

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

MAY 2, 2016

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS, AND SPECIAL RECOGNITIONS
- D. MINUTES OF PREVIOUS MEETING
- E. AUDIENCE PARTICIPATION
- F. REPORTS
 - 1. Administrator
 - 2. Department Heads
 - a. Public Infrastructure/Code Enforcement Director
 - b. Fire Chief
 - c. Police Chief
 - d. EMA Chief
 - e. Community Center Director
 - f. Assistant Village Administrator
 - g. Housing and Community Development Director
 - 3. Attorney
 - 4. Treasurer
 - 5. Trustee/Liaison
 - 6. Clerk
 - 7. Mayor's Report
- G. PAYING OF THE BILLS
- H. CORRESPONDENCE
- I. OLD BUSINESS:
 - Brites Transportation pricing for screenings (tabled April 18, 2016)

J. NEW BUSINESS:

ORDINANCE NO. 1124

AN AORDINANCE APPROVING A REAL ESTATE CONTRACT TO PURCHASE REAL PROPERTY BY AND BETWEEN AMERICAN ENTERPRISE BANK, OWNER OF RECORD, AND THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS FOR THE FUTURE DEVELOPMENT AND IMPROVEMENT OF VILLAGE INFRASTRUCTURE

Little League parade May 7, 2016

Floor Covering for Gymnasium floor at the Louis Sherman Community Center

TIF Agreement Proposed First Amendment to the South Chicago Road TIF District

TIF Agreement Village of Steger Business District

A request from EMA Chief Tom Johnston to purchase a 2015 Polaris Ranger Crew 570 all-terrain vehicle at a cost of \$11,887.00.

Complete Streets presentation

K. 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 18th 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

Trustee Lopez made a motion to approve RESOLUTION NO. 1094 Honoring Glen Reno on his Eagle Scout Award. Trustee Sarek seconded the motion. Voice vote was called; all ayes. Motion carried.

MAYORAL APPOINTMENTS

Mayor Peterson appointed the following persons to the Recreation Board; Gerald Stewart, Terry Permenter, Brian Metzner, Tom Drexler and Anthony Marino. Trustee Perchinski made a motion accept the Mayor's appointments. Trustee Sarek seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

MINUTES

Trustee Lopez made a motion to approve the minutes of the previous Board Meeting. Trustee Sarek seconded the motion. Voice vote was called; all ayes were recorded. Motion carried.

AUDIENCE PARTICIPATION

Sue Perry approached the Board and inquired about sponsorship of Cub Scout Troops in Steger. Mayor Peterson explained that Troop 173, of which he is a charter representative is sponsored by Steger Kiwanis. Troop 100 is sponsored by Emmanuel Lutheran Church, of which Bob Mann is the charter representative. Emmanuel Lutheran also sponsors Boy Scout Troop 100. Mayor Peterson explained that many local businesses and individuals support scouting and youth in many ways.

REPORTS

Village Administrator Mike Tilton is working with three developers regarding three different projects in the Village.

Mr. Tilton went to Springfield recently with the Will County Governmental League.

The Village officially now owns 11 acres near Bloom Trail.

Director of Public Infrastructure Dave Toepper is exploring IDOT grants for streets beautification/streetscapes grant.

Mr. Toepper expects the asbestos abatement at 19 W. 31st Place and 3324 Phillips should be complete in the next few weeks. After abatement the homes will be demolished.

Housing Court started April 16th and will continue monthly through October. About 30 properties were set to appear.

Mayor Peterson added that he and Mr. Toepper have discussed roads in need of repair. A list will be prepared shared with Trustee Skrezyna. A new product that can be sprayed on top of roads to extend the life of the roads will be tested.

Fire Chief Nowell Fillion reported that new applicants are being screened with Assistant Village Administrator Mary Jo Seehausen.

The Fire Department's ISO review will be Wednesday April 27th.

Police Chief Boehm reported on a \$1,100 grant from the Illinois Liquor Commission to be used to educate tobacco retailers and limit access to tobacco products to minors.

EMA Chief Tom Johnston interviewed an individual who may be joining the EMA shortly.

Community Center Director Diane Rossi is looking to hire a part timer for the Community Center. Applications are now available.

Assistant Village Administrator Mary Jo Seehausen vendors and sponsors for Steger Days of Music are coming in. Other avenues for advertising are being explored.

Housing and Community Development Director Alice Peterson had no report.

Village Attorney Kurt Asprooth had no report.

TRUSTEES' REPORTS

Trustee Buxton Treasurer's Report is attached.

Trustee Buxton reported the Disconnection of Miller Woods from MWRD has raised \$5,300 which exceeds the required \$5,000. 98 Households financially supported the effort. The attorney has been engaged. Thanks to Ken McLeod and Pete Dickett for assistance.

Trustee Skrezyna had no report.

Trustee Lopez had no report.

Trustee Sarek reported that the Brites Transportation proposal will be tabled as better pricing may be available.

Trustee Perchinski shared comments he's received from residents regarding extending water billing due dates. Mrs. Seehausen explained that the billing is according to Ordinance. Trustee Perchinski suggested a 30 day billing instead of 15 days. Mr. Tilton explained that the ordinance would have to be changed. Mayor Peterson asked Attorney Asprooth to change the ordinance to 30 days for the next Board Meeting .

Trustee Joyce reported that the new business license application is complete and will be in use by May 1, 2016.

CLERK'S REPORT had no report.

PRESIDENT PETERSON reported

BILLS

Trustee Skrezyna made a motion to pay the bills as listed. Trustee Sarek 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 Skrezyna made a motion to deny the request of George Bolos, Luxury Salon for a B-1 Liquor License. Trustee Buxton seconded the motion. Roll was called. The following Trustees voted to deny; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted to deny. Motion carried, Liquor License denied.

NEW BUSINESS:

Trustee Perchinski made a motion to approve RESOLUTION NO. 1093 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. Trustee Sarek seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to approve the Real Estate Contract by and between the Owner of Record and the Village of Steger for 16 W. 31st Place. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to approve the request from the Relay for Life "Team St. Liborius" to collect donations at the intersection of 34th Street and Chicago Road on either April 23rd or May 7th. Trustee Skrezyna seconded the motion. Voice vote was called; all ayes. Motion carried.

Trustee Joyce made a motion to approve the request of Steger American Legion Auxiliary Unit 521 to hold a Poppy Drive, at the intersection of 34th Street and Chicago Road on Memorial Day. (May 30th). Trustee Skrezyna seconded the motion. Voice vote was called; all ayes. Motion carried.

Trustee Joyce made a motion to approve the request of Steger Little League to hold tag days on Memorial weekend May 27th - 29th at 34th Street and Chicago Road. Trustee Perchinski seconded the motion.

Trustee Perchinski made a motion to approve the request of Lt. Gibbs of the Steger Fire Department to use Veterans Park on Saturday August 20, 2016 for a Family Fireman Picnic from 8am to dusk. Trustee Joyce seconded the motion. Voice vote was called; all ayes. Motion carried.

Trustee Perchinski made a motion to approve the request of the Steger Fire Department to allow alcoholic beverages at Veterans Park on Saturday, August 20, 2015 from noon to dusk for the Family Fireman Picnic. Trustee Skrezyna seconded the motion. Voice vote was called; all ayes. Motion carried.

Trustee Sarek made a motion to table Brite's Transportation Prices for screenings. Trustee Perchinski seconded the motion. Voice vote was called; all ayes. Motion carried.

Trustee Lopez made a motion to approve the ALTA Survey by Knight Engineers. Trustee Buxton seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to deny the Liquor License application of Pulkit M. Patel of P.K's Pantry for a B-1 (Beer and Wine Consumption on premises) license. Trustee Skrezyna seconded the motion to deny. Roll was called. The following Trustees voted to deny; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted to deny. Motion carried, Liquor License denied.

Trustee Perchinski made a motion to adjourn to closed session to discuss 5 ILCS 120/2 (c) (5) The Purchase or Lease of Real Property for the use of the Public Body, pursuant to Section 2(c)(5) of the Open Meetings Act. Trustee Lopez seconded the motion. The following Trustees voted aye; Joyce, Sarek, Perchinski, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

7:22pm

Trustee Joyce made a motion to return to regular session. Trustee Skrezyna seconded the motion. Roll was called and the following Trustees voted aye; Joyce, Perchinski, Sarek, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

8:46pm

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 8:48 pm

Kenneth A. Peterson, Jr., Village President

Carmen S. Recupito, Jr., Village Clerk

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
EXCEL ELECTRIC INC	119565	01-00-31400		VLG HALL PARKING	288.00
COM ED	84103 0416	01-00-33102		MONTHLY SERVICE	748.66
COM ED	99093 0416	01-00-33102		MONTHLY SERVICE	4172.55
ALPINE VALLEY WATER, INC.	76373	01-00-33500		DRINKING WATER	29.50
WALTON OFFICE SUPPLY	294990-0	01-00-33500		OFFICE SUPPLIES	43.98
WALTON OFFICE SUPPLY	294997-0	01-00-33500		OFFICE SUPPLIES	170.12
WALTON OFFICE SUPPLY	295036-0	01-00-33500		OFFICE SUPPLIES	40.00
ZEE MEDICAL, INC.	0100053338	01-00-33500		MEDICAL CABINET	39.57
PETTY CASH	042616	01-00-33600		POSTAGE	22.95
COMCAST	042016	01-00-33700		FAX SERVICE	94.32
VERIZON WIRELESS	9746759902	01-00-33700		MONTHLY SERVICE	648.13
PROSHRED SECURITY	100072002	01-00-33900		SHRED SERVICE	45.00
DEL GALDO LAW GROUP LLC	17764	01-00-34100		LEGAL SERVICES	10397.73
GIANOPOLUS, DENNIS G. P.C.	16528	01-00-34100		LEGAL SERVICES	4582.75
K-PLUS ENGINEERING LLC	INV100183	01-00-34300		DRAINAGE/PAVEMENT	10572.50
CHICAGO SOUTHLAND CHAMBER OF COMMERCE	18387	01-00-38901		2016-17 DUES	540.00
INT'L COUNCIL OF SHOPPING CENTERS	2016-17	01-00-38901		M.TILTON MEMBERSH	100.00
DEL GALDO LAW GROUP LLC	17764	01-00-39701		LEGAL SERVICES	175.00
HAPPY DAY SHIRT AND EVENT COMPANY	260	01-00-39701		PRINTING AND SHIP	81.33
HAPPY DAY SHIRT AND EVENT COMPANY	263	01-00-39701		STEGER DAYS OF MU	2800.00
TOTAL FOR FUND 01 DEPT. 00					35592.09
DRISCOLL, BRIAN	2016-05	01-06-34550		HEARING OFFICER	200.00
TOTAL FOR FUND 01 DEPT. 06					200.00
BAFFIELD, RYAN	A0 045494	01-07-25000		OVERPAID A/O FINE	50.00
VERIZON WIRELESS	9746759902	01-07-33700		MONTHLY SERVICE	60.12
DRISCOLL, BRIAN	2016-05	01-07-34550		HEARING OFFICER	500.00

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
TOTAL FOR FUND 01		DEPT. 07			610.12
PETTY CASH	042616	01-09-38901		GLEN SHEPPARD MEM	39.97
TOTAL FOR FUND 01		DEPT. 09			39.97
TOTAL FOR FUND 01				36442.18	
EMERGENCY POWER SOLUTIONS, INC.	9046	02-00-31700		GENERATOR SERVICE	736.22
MONARCH AUTO SUPPLY INC	6981-336494	02-00-31805		VEHICLE MAINT	393.85
MONARCH AUTO SUPPLY INC	6981-336641	02-00-31805		BATTERY CORE RETU	40.00-
MENARDS - MATTESON	11293	02-00-33501		SHOP SUPPLIES	38.67
ZEE MEDICAL, INC.	0100053338	02-00-33501		MEDICAL CABINET	39.57
COMCAST	042016	02-00-33700		FAX SERVICE	61.50
VERIZON WIRELESS	9746759902	02-00-33700		MONTHLY SERVICE	119.08
COMCAST	042016	02-00-33701		INTERNET SERVICE	79.90
HENRY SCHEIN	29440333	02-00-33702		AMBULANCE SUPPLIE	153.36
MW LEASING COMPANY LLC	L108360	02-00-33901		COPIER LEASE	251.79
METRO PARAMEDIC SERVICES INC.	02000213	02-00-34250		MAY 2016 PARAMEDI	20597.51
5 ALARM FIRE AND SAFETY EQUIPMENT LLC	156477-1	02-00-37800		TOOLS/WORK EQUIPM	1,145.16
PRAIRIE STATE COLLEGE	4478	02-00-38400		SWEETWOOD-TRAININ	165.00
TOTAL FOR FUND 02		DEPT. 00			23241.61
TOTAL FOR FUND 02				23241.61	
MAJOR APPLIANCE SERVICE INC	215806	03-30-31100		STOVE REPAIR	138.00
EMERGENCY POWER SOLUTIONS, INC.	9058	03-30-31700		GENERATOR PREVE.M	303.20
PETTY CASH	31490	03-30-33500		LAUNDRY	15.00
A T & T	708 754369004	03-30-33700		MONTHLY SERVICE	16.59

DATE: 04/27/16

wednesday April 27, 2016

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
COMCAST	040116	03-30-33700		MONTHLY SERVICE	81.13
VERIZON WIRELESS	9746759902	03-30-33700		MONTHLY SERVICE	29.09
SUBURBAN LANDSCAPING	104224	03-30-33703		MONTHLY MAINT	365.00
UNIFIRST CORPORATION	062 0174929	03-30-33703		MAT SVC	25.10
PROTECTION ONE ALARM MONITORING, INC.	040316	03-30-33704		MONTHLY SERVICE	62.04
COMCAST	040116	03-30-33900		CABLE/INTERNET	139.70
DAILY SOUTHTOWN	032716	03-30-38901		DAILY SO.TOWN	135.20
TOTAL FOR FUND 03		DEPT. 30			1310.05
EXCEL ELECTRIC INC	119544	03-31-31300		ELECTRICAL MAINT	1553.94
EXCEL ELECTRIC INC	119545	03-31-31300		BASEBALL FIELD LI	1952.02
TOTAL FOR FUND 03		DEPT. 31			3505.96
TOTAL FOR FUND 03				4816.01	
P. F. PETTIBONE & CO	69824	04-00-29601		RETIREE'S BADGE	70.30
JAMES HERR & SONS	99662	04-00-31805		VEHICLE MAINT	22.18
JAMES HERR & SONS	99677	04-00-31805		VEHICLE MAINT	106.00
JAMES HERR & SONS	99678	04-00-31805		VEHICLE MAINT	40.76
WALTON OFFICE SUPPLY	294849-0	04-00-33500		OFFICE SUPPLIES	108.92
WALTON OFFICE SUPPLY	295046-0	04-00-33500		OFFICE SUPPLIES	121.10
A T & T	708754359304	04-00-33700		MONTHLY SERVICE	89.06
VERIZON WIRELESS	9746759902	04-00-33700		MONTHLY SERVICE	543.33
A&R SHARED SERVICES CENTER	T1633228	04-00-33701		MONTHLY FEE	5.00
DEL GALDO LAW GROUP LLC	17764	04-00-34100		LEGAL SERVICES	43.75
LEADSONLINE LLC	236014	04-00-34102		INVESTIGATION SVC	1188.00
GUARANTEED TECHNICAL SERV & CONSULT INC	2013286	04-00-34104		COMPUTER IT	315.00
TROTSKY INVESTIGATIVE POLYGRAPH INC.	STEGER PD 16-01	04-00-34203		POLYGRAPH TESTING	520.00

