property now on the premises:

All personal property on premises on day of closing

**PRICE AND TERMS:**

PURCHASE PRICE ..... \$ 1.00  
 EARNEST MONEY DEPOSIT .....  
 In the form of (cash), (personal check), (cashier's check) or (judgment note due \_\_\_\_\_) ..... \$ 0.00  
 \_\_\_\_\_ BALANCE  
 DUE AT CLOSING ..... \$ 1.00

**FINANCING: CASH DEAL**

~~This contract is contingent upon Buyer securing within \_\_\_\_\_ days of acceptance hereof a written mortgage commitment on the real estate herein in the amount of \$ \_\_\_\_\_ or such lesser sum as Buyer accepts, with interest not to exceed \_\_\_\_\_ % per year, to be amortized over \_\_\_\_\_ years, the combined origination and discount fees for such loan not to exceed \_\_\_\_\_, plus loan processing fees, if any. Buyer shall make written application for such loan within ten (10) days from date of acceptance of Contract, shall cooperate with the lender in supplying all necessary information and documentation, and shall diligently attempt to obtain the mortgage described herein. In the event the Buyer is unable to secure such loan commitment, Buyer shall provide written notice of same to Seller or Seller's attorney. Seller may, at his option, within an equal number of additional days, procure for Buyer such a commitment or notify Buyer that Seller will accept a purchase money mortgage upon the same terms. In the event that Buyer nor Seller secure such loan commitment as herein provided within the time allowed, then this Contract shall become null and void and all earnest money shall be returned to Buyer. Buyer shall be allowed to have a mortgage or trust deed placed of record prior to closing, but any delays caused thereby shall not constitute a default by the Seller. Seller must allow reasonable inspection of the premises by Buyer's financing agent. Unless a contingent upon sale/closing provision is attached and made part of this contract, Buyer represents that his ability to obtain financing is not subject to the sale, closing, or rental of any other real estate. Buyer will be deemed to be in default if he obtains a loan commitment conditioned upon the sale, closing, or rental of any other real estate. Buyer will be deemed to be in default if he obtains a loan commitment conditioned upon the sale, closing, or rental of other real estate, and fails to close this transaction as agreed.~~

**CLOSING:**

The closing shall be on or before March 10, 2016 at the office of Buyer's lender, or designated.

**POSSESSION: (Select one applicable option)**

Seller shall deliver possession to the Buyer at closing, OR



Seller shall deliver possession to Buyer within \_\_\_\_\_ days from date of closing. Seller agrees to pay Buyer for use and occupancy the sum of \$\_\_\_\_\_ per day for each day after closing that Seller retains possession. Seller shall be responsible for heat, utilities and home maintenance expenses during said period, and shall deliver possession of the real estate in the same condition as it is in on the date of closing. Should Seller fail to deliver possession to Buyer as agreed, Seller shall pay to Buyer beginning on the \_\_\_\_\_ day after closing the sum of \$\_\_\_\_\_ per day until possession is delivered to the Buyer and Buyer shall, in addition to all other remedies, have the immediate right to commence any legal action or proceeding calculated to evict and remove the Seller from the premises. Seller agrees to waive all notices required by the Foreclosure Entry and Detainer Act or any other statute, and consents to an immediate judgment for possession. Seller further agrees to reimburse Buyer for all reasonable attorneys' fees and court costs Buyer may incur the enforcement of his rights pursuant to this provision.

Seller shall deposit the sum of \$\_\_\_\_\_ in escrow with, as Escrowee, at the time of closing, and any monies due the Buyer for Seller's use and occupancy hereunder shall be paid to Buyer from this deposit and the balance, if any, shall be refunded to Seller. Possession shall be deemed delivered to Buyer when Seller has vacated the premises and delivered the keys to the Buyer or the Escrowee. Escrow money shall be limited to delivery of possession, and funds held pursuant to this paragraph shall be used only to satisfy payment for use and occupancy.

**TITLE EVIDENCE:**

*CCB*  
Seller, at his expense, shall furnish not less than five (5) days prior to the closing date, a title commitment for an owner's title insurance policy issued by an Illinois licensed title insurance company in the amount of the purchase price covering the date hereof subject only to (a) the general exceptions contained in the title policy (except that, where the subject property qualifies as single family residential unit, the policy shall provide extended coverage over the general exceptions); (b) the title exceptions set forth below; and (c) title exceptions pertaining to liens or encumbrances which have been assumed by the Buyer under the terms hereof or which the Seller has agreed to remove at closing from the proceeds hereunder. Any delay in delivery of the title commitment which is caused by the Buyer, his agent, or his lending agency shall extend the time for delivery thereof by the Seller by such period of delay. If the title commitment discloses exception not provided for herein, the Seller shall have until closing to remove said exceptions or to acquire title insurance covering said unpermitted exceptions. If Seller fails to remove said exceptions or obtain an additional insurance within the time stated herein, Buyer may elect to terminate this Contract and all monies paid by the Buyer shall be refunded to him.

**DEED (CONVEYANCE, LIENS, ENCUMBRANCES):**

*Special*  
Seller shall convey or cause to be conveyed to Buyer title to the premises by a recordable ~~general~~ warranty deed with release of homestead rights, or trustee's deed if applicable, in joint tenancy, if more than one Buyer, or to Buyer's nominee, subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

**PRORATIONS:**

*100% CCB*  
The following items, if applicable, shall be prorated as of the date of closing: (a) insurance premiums; (b) general real estate taxes, including special service areas, if any; (c) rents and security deposits; (d) interest on mortgage indebtedness assumed; (e) water taxes; (f) homeowners and/or condominium/townhome association dues and assessments; (g) prepaid service contracts. Prorations of general taxes shall be on the basis of 100% of the last ascertainable bill. If said bill is based on a partial assessment or on an unimproved basis for improved property, a written agreement (with escrow) for final proration when the complete assessment information is available from the County Assessor shall be signed at closing by the parties hereto.