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
AR50 ARMOR	100614	04-00-37302		ELZA UNIFORMS	102.05
GALLS AN ARAMARK COMPANY	005103024	04-00-37302		BANICKI UNIFORMS	113.28
JCM UNIFORMS	718813	04-00-37302		FARKAS UNIFORMS	610.56
MARLIN BUSINESS BANK	14054537	04-00-37902		TOUGHBOOKS	1034.42
PROSHRED SECURITY	100071699	04-00-38917		SHRED SERVICE	45.00
TOTAL FOR FUND 04		DEPT. 00			5078.71
VERIZON WIRELESS	9746759902	04-02-33700		MONTHLY SERVICE	17.98
TOTAL FOR FUND 04		DEPT. 02			17.98
TOTAL FOR FUND 04					5096.69
REPUBLIC SERVICES #721	0721-005114401	06-00-15900		APRIL 2016 GARBAG	50846.86
MILLERS READY MIX	075634	06-00-31204		PATCHING	410.00
H.D. SUPPLY WATERWORKS LTD	F353151	06-00-31504		MAIN CLAMP	248.57
M&J UNDERGROUND, INC	M16-0127	06-00-31504.01		JET SANITARY SEWE	650.00
M&J UNDERGROUND, INC	M16-0129	06-00-31504.01		MAINT TO MAIN	4498.75
M&J UNDERGROUND, INC	M16-0134	06-00-31504.01		MAIN REPAIR	3059.00
M&J UNDERGROUND, INC	M16-0135	06-00-31504.01		JET SANITARY SEWE	487.50
T.R.L. TIRE SERVICE CORP	13984	06-00-31805		VEHICLE MAINT	40.00
T.R.L. TIRE SERVICE CORP	14085	06-00-31805		VEHICLE MAINT	603.44
COMED	52003 0416	06-00-33100		MONTHLY SERVICE	30.70
COMED	76056 0416	06-00-33100		MONTHLY SERVICE	1001.78
COMED	67036 0416	06-00-33101		MONTHLY SERVICE	1290.26
NICOR GAS	1000 1 0416	06-00-33200		MONTHLY SERVICE	97.33
ALPINE VALLEY WATER, INC.	76379	06-00-33501		DRINKING WATER	20.25
CRETE LUMBER & SUPPLY CO	B107288	06-00-33501		SHOP SUPPLIES	13.33
VERIZON WIRELESS	9746759902	06-00-33700		MONTHLY SERVICE	356.24

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
UNIFIRST CORPORATION	062 0172935	06-00-33800		WEEKLY UNIFORMS	38.29
UNIFIRST CORPORATION	062 0173931	06-00-33800		WEEKLY UNIFORMS	17.55
UNIFIRST CORPORATION	062 0174034	06-00-33800		WEEKLY UNIFORMS	43.38
UNIFIRST CORPORATION	062 0175134	06-00-33800		WEEKLY UNIFORMS	44.91
UNIFIRST CORPORATION	13127	06-00-33800		CREDIT	23.31-
UNIFIRST CORPORATION	159989	06-00-33800		WEEKLY SERVICE	53.03
CINTAS CORPORATION #319	5004876023	06-00-33900		MEDICAL CABINET	45.78
WATER SOLUTIONS UNLIMITED	38709	06-00-33907		FLUOROSILCIC, PHO	4752.20
TOTAL FOR FUND 06		DEPT. 00			68625.84
TOTAL FOR FUND 06				68625.84	
MENARDS - MATTESON	10327	07-00-31100		BUILDING MAINT	247.75
O'REILLY AUTO PARTS	3414-380022	07-00-31805		VEHICLE MAINT	41.97
T.R.L. TIRE SERVICE CORP	13964	07-00-31805		VEHICLE MAINT	80.25
ALPINE VALLEY WATER, INC.	76379	07-00-33501		DRINKING WATER	20.25
FASTENAL COMPANY	ILSTE131150	07-00-33501		SHOP SUPPLIES	14.50
FASTENAL COMPANY	ILSTE131187	07-00-33501		SHOP SUPPLIES	8.25
FASTENAL COMPANY	ILSTE131252	07-00-33501		SHOP SUPPLIES	2.58
UNIFIRST CORPORATION	062 0172935	07-00-33800		WEEKLY UNIFORMS	38.28
UNIFIRST CORPORATION	062 0173931	07-00-33800		WEEKLY UNIFORMS	17.55
UNIFIRST CORPORATION	062 0174034	07-00-33800		WEEKLY UNIFORMS	43.39
UNIFIRST CORPORATION	062 0175134	07-00-33800		WEEKLY UNIFORMS	44.91
UNIFIRST CORPORATION	13127	07-00-33800		CREDIT	23.31-
UNIFIRST CORPORATION	159989	07-00-33800		WEEKLY SERVICE	53.03
CINTAS CORPORATION #319	5004876023	07-00-33900		MEDICAL CABINET	45.78
JOSEPH A SCHUDT & ASSOCIATES	0416154	07-00-34300		PLATS OF DEDICATI	750.00
K-MART #7289	41916 035 13458	07-00-37800		TOOLS/WORK EQUIP	39.99
TOTAL FOR FUND 07		DEPT. 00			1425.17

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
TOTAL FOR FUND 07					1425.17	
IROQUOIS PAVING CORPORATION	150020302	08-00-31200		FINAL PAY ESTIMAT	33151.55	
TOTAL FOR FUND 08					33151.55	DEPT. 00
TOTAL FOR FUND 08					33151.55	
VISION SERVICE PLAN (IL)	MAY 2016	15-00-36901		MONTHLY PREMIUM	570.64	
HUMANA DENTAL	181933161	15-00-36903		MONTHLY PREMIUM	2684.36	
TOTAL FOR FUND 15					3255.00	DEPT. 00
TOTAL FOR FUND 15					3255.00	
HELSEL JEPPELSON ELECTRICAL INC	740769	16-00-33501		SHOP SUPPLIES	113.42	
MENARDS - MATTESON	11310	16-00-33501		SHOP SUPPLIES	17.87	
COMCAST	041016	16-00-33700		FAX SERVICE	51.66	
VERIZON WIRELESS	9746759902	16-00-33700		MONTHLY SERVICE	155.24	
TYCO INTEGRATED SECURITY	26300905	16-00-33704		QUARTERLY SERVICE	170.28	
COMCAST	041016	16-00-33900		INTERNET SERVICE	79.90	
TOTAL FOR FUND 16					588.37	DEPT. 00
TOTAL FOR FUND 16					588.37	
** TOTAL CHECKS TO BE ISSUED					176642.42	
01	CORPORATE				36442.18	
02	FIRE PROTECTION				23241.61	
03	PLAYGROUND/RECREATION				4816.01	
04	POLICE PROTECTION				5096.69	
06	WATER/SEWER FUND				68625.84	



*Tabled
4-18-16*

April 12, 2016

Village of Steger

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

**THE VILLAGE OF STEGER
COOK AND WILL COUNTIES, ILLINOIS**

ORDINANCE NUMBER : 1124

**AN ORDINANCE APPROVING A REAL ESTATE CONTRACT
TO PURCHASE REAL PROPERTY BY AND BETWEEN
AMERICAN ENTERPRISE BANK, OWNER OF RECORD, AND
THE VILLAGE OF STEGER, COOK AND WILL COUNTIES,
ILLINOIS FOR THE FUTURE DEVELOPMENT AND
IMPROVEMENT OF VILLAGE INFRASTRUCTURE**

**KENNETH A. PETERSON, JR., Village President
CARMEN "TORY" RECUPITO, Village Clerk
MICHAEL J. TILTON, Village Administrator**

**LEONARD SKREZYNA, JR.
MICHAEL SAREK
TIM PERCHINSKI
ERNIE LOPEZ JR.
WILLIAM J. JOYCE
RYAN A. BUXTON**

Trustees

AN ORDINANCE APPROVING A REAL ESTATE CONTRACT TO PURCHASE REAL PROPERTY BY AND BETWEEN AMERICAN ENTERPRISE BANK, OWNER OF RECORD, AND THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS FOR THE FUTURE DEVELOPMENT AND IMPROVEMENT OF VILLAGE INFRASTRUCTURE

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

WHEREAS, the Village, pursuant to section 11-76.1-1 of the Illinois Municipal Code, (65 ILCS 5/11-76.1-1) has the power to purchase real property for public purposes; and

WHEREAS, the Village President and Village Board of Trustees, (collectively the "Corporate Authorities") are committed to ensuring that the existing infrastructure within the Village of Steger is maintained in a safe and working manner; and

WHEREAS, the Corporate Authorities recognize the need to acquire real property for the public purposes of providing such infrastructure improvements; and

WHEREAS, in connection with the foregoing, the Village desires to acquire certain real property located at the address commonly known as 16 W. 31st Street, Steger, IL 60475 (the "Property"); and

WHEREAS, in furtherance of the direction of the Village Board to move forward with the purchase of the Property, the Village Prosecutor executed a contract to purchase same which is attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the Corporate Authorities have determined that the Real Estate Contract for purchase of the Property is in the best interests of the Health, Safety and Welfare of the residents of the Village of Steger.

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

Section 1. The above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Real Estate Contract between American Enterprise Bank, Owners of Record, and the Village of Steger, a copy of which is attached hereto and incorporated herein as Exhibit "A," is hereby approved in the form presented to the Village Board.

Section 3. The Corporate Authorities hereby ratify all prior acts that the Village Prosecutor or his designee have undertaken to execute the Real Estate Contract, hereby designate the Village Prosecutor or his designee as authorized signers of the Real Estate Contract, and further direct the Village President, Village Administrator, Village Prosecutor and other Village officials and Officers or their designees to execute all necessary documentation to complete satisfaction of the Real Estate Contract and to take such actions as necessary to carry out the intent and purpose of this Ordinance and Real Estate Contract.

Section 4. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 5. All Ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Adopted this ____ Day of _____, 2016 pursuant to a roll call vote as follows:

TRUSTEE/OFFICIAL	YES	NO	ABSENT
Leonard Skrezyna, Jr.			
Michael Sarek			
Tim Perchinski			
Ernie Lopez Jr.			
William J. Joyce			
Ryan A. Buxton			
Kenneth A. Peterson, Jr., Village President			

APPROVED by the Village President on _____, 2016.

Kenneth A. Peterson, Jr.
Village President

ATTEST:

Carmen "Tory" Recupito
Village Clerk

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
 (CITY) (STATE) (ZIP)
 Buyer: Village of Steger Townhouse
 Address: 3320 Lewis, Steger, Illinois 60475 Condominium
 (CITY) (STATE) (ZIP) 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. 31st 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	\$ 0.00
In the form of (cash), (personal check), (cashier's check) or (Judgment note due _____)	_____
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, and falls 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 Forcible 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 attorney's 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:

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):

Seller shall convey or cause to be conveyed to Buyer title to the premises by a recordable ^{special} ~~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:

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% ^{100%} ~~105%~~ 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:

Seller at his expense, except for condominiums, shall furnish to Buyer a current spotted survey (dated ^{October 8, 2013} ~~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**

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 at 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.~~

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 88-111 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): J. V. Wenzel, 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).

WS

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)

CS

RIDER "A"

(Relative to a certain contract for the purchase of the property located at 16 West 31st 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. Manapat, 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 that 7½% 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 ^{not} publicly traded and there is no readily known individual having greater that a 7½% 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





March 22, 2016

Dear Dave

Per your request, our quotation follows for a GymGuard gym floor cover according to your dimensions of 80' x 95'.

This quote accounts for an overlap of 6"-12" for each section. Our covers are made in 10' wide sections for easy handling. I would be happy to send samples of the fabrics and help you decide which weight is most suitable for your needs.

Quantity: 9 sections of 10' x 95'
= 8,550 Total Sq. Ft.

Cover Pricing:

32oz. GymGuard Standard or Plus (17 yr warranty)	@ \$0.95/sq ft= \$8,122.50
27oz. GymGuard Standard or Plus (15 yr warranty)	@ \$0.89/sq ft= \$7,609.50
22oz. GymGuard (10 yr warranty)	@ \$0.73/sq ft= \$6,241.50
18oz. GymGuard (8 yr warranty)	@ \$0.60/sq ft= \$5,130.00

Optional Extras:

Quantity of 1- 10 Roller Mobile Storage Rack	\$1,974.00
Quantity of 1- Case of GymGuard Tape	\$6.35/roll
Quantity of 1- Hand Held Tape Dispenser	\$26.00
Quantity of 1- Walk Behind Tape Dispenser	\$239.00 (free with 2 cases of tape)
Quantity of 1- Cleaning Brush Assembly	\$450.00
Quantity of 1- Electric Power Winder	\$634.00
Quantity of 1- Storage Rack Cover	\$196.00
TuffPrint™ Lettering/Logo Optional on Rack Cover	White=\$229.00 Non-white/multi-color =\$249.00

CoverSports will pay the freight charges to your facility on all orders that exceed \$8,000.00. We can ship within 2 weeks after receipt of your order or per your requirements. Please let us know beforehand if you have any special requirements in terms of unloading the shipment. The storage racks (assembly required) are packed in crates and weigh between 600 and 800 pounds. The dimensions of the crate are 14"H x 42"W x 13'6"L.

GymGuard covers are folded and palletized and typically weigh between 600 and 1,000 pounds per pallet. The customer will be responsible for request for inside delivery. Call for a quote if these services are needed. Please be advised that if storage racks are ordered, these are too large to fit on to a lift gate and cannot be delivered inside by the driver. Call for advice as to how to unload them from the truck if you don't have a loading dock.

Please send me your mailing address and I will forward a catalog with floor cover samples and other products that may be of interest to you: gym wall pads and mats. Thanks again for contacting Humphrys-CoverSports!

Michael Rosenzweig
Humphrys-CoverSports - 135 years of customer satisfaction
800-445-6680 (phone)
215-724-8706 (fax)
www.coversports.com

COVERMASTER™

AHEAD OF THE GAME

Quotation

Acct. No.	Quote Date	Quotation #
C-10749802	2016-3-16	Q-069048

Covermaster, Inc.

100 Westmore Dr., 11D, Rexdale, ON M9V 5C3
 TOLL FREE: 1-800-387-5808
 TEL: +1-416-745-1811 FAX: +1-416-742-6837
 WEB: www.covermaster.com
 EMAIL: info@covermaster.com

Bill To	Ship To
Village of Steger 3501 Hopkins Avenue Steger IL 60475	Village of Steger 3501 Hopkins Avenue Steger IL 60475

Valid to	Regional Rep	Terms	FOB	Currency	Delivery
2016-4-15	Gerry Hackett	TBD	Ex Works	US Dollar	4-6 Wks

QTY	Unit	Description	Sizing	Price
7,600	sf	ULTIMA SERIES COVERS & COVERMATE II Ultima 5000 - Gym Floor Cover - Standard Colors	8 sections at 10ft wide x 95ft long	9,500.00
7,600	sf	Ultima 4000 - Gym Floor Cover - Standard Colors	8 sections at 10ft wide x 95ft long	7,220.00
7,600	sf	Ultima 3000 - Gym Floor Cover - Standard Colors	8 sections at 10ft wide x 95ft long	6,156.00
1	ca	Ultima Series CoverMate II - 8 Roller Model		2,820.00
1	ca	Ultima Series CoverClean - Dual Brush System		625.00
MASTER SERIES COVERS & COVERMATE I				
7,600	sf	Master 3200 - Gym Floor Cover	8 sections at 10ft wide x 95ft long	6,536.00
7,600	sf	Master 2700 - Gym Floor Cover	8 sections at 10ft wide x 95ft long	6,232.00
7,600	sf	Master 2200 - Gym Floor Cover	8 sections at 10ft wide x 95ft long	5,016.00
7,600	sf	Master 1800 - Gym Floor Cover	8 sections at 10ft wide x 95ft long	4,180.00
7,600	sf	Master 1300 - Gym Floor Cover	8 sections at 10ft wide x 95ft long	3,268.00
7,600	sf	Master 600 - Gym Floor Cover	8 sections at 10ft wide x 95ft long	2,356.00
1	ca	Master Series Premium CoverMate - 8 Roller Model - White - Base Model		1,780.00
1	ca	Master Series CoverClean - Single Brush System		470.00
UNIVERSAL OPTIONAL ACCESSORIES				
1	ca	PowerMate 500 Heavy Duty Winder - 110 Volt (Recommended for Covers over 2,500lbs/1,140kg)		1,400.00
1	ca	PowerMate Winder - 115 Volt		799.00
1	ca	CoverMate Storage Cover		245.00
1	ca	CleanMate Anti-Static Cleaner		205.00
1	ca	TapeMate - Walk-Behind Dispenser		235.00
1	ca	Carton of Seaming Tape - 16 Rolls @ 3" x 36yds		190.00
The above pricing DOES NOT include shipping and handling charges. Please contact us for details on these charges. Your order will be delivered via TRANSPORT TRUCK. If you DO NOT have a loading dock, please contact us for special delivery requirements and charges.				

8 Sections each 10' x 95', installed with a 3-4" overlap will cover a 78' x 95' floor. The Covermaster system is shipped knocked down and off-loading and assembly is required. Please contact us for more details.

GOPHER

Phone: 1-800-533-0446 Fax: 1-800-451-4855
Online: www.gophersport.com

Quote

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Quote Number: 337076 Quote Date: 16-MAR-16 Expire Date: 14-JUN-16 Sales Representative: Josh Schultz JoshSchultz@GopherSport.com Tel: 855.500.2752 Fax: 507.446.2278	Account Number: 1145171 Contact Name: Dave Toepper Email Address: dtoepper@villageofsteger.org Shipping Address: Village of Steger 3501 Hopkins STEGER, IL 60475 Billing Address: Village of Steger 3501 Hopkins STEGER, IL 60475
--	--

ITEM NO	QTY REQUESTED	QTY AVAILABLE	EST SHIP DATE	ITEM DESCRIPTION	UNIT PRICE	EXTENDED PRICE
94-104	1	Ships From Mfgr	04/05/2016	GymGuard Floor Protection System - Mobile 6-Roller Storage Rack	\$2,369.00	\$2,369.00
94-106	1	Ships From Mfgr	04/11/2016	GymGuard Floor Protection System - 22 oz Cover Will need the area of the floor you wish to cover to complete the quote.	\$0.95	\$0.95
Sub Total:						\$2,369.95
* Estimated Tax Total:						\$0.00
Shipping, Handling & Processing:						\$237.00
Total:						\$2,606.95

* Tax Total is an estimate. Complete amount due for this purchase would be reflected on your invoice.

The quantity available shown is as of the time this quote was prepared. Inventory levels change hourly based on incoming orders. Please place your order quickly to ensure fast shipment of your product(s).

Thank you for choosing Gopher® !

If you have any questions about your quote or would like to place an order, please contact me at JoshSchultz@GopherSport.com or by phone at 855.500.2752.



Unconditional 100% Satisfaction Guarantee

If you are not satisfied with any Gopher® purchase for any reason at any time, contact us and we will replace the product, credit your account, or refund the purchase price.

No restocking fees. No hassles. No kidding.

GYMNASIUM / GYM FLOOR PROTECTION PRODUCT CATALOG



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Members of:



COVERMASTER® ... AHEAD OF THE GAME

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We Gladly Accept:



Purchase Orders:

Purchase orders are accepted on Net 30 day terms on approved credit. Government funded customers (i.e. public schools, colleges, universities, cities, states, federal departments and military (GSA Contract)) are eligible to receive credit terms. Private organizations and individuals can prepay by check or credit card. Credit terms for new or existing customers can be requested by completing a credit application, which must be verified and approved by COVERMASTER® prior to order production and release.

See covermaster.com for Warranty Details and Terms & Conditions

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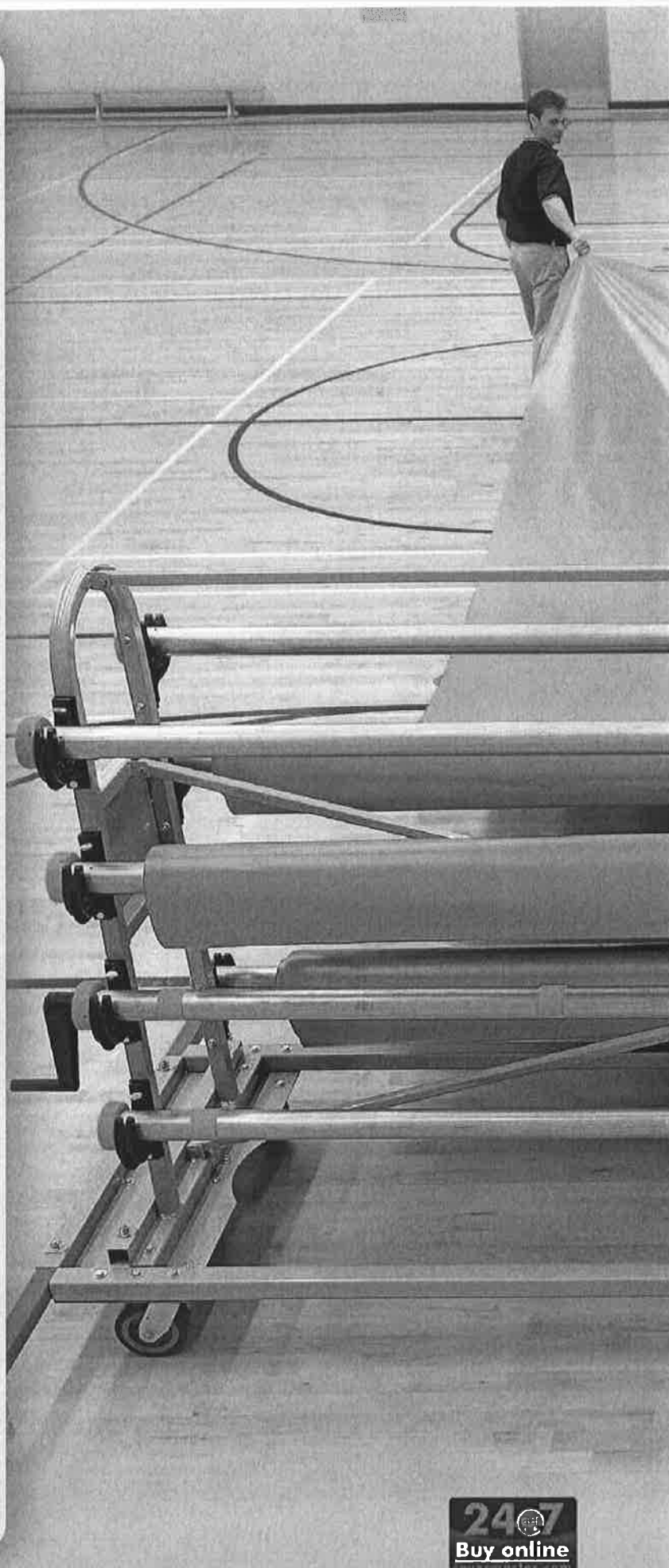
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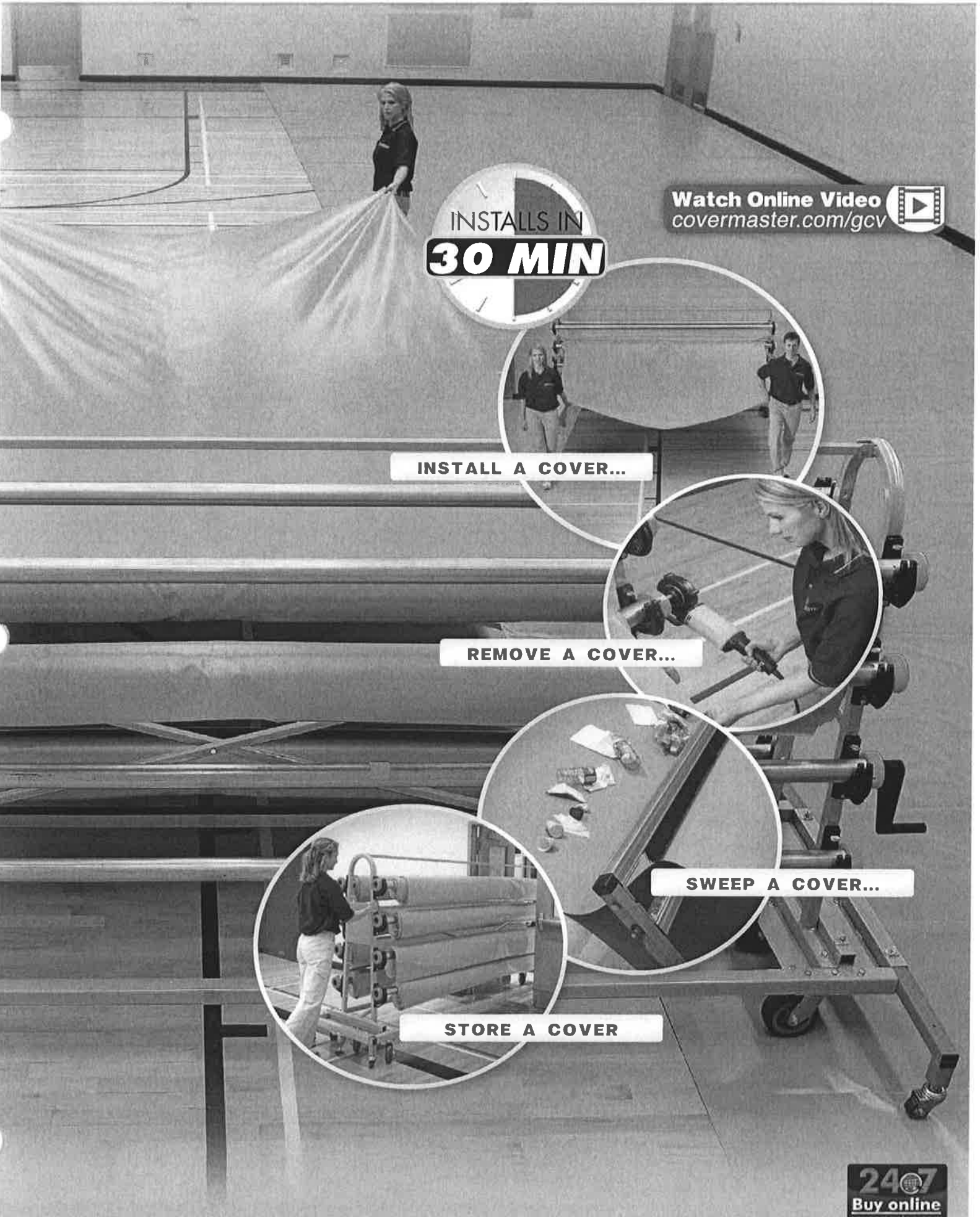
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REMOVE A COVER...



SWEEP A COVER...



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ULTIMA SERIES GYM FLOOR COVERS

Distinctly Superior Gym Floor Covers

ULTIMA SERIES

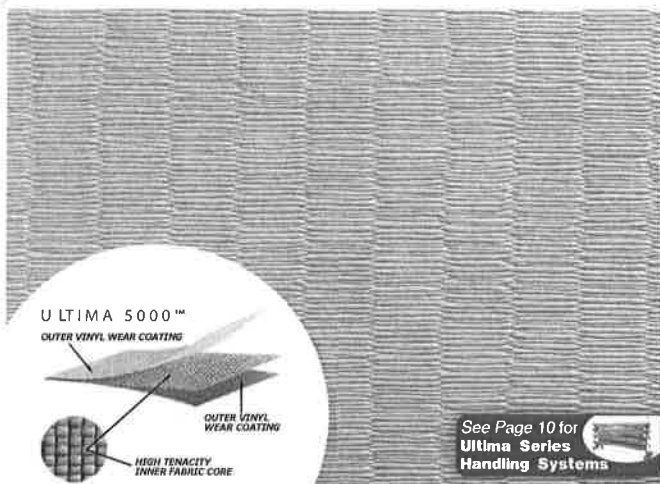
COVERMASTER Ultima Series covers are manufactured using the *knife/spread coating process*. Knife/spread coating literally coats the woven polyester core with liquid polymer to produce various weights of covers, depending on the amount of polymer. The knife applies the polymer under pressure thereby fully saturating the core's weave to produce a single, totally integrated material after cooling. Because the coating cannot separate from the core, knife/spread coated materials are more durable and maintain their appearance, even under frequent use.

While some companies simply offer covers by weight, we believe that better surface protection means better performance. That is why our Ultima Series far exceeds any other cover available. *Made from the highest quality chemical components*, the **Ultima Series Gym Floor Covers** are safer and more durable than a 3-ply laminated or extruded fabric. In terms of chemistry, the compound consists of: more permanent plasticizers for greater compound performance; the highest performing lightfast pigment for superior color stability; quality resins for a stronger performing polymer compound; and required additives for flame and anti fungal resistance.

Additionally, we finish each Ultima Series cover with its own *unique certified ADA compliant anti-slip decorative pattern*. Not only does this create a safer surface to walk on for all patrons, but it also enhances the appearance of any room. While competitive models are simply standard tarps that look as such, the Ultima Series covers create an elegant setting for any event.

No other company puts as much research, time and effort into creating better Gym Floor Covers than Covermaster. The result of this effort is the Ultima Series.

ULTIMA 5000™



A HEAVY DUTY, EXTRA THICK, EXCLUSIVE **RIPPLE PATTERN, SLIP RESISTANT COVER**

- High wearing, decorative, ripple patterned top surface
- Thick outer wear coatings
- Superior tear resistance
- Can be used either side up
- Designed for high frequency use
- Suitable for any event
- In single or dual color combinations
- **ADA compliant, anti-slip friction co-efficient rating of 1.80**

For the ultimate in protection, COVERMASTER offers ULTIMA 5000™. It's our thickest, most durable cover with a slip resistant surface. This superior model offers incomparable protection against possible damage from high heels, chairs, table legs and other abrasive items. One touch and you'll be convinced. Nothing else compares.

THREE STANDARD DUAL COLOR COMBINATIONS*



OPTIONAL COLORS FOR SINGLE AND DUAL COLOR COMBINATIONS*



Note: Due to limitations in printing and material dyes, the colors shown may vary slightly from actual cover

**In addition to the above shown colors, a custom color matching service to coordinate colors with any decor is readily available. Please ask for details and minimum order quantities for optional and custom colors.*

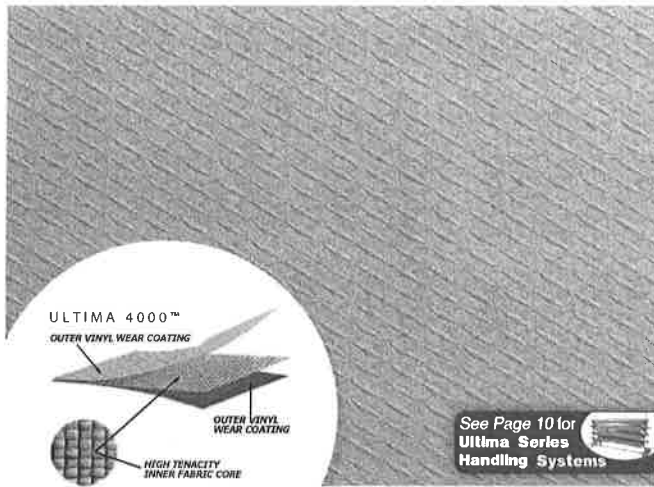
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ULTIMA SERIES GYM FLOOR COVERS

Distinctly Superior Gym Floor Covers

ULTIMA 4000™



A HEAVYWEIGHT, EXCLUSIVE **DIAMOND TREAD-PLATE PATTERN**, SLIP RESISTANT COVER

- Diamond tread-plate pattern, anti-slip top surface
- Can be used either side up
- Designed for high frequency use
- Suitable for any event
- In single or dual color combinations
- **ADA compliant, anti-slip friction co-efficient rating of 0.61**

This cover will guard against the rigors of heavy traffic events. Tables, chairs, even stage and sound setups are a matter of course. The desert sand side, with its anti-slip, diamond tread-plate pattern, is best for graduations and commencements, when decor is more important. The darker side is ideal for dances and concerts.

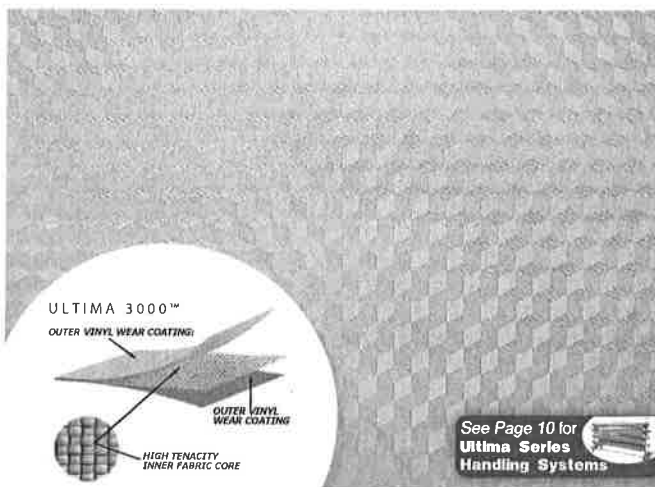
THREE STANDARD DUAL COLOR COMBINATIONS*



OPTIONAL COLORS FOR SINGLE AND DUAL COLOR COMBINATIONS*



ULTIMA 3000™

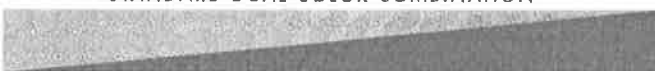


A DELUXE, HIGHLY DECORATIVE, EXCLUSIVE **HOLOGRAPHIC CUBE PATTERN**, SLIP RESISTANT COVER

- Exclusive decorative, holographic cube pattern, anti-slip top surface
- Value priced
- Can be used either side up
- Designed for high frequency use
- **ADA compliant, anti-slip friction co-efficient rating of 0.66**

The twilight gold, holographic cube pattern, slip resistant surface is perfect for more formal occasions because it will give your gym a striking decorative look unlike any other cover. The dark grey side is perfect for any heavy duty event. Strong and durable, the cover meets all requirements to convert a gym for multipurpose use and will stand up to repeated use for years to come.