**SURVEY:**

*October 8, 2013*  
Seller at his expense, except for condominiums, shall furnish to Buyer a current spotted survey (dated ~~not more than 6 months prior to the closing date~~) under certification by an Illinois licensed land surveyor showing the location of all improvements, easements and building lines. The location of all improvements of the subject property shall be within the lot lines and not encroach upon any easements or building lines, and said survey shall show no encroachments from adjoining properties. In the event said survey discloses encroachments, these encroachments shall be insured by the title company for Buyer and Buyer's lender at Seller's expense.

**COMMISSION:**

Real estate broker's commission shall be paid in accordance with the terms of the listing agreements and Buyer representation agreements of the respective parties, unless otherwise agreed in writing by the respective parties and their brokers. Seller's broker and Buyer's broker are identified on page five (5) of this Contract.

**ATTORNEY MODIFICATION:**

The terms of this Contract, except the purchase price, closing date, and possession date, are subject to good faith modification (which may include additional terms) by the attorneys for the parties within five (5) business days from the Contract Date (excluding Saturday, Sunday, and legal holidays). Notice of modification shall be in writing, served upon the other party or his agent, and shall state the specific terms to be modified and the proposed revisions. **IN THE ABSENCE OF WRITTEN NOTICE WITHIN THE TIME SPECIFIED HEREIN, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES HERETO AND THIS CONTRACT SHALL CONTINUE IN FULL FORCE AND EFFECT. THE PARTIES ACKNOWLEDGE THAT MODIFICATION PURSUANT TO THIS PROVISION SHALL**

*CCB*



CONSTITUTE A COUNTEROFFER.

**CLEAN CONDITION:**

Seller shall leave the premises in broom-clean condition. All personal property not to be conveyed to Buyer and all refuse shall be removed from the premises at Seller's expense by the possession date.

**PROPERTY INSPECTION CONTINGENCY: (Select an applicable option)**

Buyer declines to have a professional property inspection performed, and this Contract shall not be contingent upon such an inspection,

OR

Buyer shall have the right, for a period of five (5) business days following the date of acceptance of this Contract, to have the subject property and its improvements inspected by a certified home inspection service of Buyer's choice, and a Buyer's cost. The home inspection shall cover ONLY the major components of the Premises; central heating system(s), central cooling system(s), interior plumbing system, electrical system, all mechanical systems, and structural components, consisting of roof, walls, windows, ceilings, floors and foundation. A MAJOR COMPONENT SHALL BE DEEMED TO BE IN OPERATING CONDITION IF IT PERFORMS THE FUNCTION FOR WHICH IT IS INTENDED, REGARDLESS OF AGE, AND DOES NOT CONSTITUTE A THREAT TO HEALTH OR SAFETY. Buyer shall indemnify Seller and hold Seller harmless from and against any loss or damage caused by the acts of negligence of Buyer or any person performing such inspection. BUYER AGREES MINOR REPAIRS AND ROUTINE MAINTENANCE ITEMS ARE NOT A PART OF THIS CONTINGENCY. The parties agree that repairs which do not exceed, in the aggregate, \$500.00 to remedy shall be considered minor deficiencies for the purpose of this paragraph and Buyer agrees to assume those repairs with no allowance from Seller. Buyer, within the five (5) business days after acceptance of Contract, shall have the right and option to serve written notice upon Seller, Seller's listing agent, or attorney of the above deficiencies disclosed by the inspection report when the cumulative cost of repair exceeds the limitation set forth herein, and Buyer shall have the right to request repair of such deficiencies. In the event Buyer makes a request for certain repairs, Buyer shall immediately deliver a copy of the inspection report to Seller. Seller shall, within five (5) business days thereafter, notify Buyer that (i) Seller will repair such deficiencies; (ii) Seller will, at closing, credit the Buyer in an amount equal to the reasonable cost of the repair of such deficiencies; or (iii) Seller proposes to negotiate the cost or obligation of correcting certain defects; or (iv) Seller will neither repair nor provide a credit. In the event Seller selects options (iv), upon receipt of the Seller's notice, Buyer shall within two (2) business days thereafter notify Seller of Buyer's election to either proceed with the transaction, waiving all home inspection repair request, or declare the Contract null and void, in which case all earnest money shall be promptly refunded to Buyer. The parties hereto agree that the following items are accepted by Buyer "As Is", shall not be made a part of Buyer's request for repairs, and shall not be further negotiated:

**IN THE ABSENCE OF WRITTEN NOTICE OF REQUEST FOR REPAIRS FROM BUYER WITHIN THE TIME SPECIFIED HEREIN, THIS HOME INSPECTION CONTINGENCY SHALL BE DEEMED WAIVED BY THE BUYER AND NO LONGER A PART OF THIS REAL ESTATE CONTRACT.**

**WELL AND SEPTIC TEST: (Select one applicable option)**

The subject property is served by a community or municipal water and sewage treatment system (well and septic test provision inapplicable).

OR

The subject property is not served by a community or municipal water and/or sewage treatment system. Seller, at his expense, prior to closing, shall obtain and deliver to Buyer a water test performed by or acceptable to the county in which the property is located, and a septic system test indicating that the system is in proper operating condition and in compliance with applicable state, county and local statutes. Such tests shall be performed not more than 60 days prior to the closing date. If either of said written test reports indicate that the water is not potable, that the septic system is not in proper operating condition, or that the systems are not in compliance with the relevant statutes, Seller shall have the option to make the necessary repairs and bring the system(s) into compliance prior to the closing date. In the event Seller elects not to make the necessary repairs, then this Contract, at the option of Buyer, shall become null and void, and all earnest money shall be refunded to Buyer.

**FLOOD PLAIN:**

Buyer shall have the option of declaring this contract null and void within five (5) days of receipt of any written notice or disclosure, including the Residential Real Property Disclosure Report, that the property is located in a special flood plain hazard area which requires the Buyer to obtain flood insurance. This option shall not exist in the event such written notice or disclosure was provided in statement number three (3) of a Residential Real Property Disclosure Report executed by both Seller and Buyer prior to the Contract Date.