STANDARD DUAL COLOR COMBINATION



Twilight Gold & Dark Grey*



Note: Due to limitations in printing and material dyes, the colors shown may vary slightly from actual cover

*In addition to the above shown colors, a custom color matching service to coordinate colors with any decor is readily available. Please ask for details and minimum order quantities for optional and custom colors.

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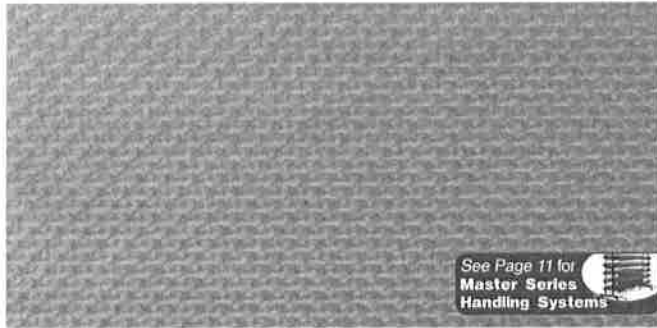
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MASTER SERIES GYM FLOOR COVERS

Top-of-the-Line, Industry Standard Covers

MASTER 3200™

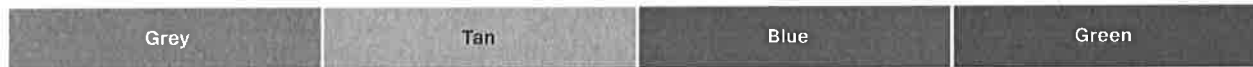
A HEAVY DUTY, 32 OZ. COVER IN A SINGLE COLOR



- Use either side up
- Designed for repeated, heavy duty use
- Suitable for all events

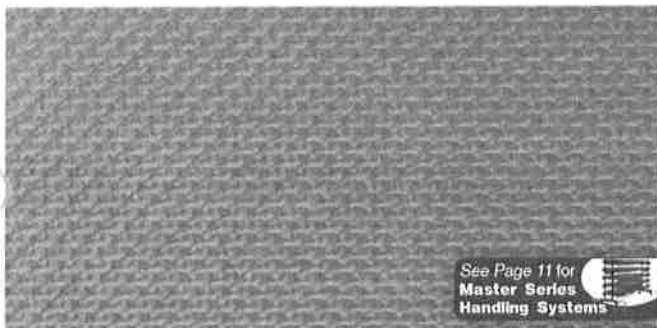
This ultra durable, 3-ply gym floor cover is our industry standard, heavy duty model. As such, it is suitable for almost any type of special event such as shows, exhibitions or school dance set-ups, including most staging. The MASTER 3200™ is suitable for use with either side up and can be relied upon for years of regular service in any gym or fieldhouse.

FOUR STANDARD COLORS - Same Color on Both Sides*



MASTER 2700™

A HEAVIER WEIGHT, 27 OZ. COVER IN A SINGLE COLOR



- Use either side up
- Designed for repeated use
- Suitable for all events

This ultra durable, 3-ply gym floor cover combines strength with real economy. Yet it's tough enough and durable enough to be used with tables and chairs at most non-athletic events.

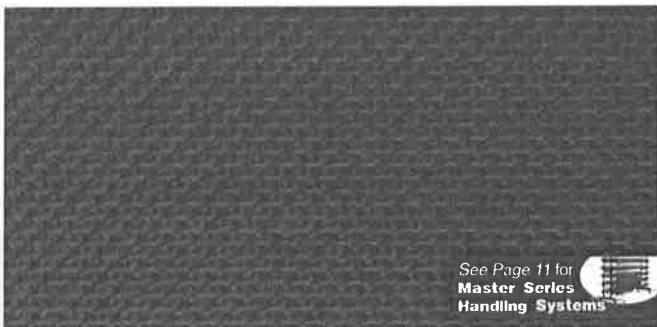
The master 2700™ can be used with either side up and, even with repeated use, will provide excellent protection for many years.

FOUR STANDARD COLORS - Same Color on Both Sides*



MASTER 2200™

A MEDIUM WEIGHT, 22 OZ. COVER IN A SINGLE COLOR



- Use either side up
- Designed for frequent use
- Suitable for most events

This durable, 3-ply fabric is manufactured with a reinforcing polyester core and an even coating of PVC on both sides. With seams as strong as the cover itself, it will provide many years of dependable service for facilities that require more frequent use.

FOUR STANDARD COLORS - Same Color on Both Sides*



**Due to limitations in printing and material dyes, the colors shown may vary slightly from actual cover*

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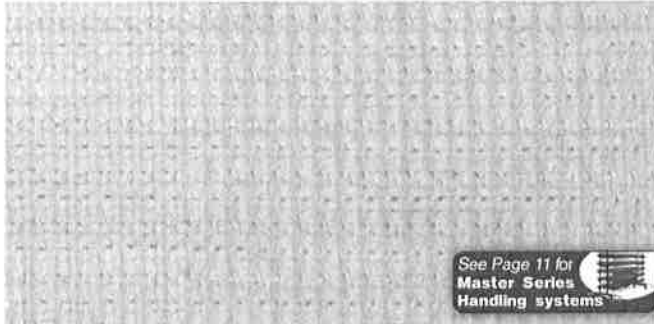


MASTER SERIES GYM FLOOR COVERS

Top-of-the-Line, Industry Standard Covers

MASTER 1800™

A REGULAR WEIGHT 18 OZ. COVER IN A SINGLE COLOR

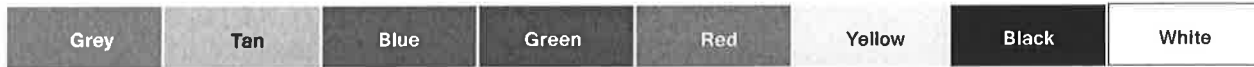


See Page 11 for Master Series Handling systems

- Use either side up
- Designed for regular use
- Suitable for most events

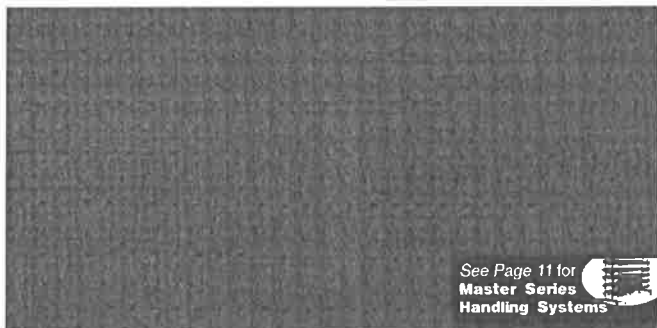
This versatile cover is made of a slightly lighter fabric but still in a 3-ply formulation of a polyester core and PVC coating on both sides. With its economical pricing, it will provide good protection for facilities with modest budgets but regular use demands.

EIGHT STANDARD COLORS - Same Color on Both Sides*



MASTER 1300™

A LIGHTER WEIGHT 13 OZ. COVER IN A SINGLE COLOR



See Page 11 for Master Series Handling Systems

- Use either side up
- Designed for periodic use
- Suitable for many events

Available in a range of single colors, this 3-ply cover will provide economical protection for your gym floor.

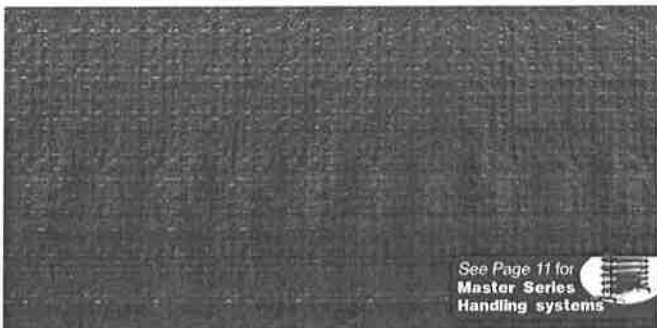
The Master 1300 is ideal for those facilities with less regular use.

EIGHT STANDARD COLORS - Same Color on Both Sides*



MASTER 600™

A LIGHT WEIGHT 6 OZ. COVER IN A DUAL COLOR



See Page 11 for Master Series Handling systems

- Use either side up
- Designed for minimal use

Available in a blue/green color combination, this cover is ideal for lower budget applications or where use is expected to be minimal.

STANDARD DUAL COLOR COMBINATION*



*Due to limitations in printing and material dyes, the colors shown may vary slightly from actual cover

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PLATINUM CARPET SERIES

For Those Special Events When Only Carpet Will Do

PLATINUM COVERTILE™ CARPET

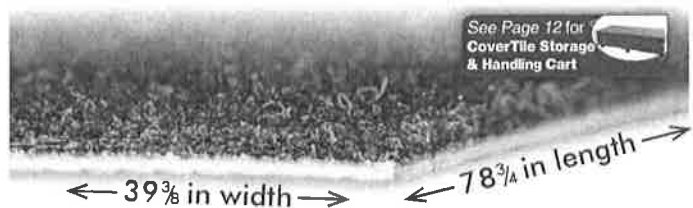
To protect your gym floor from damage during non-athletic events such as banquets and dances, Covermaster introduces **PLATINUM COVERTILE™**. Constructed of heavy-duty fiber and Polyolefin Plus backing, these thick protective tiles feature a sturdy rolled PVC backing that assures tiles lay flat throughout the years of events and activities.

The **39³/₈ in x 78³/₄ in TILES** make installation, removal and storage an easy task for staff.

This high-performance, portable floor cover system incorporates easy alignment, quick installation and reduced storage requirements. Unique features include non-marking Polyolefin Plus backing, highly stain resistant surface and excellent sound absorption.

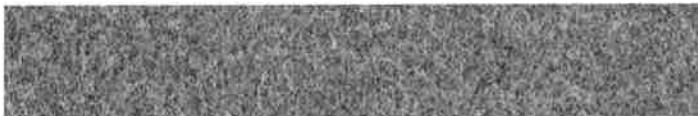
FEATURES AND BENEFITS

- Giant-sized tiles protect gym floors while providing a multi-purpose temporary flooring
- Long-lasting colors, attractive appearance
- Superior tear resistance
- Polyolefin Plus backing protects gym floor
- Lightweight and easy to handle: quick set up and breakdown
- High-quality fiber and backing: fully recyclable
- Custom designed storage/handling cart (See page 12)

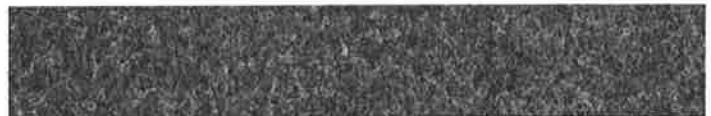


PLATINUM COVERTILE™ is comprised of Polyolefin Plus backing and 100% Polypropylene yarn surface for optimum protection and performance.

COLORS*



Grey



Blue



Northwest Florida State College Community Service Complex makes the most of this system and their available space by using **PLATINUM COVERTILE™** on top of their gym floor. This provides for an emergency service area for the community, as well as hosting events such as graduations.

**Due to limitations in printing and material dyes, the colors shown may vary slightly from actual cover*



PLATINUM CARPET SERIES

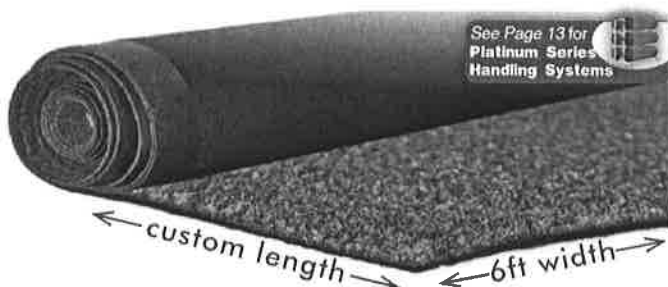
For Those Special Events When Only Carpet Will Do

PLATINUM EASYROLL® CARPET

PLATINUM EASYROLL® CARPET is a premium, rollable floor covering specifically designed to protect gymnasium floors from damage while being used in non-athletic events. Supplied in custom made **6ft WIDE ROLLS**, it can be quickly installed & removed using the Platinum Series COVERMATE System.

FEATURES AND BENEFITS

- *PLATINUM EASYROLL® CARPET is a specially designed, multi-layered carpet that lays flat on the floor, eliminating trip hazards.*
- *It's 1/4" thick, providing a cushion against chairs, staging and high heel damage.*
- *Acts as an acoustical barrier for large, open areas.*
- *It is easy to clean and maintain by the end user or it can be professionally cleaned.*
- *Stain resistant surface - easy to vacuum clean*
- *PLATINUM EASYROLL® CARPET sections are easily rolled out and connected with it's exclusive SecureLap seam system.*



PLATINUM EASYROLL® CARPET tile is comprised of a wood surface friendly bottom fiber, a non-porous inner liner and a 100% Polypropylene yarn surface, for optimum protection and performance.

COLORS*



Grey



Taupe



BEFORE



AFTER



Made from recycled content

**Due to limitations in printing and material dyes, the colors shown may vary slightly from actual cover*



ULTIMA SERIES HANDLING SYSTEM

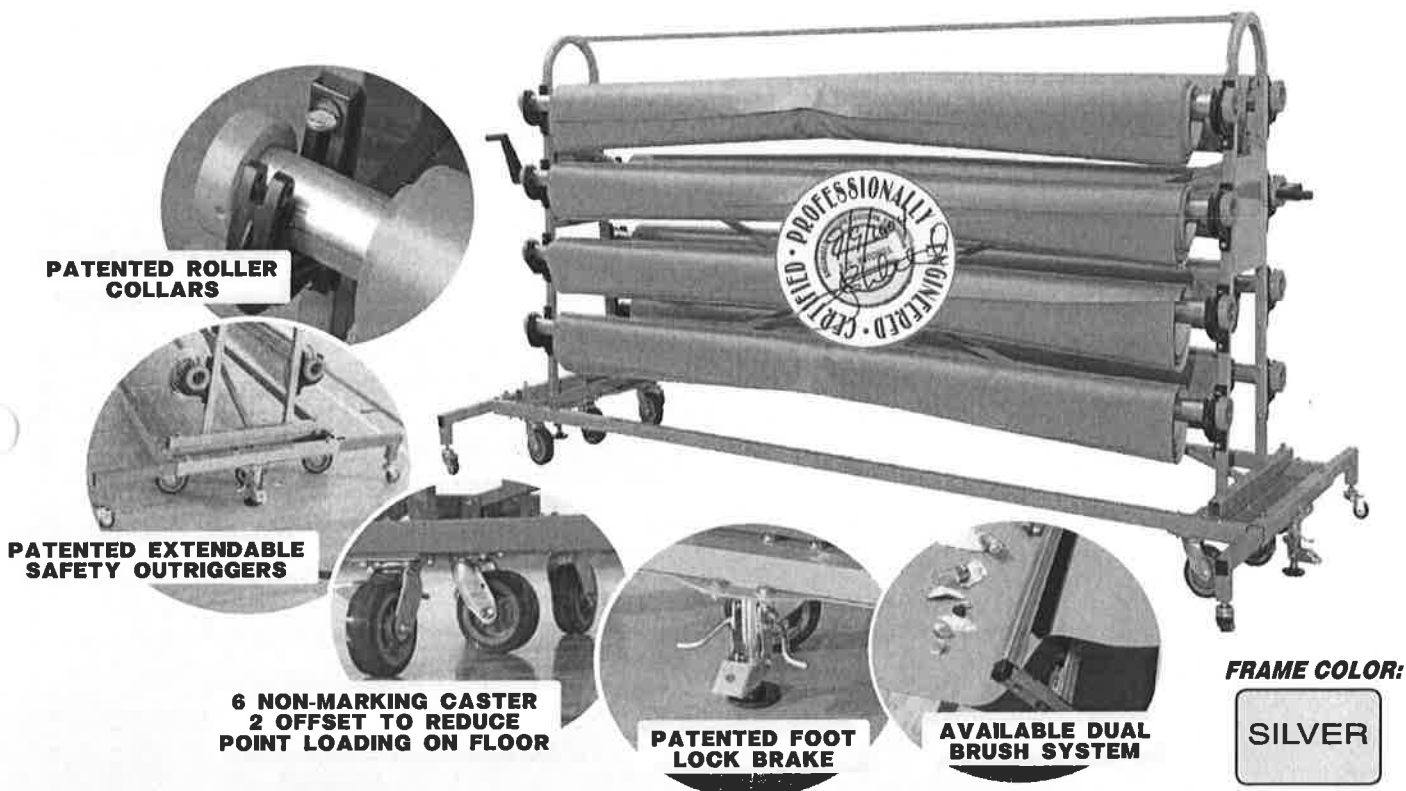
Covermaster's Gym Floor Cover Handling System

ULTIMA SERIES COVERMATE™

Gym Floor Cover Handling Made EASIER & SAFER

THE ULTIMA SERIES COVERMATE™.

With its many new floor cover handling and safety aspects, COVERMATE™ incorporates leading edge design that makes it the easiest-to-use cover installation, removal and storage system. Ease of handling and safety were central to its development. Thanks to professional engineering and the use of premium, stronger components, COVERMATE™ lifts gym floor cover handling to a whole new level of safety, convenience and durability.



▶ STANDARD FEATURES:

- Certified Professionally Engineered & Designed for Safety
 - 5400 lbs Load Capacity
 - Extendable Safety Outriggers
 - 1-1/2" / 2" Tubular Steel Framing
 - Patented Safety Roller Collars
 - Frame Mounted Foot Locking Brake System
 - 6 Casters / 2 Offset to Reduce Floor Point Loading
- Exclusive SILVER Powder Coated Frame
- 2 Polycarbonate Hand Cranks for Easy Handling

▶ AVAILABLE ACCESSORIES:

- Ultima Series CoverClean™ Patented Dual Brush System - Sweeps Both Sides of the Cover at the Same Time
- PowerMate™ Winder
- COVERMATE™ Storage Cover

(See Page 15 for Details)

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MASTER SERIES HANDLING SYSTEM

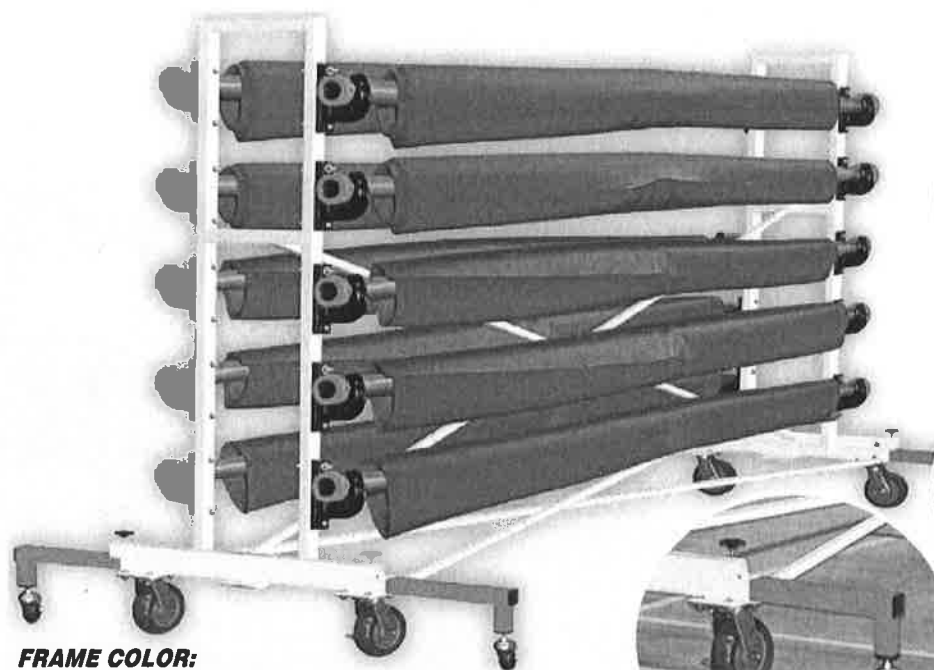
Covermaster's Gym Floor Cover Handling System

MASTER SERIES PREMIUM COVERMATE™

Gym Floor Cover Handling Made EASIER & SAFER, on a BUDGET

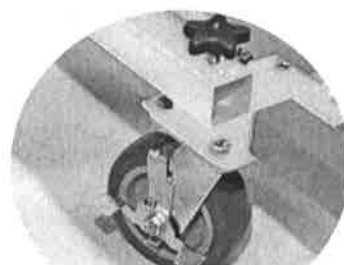
THE MASTER SERIES PREMIUM COVERMATE™

This unique Mobile Storage Rack System for handling and storing Gym Floor Covers was designed with budget conscious facility managers in mind, Covermaster has taken many of the best features of our industry LEADING ULTIMA SERIES COVERMATE™ and incorporated them into this new Mobile Storage Rack. Designed to be sturdier with a higher load capacity than other competitor's premier racks, the Master Series Premium COVERMATE™ is more economical and saves your budget money.

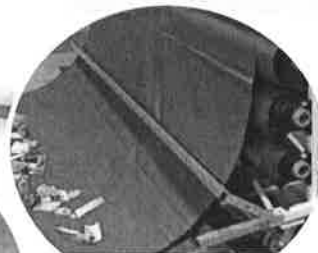


FRAME COLOR:

WHITE



CASTER MOUNTED BRAKE



AVAILABLE SINGLE BRUSH SYSTEM



PATENTED EXTENDABLE SAFETY OUTRIGGERS

▶ STANDARD FEATURES:

- 3600 lbs Load Capacity
- Extendable Safety Outriggers
- 1-1/2" Tubular Steel Framing
- Patented Safety Roller Collars
- Caster Mounted Brake System
- 4 Casters
- Exclusive WHITE Powder Coated Frame
- 2 Polycarbonate Hand Cranks for Easy Handling

▶ OPTIONAL FEATURES:

- 6 Casters
- Frame Mounted Foot Locking Brake System

▶ AVAILABLE ACCESSORIES:

- Master Series CoverClean™ Single Brush System
- PowerMate™ Winder
- COVERMATE™ Storage Cover

(See Page 15 for Details)

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PLATINUM SERIES HANDLING SYSTEMS

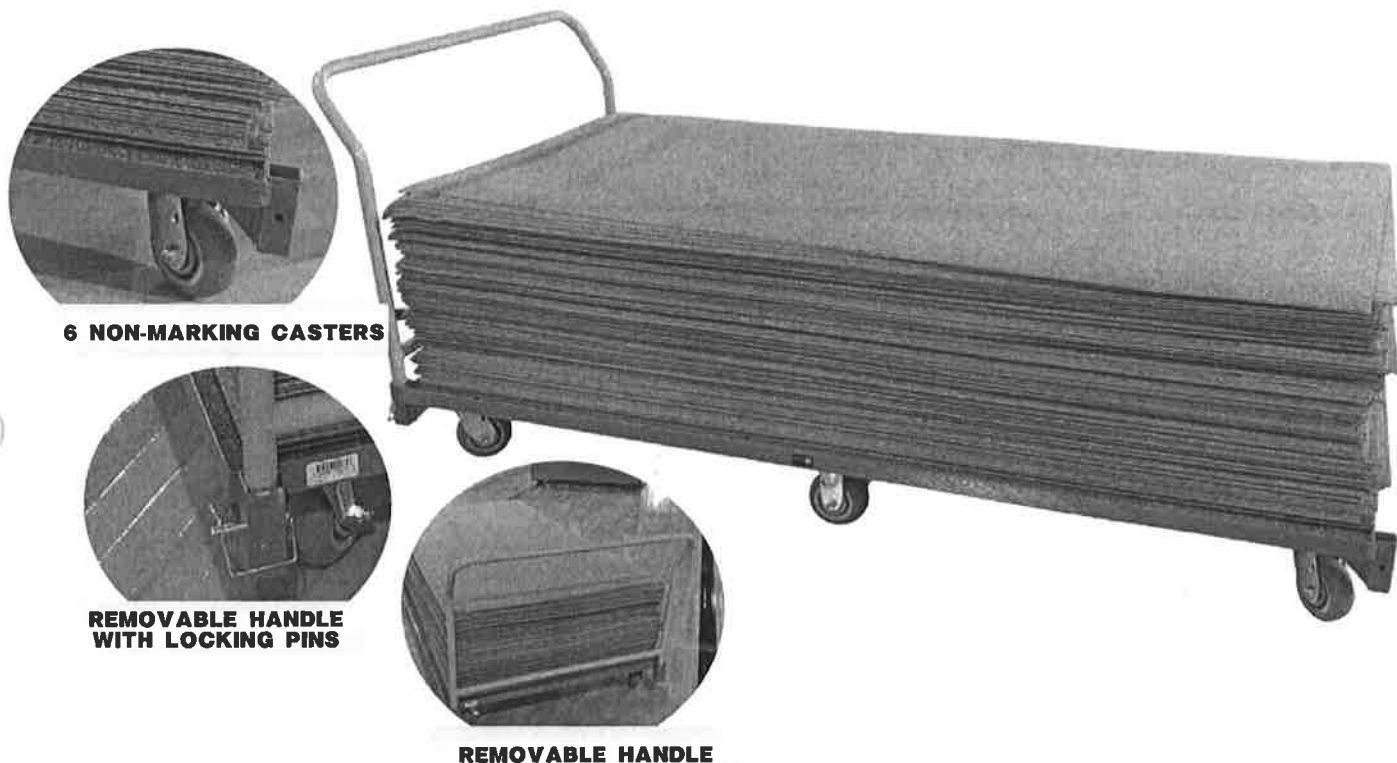
Covermaster's Carpet Tile Handling Cart

PLATINUM SERIES COVERTILE™ STORAGE & HANDLING CART

Platinum Carpet Tiles Handling Made EASIER & SAFER

PLATINUM SERIES COVERTILE™ STORAGE & HANDLING CART

For ease of storage and handling, we offer a Transport Cart. The cart measures 43in wide x 80in long, with a 1/4" lip. Constructed of a steel frame, it features a carpeted plywood platform. Included are 5in casters and a 29in removable handle. Capacity is 950 lbs., or approximately 60-70 CoverTiles.



▶ STANDARD FEATURES:

- Removable Handle with Safety Locking Pin
- 6 Non-Marking Casters:
 - 4 Corner Swivel Casters
 - 2 Fixed casters in the middle
- Carpeted Steel Deck Surface

▶ CAPACITY:

- Capacity of approximately 60-70 CoverTiles



PLATINUM SERIES HANDLING SYSTEMS

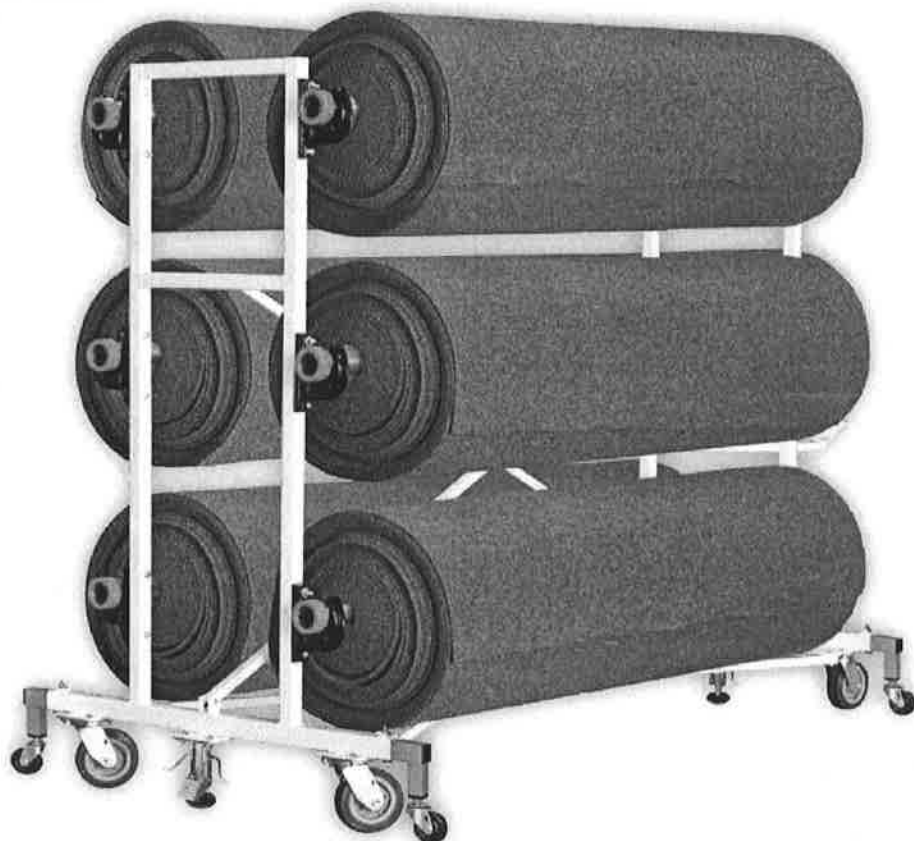
Covermaster's Carpet Handling System

PLATINUM SERIES COVERMATE™

Platinum EasyRoll Handling Made EASIER & SAFER

THE PLATINUM SERIES COVERMATE™

This storage and handling system was designed to bring the ease of handling of our COVERMATE Gym Floor Cover Handling Systems to our Platinum EasyRoll Carpet Series. With its unique floor mounted brakes, safety outriggers and smooth turning rollers, the Platinum Series COVERMATE makes it quick and easy to convert your gym into a carpeted event center.



4 NON-MARKING CASTERS



FRAME MOUNTED FOOT LOCKING BRAKE SYSTEM

FRAME COLOR:

WHITE

▶ STANDARD FEATURES:

- 3600 lbs Load Capacity
- Extendable Safety Outriggers
- 1-1/2" Tubular Steel Framing
- Patented Safety Roller Collars
- Frame Mounted Brake System
- 4 Casters
- Exclusive WHITE Powder Coated Frame
- 2 Polycarbonate Hand Cranks for Easy Handling

▶ AVAILABLE ACCESSORIES:

- PowerMate™ Winder
- COVERMATE™ Storage Cover

(See Page 15 for Details)

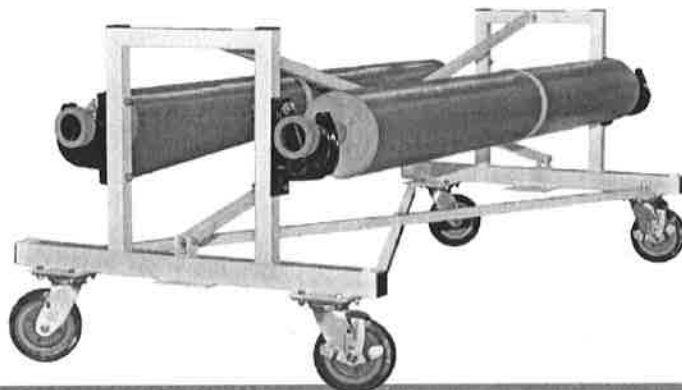


GYM FLOOR RUNNERS

Get your Floors Ready for Game Time

GYM FLOOR RUNNERS™

We are now proud to offer our **GYM FLOOR RUNNER PRODUCTS™** to help protect and support your game time use of your gymnasium floor surface. Use Covermaster's Gym Floor Runners™ to help create safe protective paths in the player bench, spectator and surrounding areas. These covers provide a barrier against damage caused by chairs, bench setups, shoes and additional pedestrian traffic when games are being played on your surface. They will significantly reduce the amount of damage to your gym floor and will help to minimize annual maintenance costs and provide a long term benefit to your facility. Covermaster brings you over 40 years of sports surface protection and floor mat experience and can offer to you the most comprehensive selection of high quality gym floor runner and handling systems.