**PERFORMANCE/DEFAULT/RELEASE OF EARNEST MONEY:**

~~The earnest money and this Contract shall be held by \_\_\_\_\_ (Escrowee) for the benefit of the parties hereto, and applied to the purchase price at closing. In the event of a default by Seller or Buyer, the parties are free to pursue any legal remedies available at law or in equity. THERE SHALL BE NO DISBURSEMENT OF EARNEST MONEY UNLESS ESCROWEE HAS BEEN PROVIDED WITH A WRITTEN AGREEMENT FROM SELLER AND BUYER. Absent an agreement relative to the disbursement of earnest money within a reasonable period of time, Escrowee may deposit the funds with the Clerk of the Circuit Court by the filing of an action in the nature of an interpleader. Escrowee shall be reimbursed from the earnest money for court costs related to the filing of the interpleader action. Seller and Buyer hereby indemnify and hold Escrowee harmless from any and all claims and demands arising out of any releases of earnest money pursuant to a written agreement of the parties or court order.~~

*CS*



**TERMITE INSPECTION:**

~~Prior to closing, the Seller, at his expense, shall deliver to Buyer a written report from an inspection company certified to do termite inspection by the State Department of Public Health, dated not more than six (6) months prior to the closing date, stating that there is no visible evidence that the premises are infested by active termites, or other wood boring insects. Unless otherwise agreed between the parties, if the report discloses evidence of active infestation of structural damage, the Buyer shall have the option within five (5) business days of his receipt of the report to proceed with the purchase or declare the Contract null and void. This provision shall not be applicable to condominiums or to newly constructed property having been occupied for less than one year following completion of construction.~~

**GENERAL CONDITIONS AND STIPULATIONS:**

- (a) Both Seller and Buyer agree to execute all documents and provide all information necessary to enable any lender to issue a commitment for mortgage or trust deed and to close this sale.
  - (b) Seller represents that he has not received any notice from any governmental body of any ordinance, zoning or building code violation, condemnation proceeding, pending rezoning, or special assessment proceeding affecting the property.
  - (c) All notices herein required shall be in writing and served upon the parties at the addresses shown on this Contract or upon the attorney for such party. In the event the name and address of the Seller or the attorney for the Seller is unknown, written notice may be served upon the listing broker as agent for such Seller. Facsimile transmission of any offer, acceptance, notice, or rider herein provided to the parties, their broker or attorney, shall constitute sufficient notice or acceptance. Original documents shall be forwarded in all instances within three (3) business days of such notice. Notice to any one party of a multiple person party shall be sufficient service to all.
  - (d) This Contract and any Riders attached hereto shall constitute the entire agreement and understanding between the Seller and Buyer, and there are no other agreements, representations, or understandings, oral or written, between the parties with respect to the subject matter of this Contract. No alteration, modification, or amendment to this Contract shall be valid unless in writing and signed by all parties.
  - (e) This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, legal representatives and permitted assigns.
  - (f) This Contract is subject to the provisions of Public Act 89-111 known as the Residential Real Property Disclosure Act, the terms of which are expressly incorporated herein and made a part of this Contract. The Seller represents that the information contained in the disclosure document is accurate as of the contract date.
  - (g) The invalidity of any paragraph or subparagraph of this Contract shall not impair the validity of any other paragraph or subparagraph. If any provision of this Contract is determined to be unenforceable by a court, such provision shall be deemed severable and this Contract may be enforced with such provision severed or as modified by such court.
  - (h) Prior to closing, Buyer shall have the right to enter into and make a final inspection of the premises to determine that the premises are in the condition required by the terms of the contract. If there has been an adverse change in the condition of the premises since the Contract Date, the Seller shall restore the premises to the same condition as it was on the Contract Date, or as called for by the terms of the Contract.
  - (i) Seller shall pay for the State of Illinois and county real estate transfer tax stamps. Any municipal transfer tax shall be paid by the party designated in the ordinance of the municipality imposing the tax.
  - (j) If the improvements on the property shall be destroyed or materially damaged by fire or other casualty prior to closing, the provisions of the Uniform Vendor and Purchaser Risk Act of Illinois shall apply.
  - (k) If the Buyer or Seller under this Contract is an Illinois land trust, the individual beneficiaries thereto have signed their names to this Contract to indicate they are the beneficiaries of said trust in order to guarantee their performance of this contract and to indicate that they hold the sole power of direction with regards to said trust.
- This Contract and Riders numbered A, B RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT and LEAD BASED PAINT DISCLOSURE, unless inapplicable, are attached hereto and incorporated herein, shall be executed by Buyer and Seller and one copy thereof delivered to Seller and one copy delivered to Buyer.

**THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE BEFORE SIGNING.**

BUYER(S): Village of Steger by SELLER(S): American Enterprise Bank by  
 BUYER(S): A. J. Schneider, counsel SELLER(S): William W. Baird  
 Date of Offer: 2/9/2016 Date of Acceptance: William W. Baird, Senior Vice President

(This date shall be inserted only after the parties hereto have agreed to all the terms and conditions of this Contract and is also referred to herein as the Contract Date).

*Handwritten mark*



IDENTITY OF BROKERS AND ATTORNEYS

Buyers's Broker: N/A  
(Company)

Seller's Broker: N/A  
(Company)

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Fax: \_\_\_\_\_

Agent's Name \_\_\_\_\_

Agent's Name \_\_\_\_\_

Buyer's Attorney: Law Offices of Dennis G. Gianopolus PC

Seller's Attorney Bethany Bruno, Thompson Coburn LLP

Telephone: (708) 889-9626

Telephone: (312) 580-2317

Fax: (708) 889-9634

Fax: (312)

*CB*



RIDER "A"

(Relative to a certain contract for the purchase of the property located at 16 West 31<sup>st</sup> Place, Steger Illinois).

1. Owner's Title Policy in the nominal amount of \$10,000.00 to be provided at/or within 60 days of closing.
2. Lot size as determined by survey.
3. Parties are exempt from all village transfer tax, inspections, and/or repairs.
4. Parties recognize and agree that the property is sold "as is."
5. Buyer's obligation to proceed with this transaction is contingent upon approval of this contract by the Village Board of Steger within 21 days of the date of acceptance of this contract by Seller.
6. The fees, if any, of an escrow closing service are to be paid equally by the seller and buyer.
7. The property must be vacant at the time of closing.
8. Seller agrees to allow buyer access to the property prior to closing so as to facilitate environmental/asbestos inspections.
9. Parties agree to close at a title company location closest to the property.
10. Rider "B" to be completed by Seller upon acceptance of contract.