GYM FLOOR RUNNER STORAGE RACK

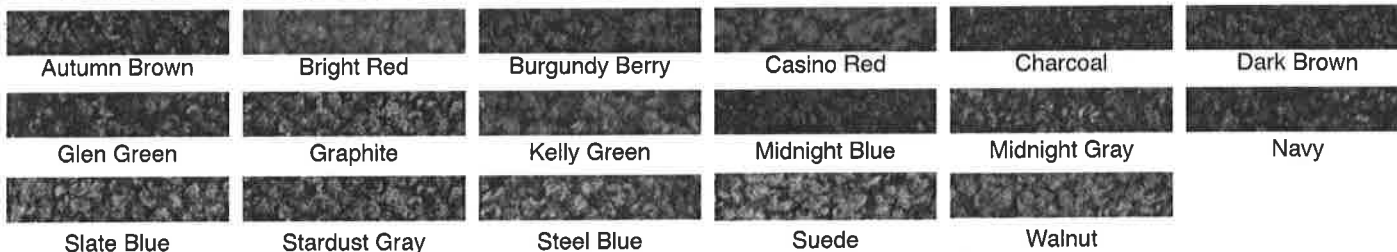
TYPES OF FLOOR RUNNERS:

Carpet Roll or Vinyl Rolls (Heavy Weight, Medium Weight and Light Weight)

AVAILABLE ROLL SIZE

- **Carpet:** 3ft, 4ft and 6ft widths by various lengths
- **Vinyl:** 5ft width x 105ft length

AVAILABLE CARPET COLORS* (Many Vinyl Colors Available)



**Due to limitations in printing and material dyes, the colors shown may vary slightly from actual cover*

GYM FLOOR COVER ACCESSORIES

Wide Range of Accessory Items to facilitate Handling & Maintenance

ACCESSORIES

▶ ULTIMA SERIES COVERCLEAN™ PATENTED DUAL BRUSH ASSEMBLY

- Reduces manual sweeping of cover
- Saves time and labor
- Sweeps cover on both sides simultaneously as it is rolled up for storage
- Custom fit to Ultima Series COVERMATE™



▶ MASTER SERIES COVERCLEAN™ SINGLE BRUSH ASSEMBLY

- Reduces manual sweeping of cover
- Saves time and labor
- Sweeps cover on top side as it is rolled up for storage
- Fits all Master Series Premium COVERMATE™ models



▶ POWERMATE™ WINDER

- Power assists in rolling up cover sections
- Eliminates hand cranking of cover
- Forward/reverse switch
- Makes an easy job even easier
- Lighter, more compact design
- Storage/carrying case included



Models Available*:

- Model 300 - Standard
- Model 500 - Heavy Duty (recommended for covers over 2500 lbs)

*Available in 110 or 220 Volt

▶ WALK-BEHIND TAPEMATE™

- A practical, easy-to-use, walk-behind tape dispenser
- Made of heavy gauge steel
- Front wheel applies tape as you walk it along
- Ergonomically designed
- Handle adjusts to person's height
- Applies tape more quickly and easily than by hand
- Drop-in-place tape support for fast roll changeover



▶ HAND-HELD TAPE DISPENSER

A heavy duty model that stands up to frequent use. The special, ergonomic handle allows a steady grip to facilitate continuous application of the tape more easily and the heavy gauge frame will not twist under pressure. New rolls load quickly.



▶ COVERTAPE SEAMING TAPE

This extra strength, transparent COVERTAPE™ is made of a special formulated material that makes it easy to apply on the cover and easy to remove after the event. It leaves no sticky residue. Use of tape on overlapping cover sections is recommended to reduce the risk of tripping and to minimize spilled liquids from reaching the hardwood floor.



▶ COVERMATE™ STORAGE COVER

This attractive storage cover keeps your COVERMATE™ system and the gym floor cover clean and ready for the next event. It also discourages unauthorized use and reduces the need for cleaning.



AVAILABLE WITH OR WITHOUT GRAPHICS

24/7
Buy online
covermaster.com

GYM WALL PADDING

Provides a Safety Environment / Enhances Facility Appearance

GYM WALL PADDING

Covermaster's **PROTECTIVE PADDING PRODUCTS** are important elements of the safety environment of gymnasiums, student activity areas, wrestling rooms or anywhere there is potential for participant injury due to wall collision. Our protective padding will also enhance the appearance of your facility and has the added benefit of sound deadening and noise control.

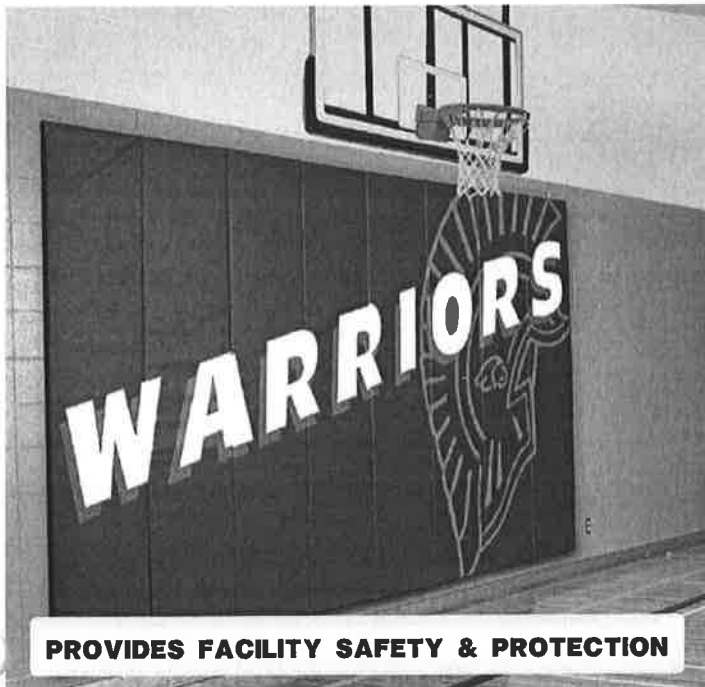
The addition of **LOGOS, LETTERS, and FULL GRAPHICS** to wall padding can make a bold statement in any gym, arena, or stadium. Covermaster® offers the widest variety of graphic styles to choose from. Now, the only limitation is your imagination!

FEATURES

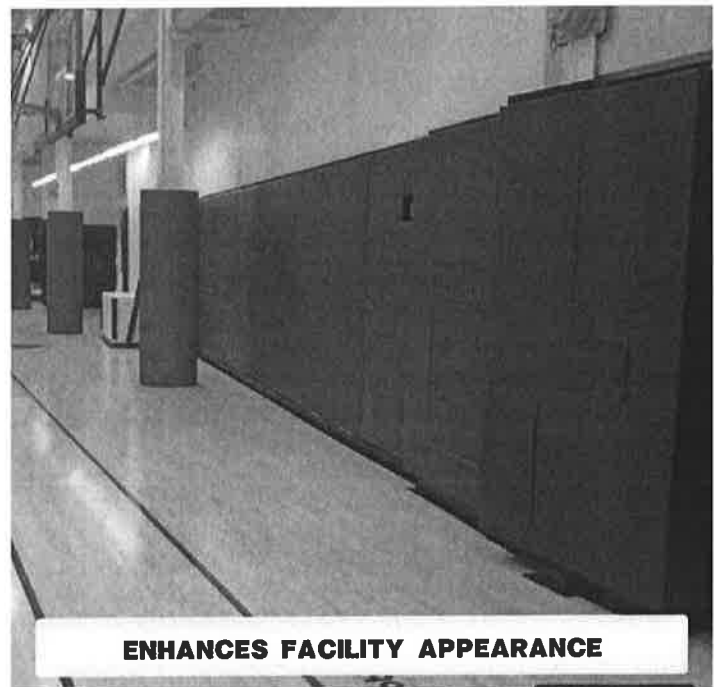
- *Provides player protection for gymnasium impact areas*
- *Easy to Install*
- *Improve the appearance of your facility*
- *Vinyl enclosure meets Fire Retardancy Standards*
- *Custom designed wall pads, column pads or cut outs are available upon request*

180Z. VINYL COLORS - Actual Colors May Vary from Samples

Black	Columbia Blue	Forest Green	Grey	Kelly Green	Maroon	Navy
Orange	Purple	Red	Royal Blue	Tan	White	Yellow



PROVIDES FACILITY SAFETY & PROTECTION



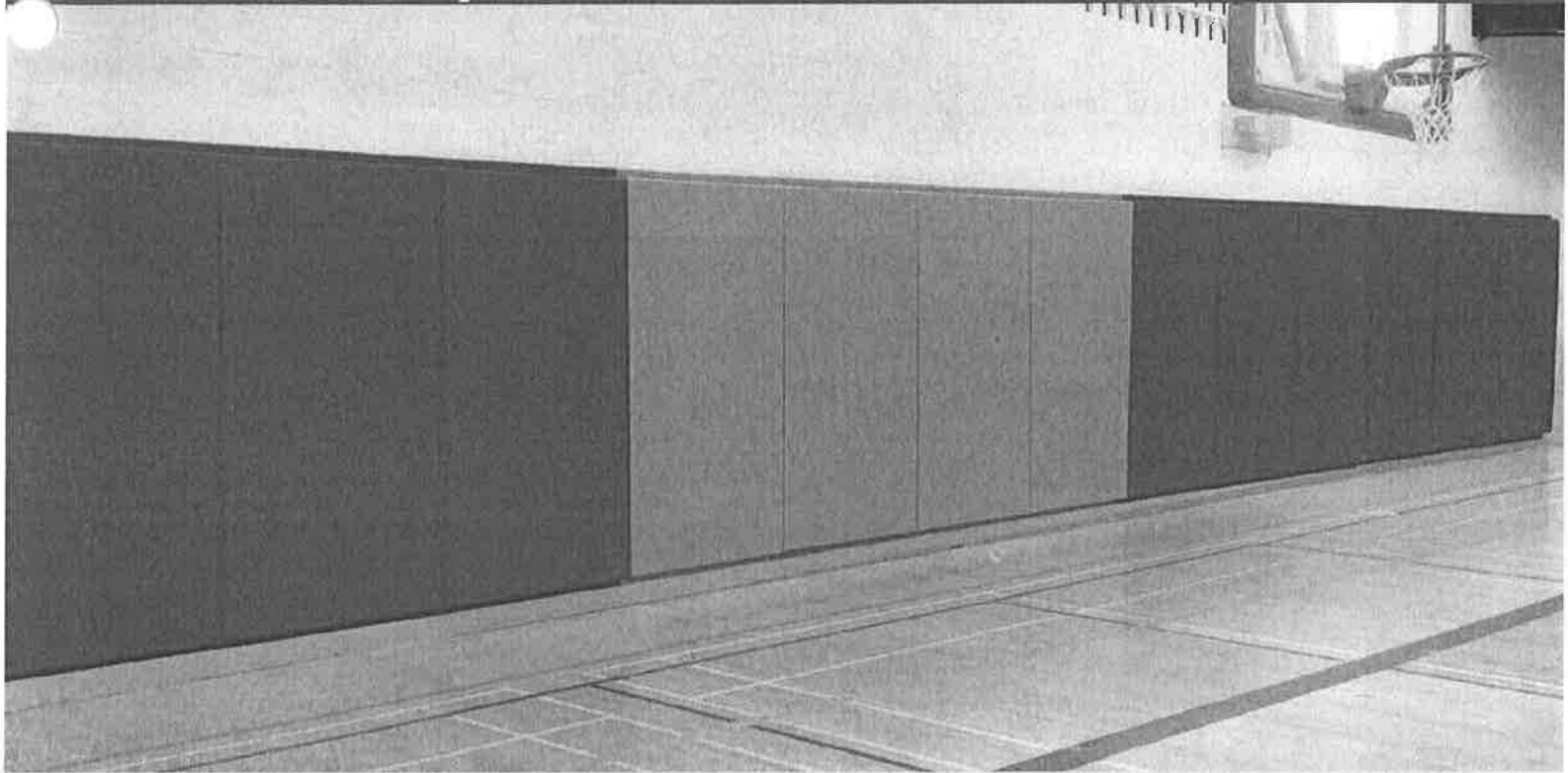
ENHANCES FACILITY APPEARANCE



**Due to limitations in printing and material dyes, the colors shown may vary slightly from actual padding*

GYM WALL PADDING

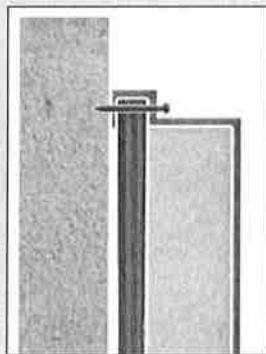
Provides a Safety Environment / Enhances Facility Appearance



INSTALLATION TYPES

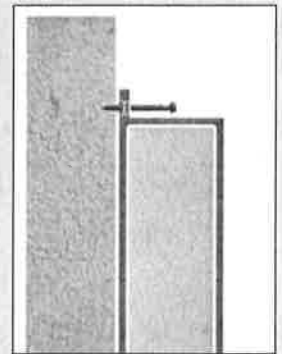
▶ PLYWOOD BACKED WALL PADS

Plywood backed pads are permanently mounted to the wall with a standard 1" lip at the top and bottom for easy installation. Pads are most commonly 2' wide by 5', 6' or 7' high. Custom sizes and Optional Aluminum J-Channel are available.



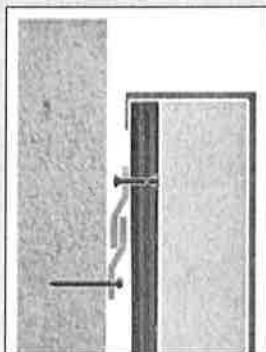
▶ SEWN WALL MATS - GROMMETS

Sewn wall mats are vinyl enclosed and can be made in any size up to 4' x 6'. An integral vinyl flap on the top and bottom of the pad has grommets to allow for easy installation and removal, and can be installed with either screws or hooks. Custom sizes are available.



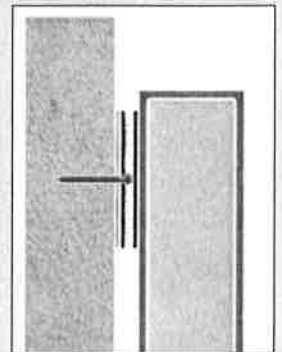
▶ "Z" CLIP MOUNTING SYSTEMS

This system makes it easier to install and remove plywood backed wall pads. The top 1" lip has been replaced by the Z Clip Mounting System. This mounting system eliminates any unsightly mounting hardware or trim at the top of the pad for a clean smooth look. Individual panels are easily removed for future service or vinyl repair.



▶ SEWN WALL MATS - VELCRO

Pads are used in combination with Velcro hanging rails to make mounting and removal a breeze. Loop Velcro fasteners are sewn to the backside of the pads for mounting to the Velcro hanging rails, which are mounted permanently to the wall with the appropriate anchors.



24/7
Buy online
covermaster.com

CLEANING SOLUTIONS

A Perfect Shine - Everytime with CourtClean® Appearance

COURTCLEAN®

Covermaster provides the **COURTCLEAN® DAMP MOP SYSTEM** to keep gym floors in great condition fast. Simple and fun, CourtClean® is the finishing touch for gym floor maintenance.

FEATURES AND BENEFITS

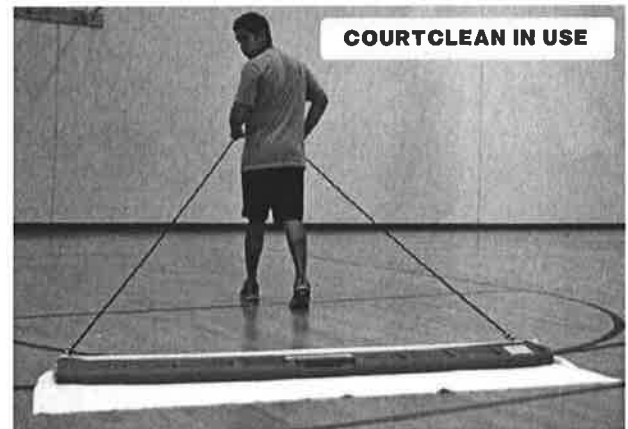
- Protects the floor's finish
- Saves on costly maintenance
- Minutes to clean, Seconds to dry
- Quickly cleans floor to reduce slipping
- Works on multiple surfaces, including gym floor covers



THREATS TO GYM FLOORS

COURTCLEAN® helps prevent damage to your playing surface caused by:

- **DIRT, DUST, GRIT AND SAND:**
These elements can cause serious damage to hardwood floors. A full team running on a dirty surface acts as sandpaper that wears away the floor's shiny finish.
- **WATER AND OTHER SPILLS:**
Liquids can cause dangerous slipping situations, damage the finish of the floor and over time warp a poorly finished hardwood floor.
- **FIXTURES/STANDS:**
Contact points can damage the surface of your gym floor. Platforms, speakers, fixtures and seating can also cause scuffs on the floor's finish. Use of a Covermaster protective gym floor cover is highly recommended.