American Enterprise Bank

William W. Baird  
By: William W. Baird, Senior Vice President

Date: 2-11-16

Village of Steger by:  
Purchaser  
A. V. Lopatka, attorney  
Date: 2/9/2016

RIDER "B"

DISCLOSURE OF OWNERSHIP AFFIDAVIT

STATE OF ILLINOIS )  
COUNTY OF COOK )

William W. Baird, being first duly sworn on oath, states that he/she is (the owner) ~~(an officer)~~ (a member) (a partner) (a trustee) (the managing agency) or (the attorney) of American Enterprise Bank (fill in entity name) which is conveying land to the Village of Steger described in the contract to which this Rider "B" is incorporated; that he/she has knowledge of the facts herein; and that the (owners) (beneficiaries) (members) (partners) (corporate shareholders entitled to receive more than 7 1/2% of the total distributable income) of said entity are as follows:

Name	Address	Nature of Percent of Interest
1. <u>Gerald R. Forsythe</u>	<u>1765 S. Braymore Dr. Inverness IL 60110</u>	<u>98.420 %</u>
2.		
3.		
4.		
5.		

(or use when appropriate:)

That the stock of the corporation is <sup>not</sup> publicly traded and there is no readily known individual having greater than a 7 1/2% interest in the total distributable income of the corporation.

Further affiant sayeth naught.

William W. Baird  
S.V.P.  
Title

Subscribed and sworn to me this 11th day of February, 2016.

[Signature]  
Notary Public







AMERICAN CANCER SOCIETY RELAY FOR LIFE  
**Celebrate. Remember. Fight Back.**

April 11, 2016

Dear Mayor Peterson and Members of the Village Board,

On May 13, 2016, Team St. Liborius will be participating for the fourth year in the American Cancer Society Relay for Life Chicago Heights event from 6:30 pm until midnight at Bloom Trail High School. Relay for Life is a team event that celebrates cancer survivors, and raises funds for research, education, prevention, advocacy and patient services. Relay raises over 40% of the funding for the American Cancer Society.

Team St. Liborius is requesting the opportunity to have four members stand at the corner of Chicago Road and Steger Road from 9 am to 3 pm on Saturday, April 23rd or May 7th to ask for a monetary contribution as a part of our fundraising effort. There will be no children as a part of this fundraising effort.

We will present to each contributor a 4x6 index card thanking them for their support that says "You're a Lifesaver!" It will have a lifesaver attached. This card will have the Relay for Life event information on it. A copy has been submitted with this letter.

We appreciate your taking the time to consider our request.

Respectfully,

Team St. Liborius  
Paula VanderMeer, Captain  
Lap508@sbcglobal.net 708-672-4760

[http://main.acsevents.org/goto/team\\_st\\_liborius](http://main.acsevents.org/goto/team_st_liborius)

Relay For Life Chicago Heights  
May 13, 2016 – Bloom Trail High School – 22331 Cottage Grove Avenue

Karen Bruck / Community Manager, Relay For Life  
Lakeshore Division / American Cancer Society, Inc.  
Karen.bruck@cancer.org

*American Cancer Society, Inc.  
Federal Tax ID #13-1788491  
Organized under IRC 501 (c)(3)*



# AMERICAN CANCER SOCIETY **RELAY FOR LIFE**



**Join The Team!**

**Dedicate A Luminaria!**

## **Relay For Life of Chicago Heights**

We will walk together against cancer at the American Cancer Society Relay For Life. Come be a part of this inspiring experience and join us for a night of hope.

Friday, May 13, 2016  
Bloom Trail High School  
22331 Cottage Grove, Chicago Heights

**Make A Donation!**

5:30pm – Survivor Dinner  
7:00pm – Opening Ceremony  
10:00pm – Luminaria Ceremony  
Midnight – Closing Ceremony  
[www.relayforlife.org/chicagoheightsil](http://www.relayforlife.org/chicagoheightsil)

**Join The Fun!**

Teams and individuals participate throughout the evening and raise funds to support the American Cancer Society's mission of saving lives from cancer. The event includes entertainment, family activities, survivor & caregiver recognition, food, theme laps, Luminaria ceremony and much more!

For additional information, call Karen Bruck, Community Manager, Relay For Life @ 708-633-7771 or [Karen.bruck@cancer.org](mailto:Karen.bruck@cancer.org)

OR Tracy James, Event Lead, @ 708-269-6593 or [trayfab@hotmail.com](mailto:trayfab@hotmail.com)

**To Make A Donation - Join The Team - Dedicate A Luminaria**  
Go To Relay For Life Team St. Liborius At:  
[http://main.acsevents.org/goto/Team\\_St\\_Liborius](http://main.acsevents.org/goto/Team_St_Liborius)







## STEGER UNIT 521

April 7, 2016

To The Steger Village Board,

Our American Legion Auxiliary unit 521, in order to raise money for disabled veterans and their families is sponsoring a Poppy drive.

We are requesting your permission to sell Poppies on the corners of Route 1 and Steger road on Memorial Day week of this year.

The disabled Veterans and the Ladies Auxiliary unit 521 appreciated your support.

Sincerely,

Susan Szeszol  
Poppies Chairman

708-747-9489  
Gerri Hess

34 W. 34<sup>th</sup> Street, Steger, IL 60475

## Cynthia A. Pauley

---

**From:** Bianca <bakellogg  
**Sent:** Wednesday, April 13, 2016 12:39 AM  
**To:** Cynthia A. Pauley  
**Subject:** Little League Tag Days

Hello,

I would like to please request Memorial weekend, May 27- May 30th, to do tag days for Steger Little League at the intersection of Chicago Road and Steger Road.

Thank you for your time and consideration.

Sincerely,

Bianna Kellogg  
Fundraising Steger Little League

-----  
This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:

[https://us1.proofpointessentials.com/index01.php?mod\\_id=11&mod\\_option=logitem&mail\\_id=qkgXkvOzL9ds&rid=16536485&report=1](https://us1.proofpointessentials.com/index01.php?mod_id=11&mod_option=logitem&mail_id=qkgXkvOzL9ds&rid=16536485&report=1)





## *Steger Fire Department*

3320 Lewis Ave  
Steger Illinois 60475

Phone (708)754-2625 - Fax (708)754-7161



4/6/16

**Attn: Village Board Members,**

**The Steger Fire Department is requesting the use of Veteran's Park and the pavilion on Saturday August 20, 2016 for a Family Fireman Picnic. We are looking for the use from around 8:00 am till Dusk when the park closes.**

**Thank You,**

**LT. Gibbs**



## *Steger Fire Department*

3320 Lewis Ave  
Steger Illinois 60475

Phone (708)754-2625 - Fax (708)754-7161



4/6/16

**Attn: Village Board Members,**

**The Steger Fire Department is requesting permission for the use of alcoholic beverages at Veteran's Park on August 20, 2016 for their Family Fireman Picnic between the hours of Noon till Dusk when the park closes.**

**Thank You,**

---

**LT. Gibbs**





April 12, 2016

Village of Steger

[dtoepper@villageofsteger.org](mailto:dtoepper@villageofsteger.org)

Attn: Dave

The price to haul material for your jobsite located at your public works department is as follows:


- Screenings: \$10.15 per ton
- Hourly/Waiting time after 15 minutes: \$105.00 per hour

Stone prices reflect material, NO tax, and cartage, unless otherwise indicated. Haul prices include trucking and dumping unless otherwise indicated. Dumps are subject to dump site approval. Hourly rate based on fuel consumption not to exceed 50 gallons per day.

Price is subject to availability, and is good for 45 days from above date. If fuel prices exceed \$4.00 per gallon, invoices may reflect a fuel surcharge.

Please call with any questions.

Thank you,

  
Bob Fox

Brites Transportation

BF/kdy

April 4, 2016

Dave Toepper  
Public Infrastructure Director  
Village of Steger  
3320 Lewis Avenue  
Steger, IL 60475-1232

Re: ALTA Survey  
Village Hall Reconstruction

Dear Mr. Toepper,

Knight E/A, Inc. is pleased to submit this proposal for Professional Land Surveying services related to the Village Hall reconstruction and associated improvements. If you find this proposal to be acceptable, the executed copies of this letter, together with the General Terms and Conditions attached hereto as **Attachment A**, which set forth the contractual elements of this agreement, will constitute an agreement between Village of Steger ("Client") and Knight E/A, Inc. ("Knight") for services on this project.

### **Project Understanding**

Knight understands that an ALTA survey is required for the parcels identified on **Attachment B**. The parcels will make up the limits of the proposed Village Hall reconstruction project and associated improvements.

### **Scope of Services**

Knight will provide field and office land surveying services in preparation of an ALTA/NSPS Land Title Survey of the parcels identified on **Attachment B**.

Minimum Standards:

- 1) The Boundary Survey will conform to the current Illinois Minimum Standards for a Boundary Survey per Administrative Code Section 1270.56:  
<http://www.ilga.gov/commission/jcar/admincode/068/068012700000560R.html>.
- 2) The ALTA/ACSM Land Title Survey will conform to the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys:  
[http://c.ymcdn.com/sites/www.nsp.us.com/resource/resmgr/ALTA\\_Standards/2016\\_Standards.pdf](http://c.ymcdn.com/sites/www.nsp.us.com/resource/resmgr/ALTA_Standards/2016_Standards.pdf)

Planimetrics: All visible planimetric features within the survey area will be located, weather permitting. Snow, leaf or debris cover at the time of survey may prevent location of all features.

Utilities: Aboveground utilities are a part of this survey and visible evidence of existing utility services will be located.

Vegetation: All trees over 4 inch caliper will be located. The trees will be identified as either coniferous or deciduous. Bushes will be identified as such.



**KNIGHT**

**Assumptions**

- 1) Sufficient monumentation exists to perform the boundary portion of the work without requiring surveying above and beyond that of a typical boundary survey.
- 2) Knight will retrace the boundary to a final resolution unless a title or boundary problem is revealed, in which case, the contract is fulfilled, pending resolution of the title or boundary problem.
- 3) The ALTA/ACSM Land Title Survey will include Table A items 1, 3, 4, 7a, 8, 9, 14 and 16 (see “Table A” included as **Attachment C**).
- 4) A current title commitment for the properties and documentation as required under Item 4 in the “2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys” will be ordered by Knight after receiving notice to proceed and will not be provided by the client.

**Schedule**

Knight can begin work immediately upon notice to proceed and estimates that all services will be complete within fifteen (15) business days.

**Compensation**

Knight proposes to perform all services required to complete ALTA surveys for a Lump Sum fee of \$12,980.00, which will include acquiring title commitments and providing ten (10) signed and sealed sets of prints.

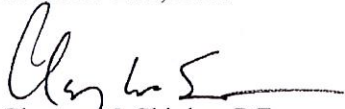
**Terms and Conditions**

This proposal, together with **Attachment A** - General Terms and Conditions, represents the entire understanding between the Client and Knight. If the terms of this agreement are found to be satisfactory, please sign this agreement in duplicate in the space provided and return one fully executed original to our office.

We appreciate the opportunity to present this proposal and look forward to working with you on this project.

Respectfully Submitted,

KNIGHT E/A, INC.

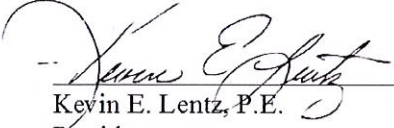


Clayton M. Shipley, P.E.  
Vice President

**KNIGHT**

ACCEPTED AND AGREED TO BY:

KNIGHT E/A, INC.