DISINFECTANT VINYL COVER CLEANING SOLUTION



MRSA*
DISINFECTANT CLEANER is a concentrated no rinse cleaning solution that is a neutral disinfectant to clean COVERMASTER® vinyl gym floor covers.

***METHICILLIN - RESISTANT STAPHYLOCOCCUS AUREUS**

CLEANMATE® ANTI-STATIC CLEANING SOLUTION



CLEANMATE is a concentrated ANTI-STATIC cleaning solution that is specially formulated to clean and condition COVERMASTER® vinyl gym floor covers.

SUPER SHINE ALL®



SUPER SHINE-ALL® is a concentrated, neutral pH formula that cleans deep and helps preserve and protect any gym floor finish.



INDOOR SEAT COVERS

Sponsorship Revenue / Effective Seating Control

SEAT COVERS

COVERMASTER® **SEAT COVERS** can generate extra advertising revenue and solve the problem of excess seating capacity. Whenever an arena finds it desirable to camouflage unsold capacity or control spectator traffic, our custom designed seat covers are the answer.

Since each event has different seating requirements, COVERMASTER® seat covers allow you to adapt your seating capacity to match the event. As they are custom made, they can be used to display team logos and pennants, or generate revenue as an advertising medium.

FEATURES AND BENEFITS

- **CROWD CONTROL**

Seat Covers will help prevent spectators from using unassigned seats

- **MAINTENANCE**

With fewer seats exposed to spectators, facilities can save on housekeeping costs before and after events

- **SPONSORSHIP**

Seat covers can be used to generate additional advertising revenue

- **SECURITY**

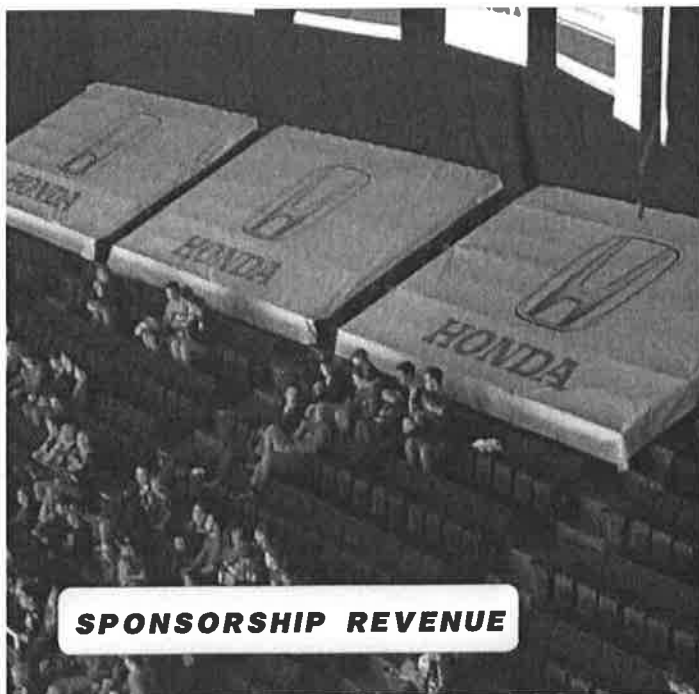
Controlled access of seating areas allows you to tailor your security on an event basis

- **FULL HOUSE**

During certain events you may want to cover distant seats or seats with obstructed views. In addition, you can cover unused seats to give the impression of a full house

- **CUSTOM DESIGN**

All Covermaster seat covers are custom designed and made to suit your specific requirements



SPONSORSHIP REVENUE



AREA SEAT CONTROL



ASK THOSE WHO KNOW

Professional Facilities

Advocate Center (Chicago Bulls): Chicago, IL
Air Canada Centre (Toronto Maple Leafs - Toronto Raptors): Toronto, ON
Energy Solutions Arena (Utah Jazz): Salt Lake City, UT
Pepsi Center (Colorado Avalanche - Denver Nuggets): Denver, CO
Redskins Park (Washington Redskins): Ashburn, VA
StubHub Center (LA Galaxy): Carson, CA
Time Warner Cable Arena (Charlotte Hornets): Charlotte, NC

Senior College

University of Calgary: Calgary, AB
University of British Columbia - Okanagan: Kelowna, BC
Memorial University of Newfoundland: St John's, NL
Saint Mary's University: Halifax, NS
The University of Macau: Macau, China
The Ohio State University: Columbus, OH
Universidad de Los Andes: Bogota, Colombia
Hong Kong Institute of Education: Tai Po, Hong Kong
University of East Anglia: Norwich, United Kingdom
University of Alaska - Anchorage: Anchorage, AK
Auburn University: Auburn, AL
University of Arkansas: Fayetteville, AR
Arizona State University: Tempe, AZ
UCLA: Los Angeles, CA
University of New Haven: West Haven, CT
George Washington University: Washington, DC
Florida Atlantic University: Boca Raton, FL
Emory University: Atlanta, GA
Brigham Young University - Hawaii: Laie, HI
Boise State University: Boise, ID
Northwestern University: Evanston, IL
Purdue University: West Lafayette, IN
Louisiana State University: Baton Rouge, LA
Bowson University: Towson, MD
University of New England: Biddeford, ME
Cornell University: Ithaca, NY

Junior College

Red Deer College: Red Deer, AB
Vancouver College: Vancouver, BC
Red River College: Winnipeg, MB
Community College of New Brunswick: Dieppe, NB
George Brown College: Toronto, ON
Cegep de Sherbrooke: Sherbrooke, QC
Alabama Southern Community College: Monroeville, AL
Mendocino College: Ukiah, CA
Colorado College: Colorado Springs, CO
Georgia Military College: Millidgeville, GA
Iowa Central Community College: Fort Dodge, IA
Illinois Central College: East Peoria, IL
Garden City Community College: Garden City, KS
Southern Maine Community College: South Portland, ME
Grand Rapids Community College: Grand Rapids, MI
McCook Community College: Mc Cook, NE
Dartmouth College: Hanover, NH
Middlesex County College: Edison, NJ
Northern New Mexico College: Espanola, NM
Genesee Community College: Batavia, NY
Hiram College: Hiram, OH
Mt. Hood Community College: Gresham, OR
Bryan College: Dayton, TN
Walters State Community College: Morristown, TN
Blue Ridge Community College: Weyers Cave, VA
Seattle Central Community College: Seattle, WA
Mount Mary College: Milwaukee, WI

High School

Burnaby School District #41: Burnaby, BC
School District of Mystery Lake: Thompson, MB
Bathurst High School: Bathurst, NB
Breton Education Centre: New Waterford, NS
Crescent School: Toronto, ON
St. George's School: Montreal, QC
Athol Murray College of Notre Dame: Wilcox, SK
F. H. Collins Secondary School: Whitehorse, YT
Lumen Christi High School: Anchorage, AK
Fyffe High School: Fyffe, AL
Seton Catholic High School: Chandler, AZ
Los Alamitos High School: Los Alamitos, CA
Georgetown Visitation Preparatory School: Washington, DC
St. Thomas Aquinas High School: Fort Lauderdale, FL
North Atlanta High School: Atlanta, GA
Kamehameha Schools -Kapalama: Honolulu, HI
Mundelein High School: Mundelein, IL
Madison High School: Madison, KS
Pope John Paul II High School: Slidell, LA
Charles River School: Dover, MA
Friends School: Baltimore, MD
Nouvel Catholic Central: Saginaw, MI
Shakopee Area Catholic School: Shakopee, MN
Ursuline Academy: Saint Louis, MO
Custer County High School: Miles City, MT
Garrison High School: Garrison, ND
Marian High School: Omaha, NE
Portsmouth High School: Portsmouth, NH
Rio Rancho High School: Rio Rancho, NM
Loyola School: New York, NY
Cincinnati Hills Christian Academy: Cincinnati, OH
Kansas High School: Kansas, OK
Chambersburg Area Senior High School: Chambersburg, PA
Spartanburg High School: Spartanburg, SC
Columbia Academy: Columbia, TN
James River High School: Midlothian, VA
Hartford High School: White River Junction, VT
Gibraltar High School: Fish Creek, WI

Elementary/Middle School

Hazelgrove Elementary School: Surrey, BC
Oak Park High school: Winnipeg, MB
Colborne Public School: Colborne, ON
Selwyn House School: Westmount, QC
Inglenook School: Birmingham, AL
Crossroads Elementary School: Santa Monica, CA
Front Range Christian School: Littleton, CO
Glenridge Middle School: Orlando, FL
Riverwatch Middle School: Suwanee, GA
St. Bavo Elementary School: Mishawaka, IN
St. Mary K8 School: Derby, KS
Valley Elementary School: Pikeville, KY
Freetown Elementary School: Glen Burnie, MD
Calvary Baptist Academy: Midland, MI
Ashland Elementary School: Ashland, NH
Lake Mead Christian Academy: Henderson, NV
Anderson Center for Autism: Staatsburg, NY
Immaculate Conception Church & School: Clarion, PA
Dibrell Elementary School: Mc Minnville, TN
Grace Christian School: Staunton, VA
St. Leonard School: Muskego, WI

Military Facilities

CFB Borden: Borden, ON
US Coast Guard Alaska: Ketchikan, AK
Little Rock AFB: Little Rock Air Force Base, AR

MCCS Yuma Air Station: Yuma, AZ
Camp Pendleton USMC: Camp Pendleton, CA
Tyndall Air Force Base: Tyndall AFB, FL
MWR Fort Benning: Fort Benning, GA
Rock Island Arsenal: Rock Island, IL
Fort Campbell: Fort Campbell, KY
Walter Reed National Military Medical Center: Bethesda, MD
USDA Forest Service Anaconda Job Corps CCC: Anaconda, MT
US Army - Fort Bragg: Fort Bragg, NC
Cannon AFB: Cannon AFB, NM
Fort Drum MWR Sports: Fort Drum, NY
Wyandotte Nation of Oklahoma: Wyandotte, OK
Naval Support Activity - Hampton Roads: Norfolk, VA
U.S. Department of Homeland Security: Saint Albans, VT
Naval Air Station Whidbey Island: Oak Harbor, WA

Parks & Recreation/Government Facilities

Horry County Parks & Recreation: Conway, SC
Pearland Parks & Recreation: Pearland, TX
County of Roanoke: Roanoke, VA
Municipal District of Opportunity: Wabasa, AB
Chuck Bailey Recreation Centre: Surrey, BC
City of Corner Brook - Pepsi Centre: Corner Brook, NL
City of Woodstock: Woodstock, ON
Municipality of Anchorage: Anchorage, AK
City of Evans: Evans, CO
County of Hawaii: Hilo, HI
Maryland National Capital Park & Planning - Commission: Riverdale, MD
Leflore County Civic/Agri Center: Greenwood, MS
Bernalillo County Parks & Recreation: Albuquerque, NM
City of Henderson: Henderson, NV
Henry Street Settlement: New York, NY
Forks Township Community Center: Easton, PA
James E. Ward Agricultural Center: Lebanon, TN
Round Rock Sports Center: Round Rock, TX
Milwaukee Job Corps: Milwaukee, WI
Mountaineer Challenge Academy: Kingwood, WV

Religious Facilities

Grant Memorial Baptist Church: Winnipeg, MB
Harvest Bible Chapel Cambridge: Cambridge, ON
Lincoln Road Chapel: Waterloo, ON
Calvary Baptist Church: Little Rock, AR
Fremont Presbyterian Church: Sacramento, CA
St. Ann Church: Bridgeport, CT
Christian Fellowship Baptist Church: College Park, GA
Faith Baptist Bible College: Ankeny, IA
Sacred Heart Church: Webster, MA
St. James Catholic Church: Novi, MI
St. Francis of Assisi Church: Raleigh, NC
St. Boniface Martyr Parish: Sea Cliff, NY
First Missionary Baptist Church: Howe, OK
St Thaddeus Episcopal Church: Aiken, SC
Royalwood Pentacostal Church: Houston, TX
Grace Baptist Church: Virgilina, VA

Clubs/YMCA/YWCA

Kinuso Senior Citizens: Kinuso, AB
UJA Federation: Toronto, ON
Jewish Federation - The JCC at Milken: West Hills, CA
Rotary Club of Palatka: Palatka, FL
Salvation Army - Quincy Corps.: Quincy, IL
Habitat for Humanity of Greater Newburgh: Newburgh, NY
Boys & Girls Club of Oklahoma County, Inc.: Oklahoma City, OK
The Salvation Army: Norfolk, VA

COVERMASTER™
AHEAD OF THE GAME

100 Westmore Dr., 11D, Rexdale, ON M9V 5C3 • 3909 Wimer Rd., Niagara Falls, NY 14305

1-800-387-5808

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www.covermaster.com • info@covermaster.com



covermaster.com/gfc/

April 27, 2016



The Honorable Kenneth Peterson
Village President
Village of Steger
9501 West Devon Avenue
Steger, Illinois 60475

**RE: Letter of Agreement –Proposed First Amendment to the
South Chicago Road TIF District**

Dear Mayor Peterson:

Kane, McKenna and Associates, Inc. (“KMA”) is prepared to assist the Village of Steger (the “Village”) to undertake a Tax Increment Financing (TIF) Study, as well as related economic development programs pertaining to the proposed first amendment of the South Chicago Road TIF District (the “Project”). KMA is prepared to complete tasks for Phase I of the TIF process, as outlined below, and if acceptable to the Village, move on to Phase II for the TIF adoption process.

**PHASE I: TIF SERVICES AND PRELIMINARY REVIEW OF POTENTIAL
QUALIFICATION FACTORS**


Phase I would entail the following activities:

- (1) Assess the feasibility of utilizing TIF or other appropriate economic development incentives and funding for projects under consideration for the amended TIF District as proposed.
- (2) Update and review current and historical Equalized Assessed Valuations for the proposed TIF Area.
- (3) Identify the preliminary feasibility of adopting tax increment financing. KMA shall also identify related economic development programs for the projects under consideration
- (4) Advise Village regarding a conceptual public financing strategy for the projects under consideration.

Honorable Kenneth Peterson

Page two

April 27, 2016

- 
- (5) Review the characteristics of the project site(s) in order to recommend the specific boundaries for a TIF district or related economic development programs, and to assess the potential qualification factors (strengths and weaknesses) of any identified area under Illinois law.
 - (6) Prepare a Preliminary "TIF Eligibility Report" which recommends boundaries based upon the TIF law.

At a minimum, the Report will include the following:

- a. Review of area for land use and conditions and summary of results.
 - b. Recommend preliminary project boundaries.
 - c. Statement of the purpose of the proposed amendments to the Redevelopment Plan and Project.
 - d. Preliminary determination of area qualifications as "Conservation Area" or "Blighted Area."
 - e. Survey analysis and identification of necessary documentation to back up findings.
- (7) In the event that other local financing programs or economic development tools are complimentary to or alternatives to TIF, KMA will identify programs and a strategy for implementing them and any conditions for their use in connection with the Project.

PHASE II: COMPLETE REDEVELOPMENT PLAN AND PROJECT

Phase II would commence after the Village review of the Phase I findings. Under Village direction, KMA would complete amendments to the TIF Redevelopment Plan and Project as required by the TIF law. Among other elements the redevelopment plan prepared for the amended TIF District will include:

- (1) A statement of redevelopment goals and objectives.
- (2) Examination of TIF qualification factors and presentation of rationale for basis under which the amended TIF District is to be justified under State law.
- (3) A statement of eligible redevelopment activities the Village may allow under the plan.
- (4) Presentation of estimated costs for the redevelopment projects contemplated for implementation under the plan.

Honorable Kenneth Peterson
Page Three
April 27, 2016



- (5) A detailed discussion of impediments to the successful redevelopment of the project area and the measures the Village could undertake to eliminate such barriers so to promote economic revitalization of the project area.
- (6) Assist Village by participating in required public hearings, community meetings and Joint Review Board meetings, as well as helping to insure preparation and execution of proper notification as required for all meetings.
- (7) Assist the Village in participating in meetings with all interested and affected parties, including property owners, and overlapping tax jurisdictions. KMA will help Village to follow the procedures for such gatherings as required by State law.
- (8) Work with the Village's counsel to meet all the requirements of Illinois law so to insure proper amendment of the TIF District.
- (9) Assist Village's counsel in preparation of the appropriate Ordinances required for amendment of the redevelopment plan and project by the Village to legally put in place the TIF District amendments.
- (10) Assist Village to establish and maintain complete documentation files to assure proper support of eligibility findings in order to support legal standing for amendment of the TIF District.