  
\_\_\_\_\_  
Kevin E. Lentz, P.E.  
President

VILLAGE OF STEGER

\_\_\_\_\_  
[Name]  
[Title]  
[Date]

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

Cc: Michael Tilton, Village Administrator



## **Attachment A**

### **General Terms and Conditions**

- 1. General Conditions.** The Terms and Conditions set forth herein and in the attached cover letter constitute an offer by Knight E/A, Inc. (“Knight”) to perform for the Company to whom this letter is addressed (“Client”), all of the professional design services described in said cover letter as Scope of Services (“Services”) for Client’s project as defined therein (“Project”). Knight’s offer becomes a contract on these same terms and conditions when accepted by Client. This contract supersedes all previous understandings, if any, and constitutes the entire agreement between Knight and Client relating to the Services. Pre-printed terms and conditions on Client purchase orders are not accepted regardless of when issued. Knight shall have the right, at its sole option, to rescind its offer if the Services have not commenced within ninety (90) days of the date of Knight’s offer.
- 2. Knight’s Obligations.** Knight will endeavor to perform its Services using that degree of care and skill ordinarily exercised by reputable members of its profession under similar circumstances. No other warranty, express or implied, is made or intended.
- 3. Client’s Obligations.** Client shall provide the following: (i) all criteria and full information as to Client’s requirements for the Project, including design objectives and constraints, borings, probings and subsurface explorations, hydrographic surveys, laboratory tests, environmental assessment and impact statements, property, boundary, easement, right-of-way, topographic and utility surveys, property descriptions, zoning, deed and other land use restrictions; all of which Knight may use and rely upon in performing services under this Agreement; (ii) arrange for access to and make all provisions for Knight to enter upon public and private property as required for Knight to perform services under this Agreement; and (iii) give prompt written notice to Knight whenever Client observes or otherwise becomes aware of any development that affects the scope or timing of Knight’s services, or any defect or non-conformance in the work of any Contractor.
- 4. Consultant Services.** When Knight procures consultant services required for the Project on behalf of Client, Knight does so as an administrative/invoicing convenience to Client and such consultants shall be considered Client’s independent Consultants. Knight makes no representation of, and does not assume responsibility or liability for, the work or services of Client’s Independent Consultants. Knight shall be entitled to rely upon the accuracy of services, including reports or surveys, provided by Client’s Independent Consultants.
- 5. Additional Services.** Changes in scope or extent of Services may be made from time to time by mutual written agreement. Any additional Services required because of such changes will be charged at Knight’s customary rates in effect at that time. Unless otherwise agreed in writing all Terms and Conditions of this contract shall apply. Changes in these Terms and Conditions can only be made by written consent of Knight. Projects suspended for more than thirty (30) days through no fault of Knight shall be subject to a re-mobilization fee compensated as Additional Services.
- 6. Opinions of Probable Cost.** Knight’s opinions of probable construction cost represent its best judgment as a design professional familiar with the construction industry and are not guarantees by Knight of actual construction cost. Knight has no control over material cost, labor, and methods of construction or bid procedures. Accordingly, Knight does not warrant or represent that contractor bids will not vary from the Project budget or Knight’s opinion of probable construction cost. If Client desires greater assurance of cost, Client shall engage the services of an independent construction cost estimator.
- 7. Payment.** Knight shall be entitled to payment for Services rendered on the basis of Knight’s invoices submitted monthly. Invoices shall be due and payable within thirty (30) days after receipt. Past due invoices shall accrue interest at the rate of one and one-half percent (1.5%) per month. No retention shall be withheld. All accounts receivable must be current before Knight shall seal drawings, issue drawings to contractors for bidding, or issue drawings for permit application. Knight reserves the right to stop Services and/or withhold documents for reasons of non-payment and Knight shall not be liable for delays which may result from such stoppage.



Knight shall be compensated for reimbursable expenses such as travel, duplication, plotting, prints, messenger services, additional insured provisions or increased limits of insurance, and other reasonably identifiable costs incurred in connection with the Services. Such reimbursable expenses shall be invoiced at cost or Knight's customary rate, plus five percent (5%) handling and, unless specifically stated otherwise in the cover letter, are in addition to any amounts stated as maximum compensation. The amount of any excise, Value Added Tax (VAT) or gross receipts tax may be imposed by any Authority having jurisdiction shall be added to compensation due hereunder and shall be in addition to any amounts agreed to as maximum compensation.

In the case of lump-sum fee arrangements, invoices shall reflect the percentage of work completed as estimated by Knight to the date indicated on the invoice. For all other fee arrangements, invoices shall indicate the fees earned on the basis of effort expended. A service charge of five percent (5%) of the invoice amount shall be added to all invoices prepared on special Client forms or requiring back-up such as time sheets, copies of receipts, and the like. Waivers of Lien will be provided, upon request, after receipt by Knight of monies due.

**8. Documents.** Any and all documents and plans (including Knight's independent professional associates and consultants) in whatever form, including electronic media (disks, tapes, telecommunication, etc.) prepared pursuant to or otherwise resulting from this contract are instruments of professional service and shall be and at all times remain the sole property of Knight. Client shall be entitled to retain hard copy of such documents and plans for informational use and references in connection with Client's use and occupancy of this specific property only. Computer diskettes of project documents will not be released by Knight without agreement in writing stipulating the terms and restriction of usage. Knight will not be responsible for any consequence of re-use, other use, or adaptation of such documents without Knight's express written approval.

**9. Facsimile Transmissions.** The parties agree that each may rely, without investigation, upon the genuineness and authenticity of any document, including any signature or purported signature, transmitted by facsimile machine, without reviewing or requiring receipt of the original document. Each document or signature so transmitted shall be deemed an enforceable original. Upon request, the transmitting party agrees to provide the receiving party with the original document transmitted by facsimile machine; however, the parties agree that the failure of either party to comply with such a request shall in no way affect the genuineness, authenticity or enforceability of the document. Each party waives and relinquishes as a defense to the formation or enforceability of any contract between the parties, or provisions thereof the fact that a facsimile transmission was used.

**10. Certifications, Guarantees and Warranties.** Knight shall not be required to sign any documents that would result in Knight having to certify, guarantee or warrant the existence of conditions whose existence Knight cannot ascertain. Client also agrees not to make resolution of any dispute with Knight or payment of any amount due to Knight in any way contingent upon Knight signing any such certification.