PHASE III: REDEVELOPMENT PLAN AND PROJECT IMPLEMENTATION

Phase III is an optional part of the scope of work being proposed, and it could be performed in conjunction with Phase II or subsequent to adoption of the TIF-enabling ordinances at the end of Phase II. KMA will assist the Village and any potential developer in the implementation of an economic development program to facilitate financing for projects undertaken within the TIF District. Services that will be provided include:

- (1) Arrange and attend meetings with the Village pertinent to the negotiation of any TIF redevelopment agreements or projects.
- (2) Provide assistance and information necessary for resolution of any redevelopment agreement related issues between the Village and a potential developer.

Honorable Kenneth Peterson
Page Four
April 27, 2016



- (3) Work with the Village regarding the most feasible economic public financing strategy for any public improvements or other needs in the proposed PROJECT. Work with Village regarding review of "But For" arguments related to potential TIF development proposals.
- (4) Assist the Village in drafting and/or redrafting any redevelopment agreements for presentation and negotiations and otherwise perform all duties necessary to facilitate any required agreements on behalf of the Village.
- (5) Project anticipated incremental revenues to be generated from potential development projects and judge whether such revenues are reasonable, feasible and are based on acceptable assumptions given each development project's characteristics and potential.

COMPENSATION FOR SERVICES

The Village shall be billed monthly for services at the following rates per hour:

<u>Personnel</u>	<u>Hourly Rates</u>
President	\$200.00/Hour
Executive Vice President	\$175.00/Hour
Officers	\$150.00/Hour
Associates	\$100.00/Hour
Administrative	\$ 25.00/Hour


Phase I billings are not expected to exceed \$7,500, and Phase II billings are not expected to exceed \$20,500. Phase III billings would be estimated at the time of Village authorization to proceed with Phase III.

Honorable Kenneth Peterson
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April 27, 2016



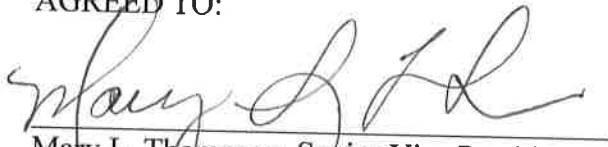
Please indicate the Village's acceptance of this Agreement by executing the original and copy, and by returning the original to us. We look forward to working with you on this project.

Sincerely,



Mary L. Thompson
Senior Vice President

AGREED TO:



Mary L. Thompson, Senior Vice President
Kane, McKenna and Associates, Inc.

4/27/16
Date

Village of Steger

Date

April 27, 2016



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April 27, 2016

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Honorable Kenneth Peterson
Page Four
April 27, 2016



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April 27, 2016



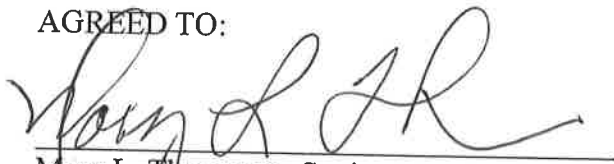
Please indicate the Village's acceptance of this Agreement by executing the original and copy, and by returning the original to us. We look forward to working with you on this project.

Sincerely,



Mary L. Thompson
Senior Vice President

AGREED TO:



Mary L. Thompson, Senior Vice President
Kane, McKenna and Associates, Inc.

4/27/16
Date

Village of Steger

Date

April 27, 2016



Honorable Kenneth Peterson
Village President
Village of Steger
3320 Lewis Avenue
Steger, Illinois 60475

SUBJECT: Village of Steger Business District

Dear Mayor Peterson:

Pursuant to our recent discussions with you, Kane, McKenna and Associates, Inc. ("KMA") is prepared to assist the Village of Steger in reference to a business district program in an area along the Village's Chicago Road Corridor (the "BD").

Kane, McKenna and Associates, Inc. is prepared to provide the following services to the Village as necessary, and only for areas specifically identified by the Village.

PHASE I: SERVICES AND PRELIMINARY REVIEW OF POTENTIAL BUSINESS DISTRICT QUALIFICATION FACTORS

- 1) Assist the Village in investigating the desirability and feasibility of creating a Business District (the "BD").
- 2) Identify the potential feasibility of financing pursuant to the above program. KMA shall also review related economic development programs for the area and communicate to Village.
- 3) Advise the Village regarding the most economic and efficient combination of public financing strategy for any desired project.
- 4) Review the characteristics of the project site in order to recommend the specific boundaries of any appropriate area or related economic development programs, and to assess the potential qualification factors (strengths and weaknesses) of any identified area under Illinois law.

Honorable Kenneth Peterson
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- 5) Prepare a Preliminary "Eligibility Report" which reviews definitive boundaries for a potential BD, if the area can qualify for such designation.
- 6) In the event that other local financing programs or economic development tools are complimentary to or alternatives to BD, KMA will identify programs and a strategy for implementing them and any conditions for their use in connection with the Project.

PHASE II: COMPLETE BUSINESS DISTRICT PLAN AND PROJECT

Under Village direction, KMA will complete the Redevelopment Plan and Project required by BD (defined herein as "BD law") (whether new or amended). Among other elements, the Plan prepared for the proposed BD will include:

- 1) A statement of redevelopment goals and objectives.
- 2) Examination of BD qualification factors and presentation or rationale for basis under which the BD is to be justified under State law.
- 3) A statement of eligible redevelopment activities.
- 4) Presentation of estimated costs for the redevelopment projects contemplated for implementation under the plan.
- 5) A detailed discussion of impediments to the successful redevelopment of the project area and measures the Village could undertake to eliminate such barriers so to promote economic revitalization of the project area.
- 6) As necessary, assist Village by participating in required community meetings or public hearings, as well as helping to insure preparation and execution of notification as required for all meetings.
- 7) As necessary, assist the Village in participating in meetings with all interested and affected parties and overlapping taxing jurisdictions. KMA will help Village to follow the procedures for such gatherings as required by State law.

Honorable Kenneth Peterson
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- 8) Work with the Village's counsel to meet all the requirements of appropriate law so to insure proper establishment of the BD.
- 9) Assist Village's counsel in preparation of the appropriate Ordinances required for adoption of the redevelopment plan and project.
- 10) Assist Village to establish and maintain complete documentation files to assure proper support of eligibility findings in order to support legal standing for establishment of the BD.

COMPENSATION FOR SERVICES

The Consultant will bill the Village monthly for services at the following rates per hour:

<u>Personnel</u>	<u>Hourly Rates</u>
President	\$200.00/Hour
Executive Vice President	\$175.00/Hour
Officers	\$150.00/Hour
Associates	\$100.00/Hour
Administrative	\$ 25.00/Hour

We estimate that such services shall be in the range of \$20,000 to \$22,500.

Honorable Kenneth Peterson
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April 27, 2016



If the terms of this Agreement are acceptable to you, please execute both copies and return one of them to us. We look forward to working with you.

Sincerely,

Mary L. Thompson
Senior Vice President

Accepted

Mary L. Thompson, Senior Vice President
Kane, McKenna and Associates, Inc.

4/27/16

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Honorable Kenneth Peterson, Village President
Village of Steger

Date

April 27, 2016



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Sincerely,

Mary L. Thompson
Senior Vice President

Accepted

Mary L. Thompson, Senior Vice President
Kane, McKenna and Associates, Inc.

Date

Honorable Kenneth Peterson, Village President
Village of Steger

Date

Cynthia A. Pauley

From: Mike Tilton
Sent: Tuesday, April 26, 2016 11:14 AM
To: Cynthia A. Pauley
Subject: FW: Vehicle purchase
Attachments: 2015-Polaris-Ranger-Crew-570-1.jpg

Agenda

From: Mike Tilton
Sent: Thursday, April 21, 2016 2:19 PM
To: Tom Johnston <TJohnston@villageofsteger.org>
Subject: FW: Vehicle purchase

From: Tom Johnston
Sent: Thursday, April 21, 2016 11:26 AM
To: Mike Tilton <MTilton@villageofsteger.org>
Cc: Tim Perchinski <TPerchinski@villageofsteger.org>; Jason Stevenson <JStevenson@villageofsteger.org>
Subject: Vehicle purchase

Village Administrator Tilton,

We have been searching for vehicles to enhance our fleet and keep up to date with the needs of the departments we assist. We are requesting to purchase a 2015 Polaris Ranger Crew 570.

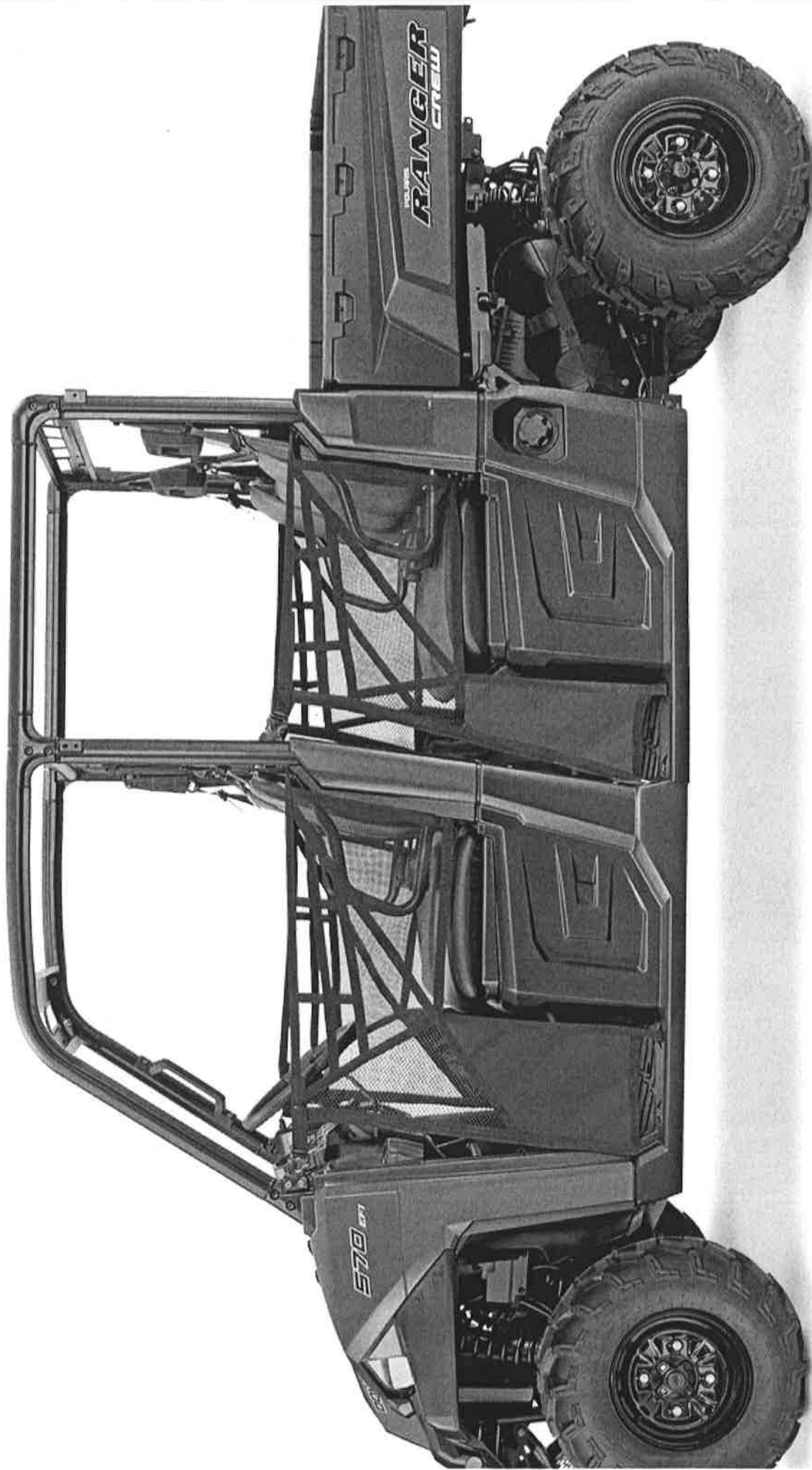
This is an all terrain vehicle that can carry 4 (including driver) personnel. This vehicle will allow us to get resources to areas quickly and effectively in instances where a regular 4x4 vehicle cannot and can patrol areas that may be too small or unfit for regular patrol vehicles. There are many accessories that may be purchased to expand its use. For instance an attachment may be put on the cargo body to allow for a medic and a stretcher to be placed in the rear of the vehicle. As well as brush style firefighting equipment. Other wise the cargo body would allow for a wide array of supplies or equipment to be moved.

The Ranger Crew 570 comes with a government discount at \$11,887.00 which comes in under our budget of \$12,000.00 for a new vehicle. They are currently available and in stock at Shorewood home & auto in Cete, we will be able to take it there for service as well. As we are buying new it will come with a 3 year bumper to bumper warranty and a 5 year power train warranty.

I believe that this vehicle will benefit the Public Safety teams of the Village of Steger and the surrounding areas! Please find attached a picture of vehicle.

As always thank you for your time

Chief Tom Johnston
Steger Homeland Security and Emergency Management



AWD

AWHEELDRIVE
Courtesy of Polaris

Complete Streets



What is it?

A Complete Streets policy ensures that...projects are planned and designed to meet the needs of every community member, regardless of their age, ability, or how they travel. Doing so allows a community to save money, accommodate more people, and create an environment where every resident can travel safely and conveniently.

– *National Complete Streets Coalition*

The Complete Streets concept focuses not just on individual roads but on changing the decision-making and design process so that all users are routinely considered during the planning, designing, building and operating of all roadways. It is about policy and institutional change.

– *John LaPlante and Barbara McCann, ITE Journal*

What it is not:

- One “special” street project
- A design prescription
- A mandate for immediate retrofit
- A silver bullet; other issues must be addressed, such as land-use, transportation demand management

What are the benefits?

Complete Streets bring many types of benefits to a community:

Equity

One in ten households don’t own a car. Many Americans are too young to legally drive and some older adults can’t safely drive due to diminished visual abilities. Some Americans have a disability that prevents them from driving, others can’t afford to own and maintain a car. Complete Streets gives people who can’t or don’t drive access to jobs, schools, grocery stores, clinics, and other places that they need to go.

Safety

In 2014, about 33,000 Americans died in motor vehicle crashes, and 2.3 million people were injured. Illinois lost 924 people to car crashes that year, an average of over two people per day.¹

Street design can improve the safety of a corridor. A study of 15 lane reduction projects (a.k.a. road diets) in Iowa found a 34% reduction in crashes that resulted in injury.² Medians, speed bumps, and other traffic-calming infrastructure can reduce the number of pedestrian injuries by up to 15%.³

¹ National Highway Traffic Safety Administration, U.S. Department of Transportation, 2015

² Federal Highway Administration, U.S. Department of Transportation, date unknown

³ Wilson, A., 2012



A raised pedestrian median can drastically improve safety by shortening crossing distances and improving the visibility of the crosswalk. Raised medians and pedestrian refuge areas at marked crosswalks see a 46% reduction in crashes involving pedestrians.⁴

Economy

The average American family spends 19% of their income on transportation costs, the second largest expenditure after housing. In auto-dependent areas, the transportation costs can rise to 25% of a families' budget.⁵ Recreational trails and walkable "Main Street" areas can also attract public and private investment. Complete Streets can also save taxpayer dollars by reducing maintenance costs and costly roadway expansions.

Health

People who walk, bicycle, and take public transit integrate more activity into their daily lives. People who commute by public transit, for example, take 30% more steps per day than those that rely on cars. This simple act can help reduce a person's vulnerability to diseases such as diabetes, cardiovascular disease, and some types of cancer.⁶

Environment

By providing an alternative to driving, Complete Streets can reduce greenhouse gas emissions and air pollution. Reductions in particulate matter, ozone, and other pollutants benefit human health. On days with less air pollution, children and adults with asthma, respiratory, and cardiovascular diseases make fewer emergency room visits.

Community

In some communities, the street network can comprise more than 40% of public land. By calming traffic and reclaiming the right of way for all users, Complete Streets help create public spaces that foster social connections between neighbors and community members. Parklets, small parks that are made from one or a few parking spaces, are one way of repurposing the public right of way.



Credit: People St, LADOT via Flickr / [Creative Commons](#)

⁴ Redman, T., date unknown

⁵ Livability Initiative, Federal Highway Administration, U.S. Department of Transportation, date unknown

Active Living Research, 2016