**11. Insurance.** Knight is protected by Professional Liability Insurance, Worker's Compensation Insurance and Comprehensive General Liability Insurance and will furnish certificates upon request. Any additional insurance or limits or "additional insured endorsement" shall be provided as a reimbursable expense at actual cost or Knight's scheduled charge. Client agrees to cause the Contractor to (i) provide Comprehensive General Liability Insurance for the Project naming Knight E/A, Inc. and Client as Additional insureds; and (ii) to defend, indemnify, and hold harmless Knight E/A, Inc. and Client from any and all losses, cost, damages, and expenses resulting from the Contractor's Work on the Project, including without limitation claims arising out of or in connection with construction worker injuries. Client agrees to notify Knight of the existence of any Project-Specific Professional Liability Policy applicable to the Project which includes Knight as an Insured by name or reference so that Knight may, in a timely and effective manner coordinate its own insurance program. Should such a Project-Specific Professional Liability Policy be purchased by Client or Client's contractors, Client agrees to make available to Knight a certified copy of the Policy and to cooperate with Knight in obtaining data with respect to possible claims against that Policy.

**12. Indemnification.** Knight agrees to the fullest extent permitted by law, to indemnify and hold Client harmless from any loss, cost (including reasonable attorney's fees and costs of defense) or expense for property damage and bodily injury, including death, caused by Knight, or its employees' negligent acts, errors or omissions in the performance of professional services under this Agreement.



Client agrees to the fullest extent permitted by law, to indemnify and hold Knight harmless from any loss, cost (including reasonable attorney's fees and costs of defense) or expense for property damage and bodily injury, including death, caused solely by Client, its agents or employees, negligent acts, errors or omissions in the performance of professional services under this Agreement. In no event shall Client be entitled to obtain from Knight, its agents, representatives, officers, employees, or independent contractors, 'damages' arising from Knight's breach of this Agreement, or for its failure to perform its services in accordance with the standard of care provided for herein, in excess of fifty thousand dollars (\$50,000) or the total fee amount paid by client, whichever is less. "Damages" as used herein, shall include tort damages, contract damages, strict liability damages, liquidated damages, economic losses, penalties, fines and attorney's fees. No Claims shall be made more than two (2) years after substantial completion of the Project.

**13. Waiver of Contract Breach.** The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.

**14. Suspension of Services.** Client may, at any time, by written order to Knight require Knight to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order Knight shall immediately comply with its terms and take all reasonable steps to minimize the occurrence of costs allocable to the services covered by the order. Client, however, shall pay all costs associated with the suspension.

**15. Termination.** This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. In the event of termination, Knight shall be compensated by Client for all Services performed up to and including the termination date, including reimbursable expenses, and/or the completion of such Services and records as are necessary to place Knight's files in order and/or protect its professional reputation. In the event of bankruptcy or insolvency of Client or if the financial condition of Client at any times does not, in the judgment of Knight, justify continuance of the work, Knight shall be entitled to cancel this contract and receive reimbursement for its reasonable and proper cancellation charges.

**16. Asbestos/Hazardous Materials Disclaimer.** Client is hereby notified that asbestos is prevalent in building constructed prior to 1978. Client agrees to defend, indemnify and hold harmless Knight from any and all asbestos, pollution, and/or hazardous waste-related claims arising against Knight relative to the presence, detection, removal or disposal of asbestos and or other hazardous wastes at the Project site.

**17. "ADA" Compliance.** For Projects of new construction, Knight shall endeavor to design the Project in conformity with the Americans with Disabilities Act ("ADA") Accessibility Guidelines, 28 CFR Part 36 (July 26, 1991) (hereinafter the "Act") and advise Client if any accommodation is structurally impractical. For modifications to an existing facility of any type, Knight shall endeavor to identify existing barriers and needed accommodations as those terms are used in the Act, and inform Client of the existence of these barriers and needed accommodations. It is the Client's sole responsibility to determine whether to exclude a specific accommodation because the accommodation is not readily achievable or unduly burdensome. Knight shall not be responsible to determine whether it is necessary to remove all barriers identified in order to comply with the Act. Such determination shall be made by Client.

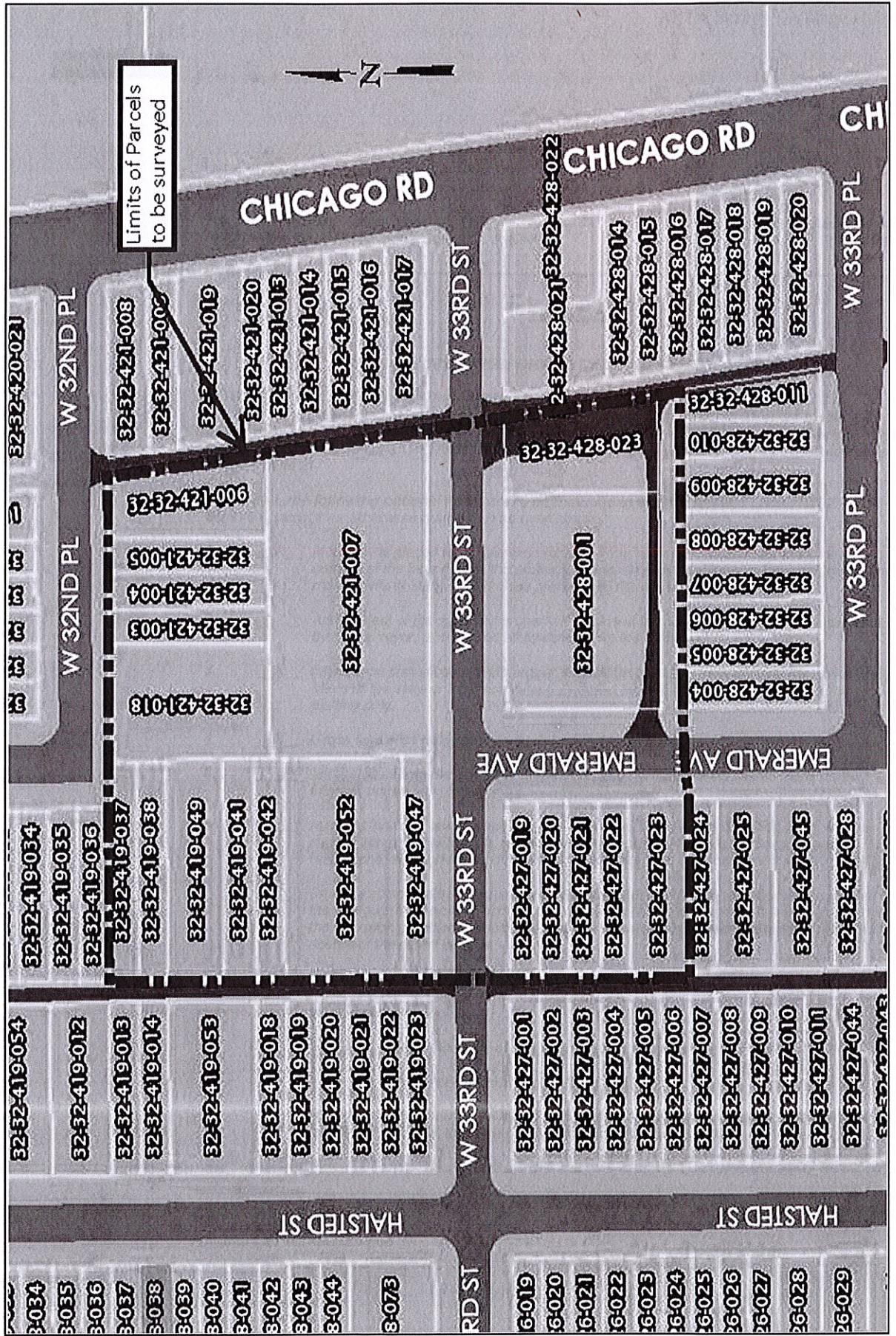
**18. Compliance with Codes.** Knight's design shall conform to local applicable codes in effect, and as interpreted by building official, at the time the design is prepared; however, Knight shall not be responsible for changes to the Project resulting from changes in local or applicable codes or changes in interpretation thereof by authorities having jurisdiction.

**19. Applicable Law.** The rights and obligations of the parties under this contract shall be interpreted in accordance with and governed in all respects by the State of Illinois.



**KNIGHT**

Attachment B – ALTA Survey Limits





American Land Title Association® (ALTA®)  
National Society of Professional Surveyors (NSPS)

Minimum Standard Detail Requirements  
For ALTA/NSPS Land Title Surveys

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- 8.  Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
  - 9.  Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.
  - 10.  (a) As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (client to obtain necessary permissions).
  - (b) As designated by the client, a determination of whether certain walls are plumb (client to obtain necessary permissions).
  - 11.  Location of utilities existing on or serving the surveyed property as determined by:
    - observed evidence collected pursuant to Section 5.E.iv.
    - evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and
    - markings requested by the surveyor pursuant to an 811 utility locate or similar request

Representative examples of such utilities include, but are not limited to:

    - Manholes, catch basins, valve vaults and other surface indications of subterranean uses;
    - Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and
    - Utility company installations on the surveyed property.

Note to the client, insurer, and lender - With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
  - 12.  As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands).

American Land Title Association® (ALTA®)  
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Minimum Standard Detail Requirements  
For ALTA/NSPS Land Title Surveys

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- 13.  Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."
  - 14.  As specified by the client, distance to the nearest intersecting street.
  - 15.  Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for the showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor shall (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data.
  - 16.  Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
  - 17.  Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
  - 18.  If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state.
  - 19.  Include any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions).
  - 20.  Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$\_\_\_\_\_ to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.
  - 21.  \_\_\_\_\_

Adopted by the Board of Governors, American Land Title Association, on October 8, 2015.  
American Land Title Association, 1800 M St., N.W., Suite 300S, Washington, D.C. 20036-5828.  
[www.alfa.org](http://www.alfa.org)

Adopted by the Board of Directors, National Society of Professional Surveyors, on October 9, 2015.  
National Society of Professional Surveyors, Inc., 5119 Pegasus Court, Suite Q, Frederick, MD 21704.  
<http://www.nspss.us.com/>





B1

VILLAGE OF STEGER

APPLICATION FOR LICENSE TO SELL ALCOHOLIC LIQUOR AT RETAIL

Application for License to Sell B1 BAR HQ. HC. (Beer, Liquor; Beer and Liquor)

To the P.K'S PANTRY SBA PULKET CORP of 430 W. 34th Street Steger and State of Illinois:

The undersigned hereby makes application for a license for the sale at retail of alcoholic liquors under the provision of an Act entitled, "An Act relating to alcoholic liquors."

1. Name PULKET M. PATEL Home Phone: 708-752-3999 Age 42 Bus. Phone: 708-754-6616 Address

If a partnership or corporation, list names and addresses of partners, officers and directors.

- 1. PULKET M. PATEL 9135 Newcastle St. TIRLEY PARK IL 60487
2. TARAJA PATEL 9135 Newcastle St. TIRLEY PARK IL 60487

2. Citizenship U.S.A. Place of birth INDIA Time and place of naturalization 16-NOV-2004 - CHICAGO ILLINOIS

2. Citizenship U.S.A. Place of birth INDIA Time and place of naturalization 19 SEP 11 2000 CHICAGO ILLINOIS

3. Character of business of applicant is liquor and convenience store

4. Length of time in that business 8:00 A.M to 11:00 P.M. everyday

5. Amount of goods, wares and merchandise on hand \$ 2,00,000.00

6. Location and description of premises or place of business which is to be operated under such license Business and liquor license

7. The applicant made a similar application for a similar other license on premises other than described in this application. TYPE B1 license Disposition of such application

8. Applicant has never been convicted of a felony and is not disqualified to receive a license by reason of any matter or thing contained in this Act no

9. State whether a previous license by any state or subdivision thereof, or by the federal government has been revoked no

Give reasons therefor

10. Applicant has received a local license from NOV-2012 to sell alcoholic liquor at retail.

11. Applicant will not violate any of the laws of the State of Illinois or of the United States in the conduct of his place of business. no

12. Applicant has not received or borrowed money or anything else of value, and will not receive or borrow money or anything else of value (other than merchandising credit in the ordinary course of business for a period not to exceed ninety days, as expressly permitted under Section 4 of Article VI hereof), directly or indirectly from any manufacturer, importing distributor or distributor, representative of any such manufacturer, importing distributor or distributor, nor be a party in any way, directly or indirectly, to any violation by a manufacturer, distributor or importing distributor of Section 5 of Article VI of this Act.

Dated this 6 day of April 2016 A. D. 19

Handwritten signature