

*VILLAGE OF*  
**STEGER**  
**BOARD OF TRUSTEES**  
**REGULAR MEETING AGENDA**  
**3320 Lewis Avenue, Steger IL 60475**

**DECEMBER 2, 2019 7:00pm**

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS, AND SPECIAL RECOGNITIONS
- D. MINUTES of the Regular Board Meeting November 18, 2019.
- 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. 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. UNFINISHED BUSINESS:

The Village of Steger, in compliance with the Americans With Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Human Resource Department at (708) 754-3395 to allow the Village to make reasonable accommodations for those persons

**MONDAY DECEMBER 2, 2019 BOARD OF TRUSTEE REGULAR MEETING AGENDA**

J. NEW BUSINESS:

Request from Fire Chief Fillion for the approval of the 10% matching funds for the 2018 AFG Grant.

Approval of the 12/19-12/20 ICRMT Renewal Package for General Liability and Workers Compensation.

Temporary Business License Application from "Generator Technologies, Inc. located at 3122 Union Avenue pending inspections.

**ORDINANCE NO. 1222**

**AN ORDINANCE APPROVING OF AND CONSENTING TO AN APPLICATION BY S&S GIBSON PROPERTIES LLC FOR A CLASS 8 DESIGNATION PURSUANT TO THE COOK COUNTY REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE, AS AMENDED, FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE VILLAGE OF STEGER, COUNTIES OF COOK AND WILL, STATE OF ILLINOIS**

**ORDINANCE NO. 1223**

**AN ORDINANCE AMENDING CHAPTER 78 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING TAXATION FOR THE VILLAGE OF STEGER, ILLINOIS**

**ORDINANCE NO. 1224**

**AN ORDINANCE ADOPTING REVISIONS TO THE COMPREHENSIVE AMENDMENT TO THE ZONING ORDINANCE OF THE VILLAGE OF STEGER, ILLINOIS REGARDING SPECIAL USES AND FEES FOR THE VILLAGE OF STEGER, ILLINOIS**

K. ADJOURNMENT

The Village of Steger, in compliance with the Americans With Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Human Resource Department at (708) 754-3395 to allow the Village to make reasonable accommodations for those persons

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 18<sup>th</sup> day of November, 2019 in the Municipal Building of the Village of Steger. Mayor Peterson led all in attendance in the Pledge of Allegiance to the flag.

Village Clerk Joseph M. Zagone, Jr. called the roll. The following Trustees were present, Joyce, Kozy, Skrezyna, Buxton and Mayor Peterson. Trustees Perchinski and Lopez were absent.

Also present were: Village Administrator Mary Jo Seehausen, Director of Public Infrastructure Dave Toepper, Police Chief Patrick Rossi, EMA Chief Tom Johnston, Fire Chief Nowell Fillion, and Community Center Director Diane Rossi. Housing and Community Development Director Alice Peterson was absent.

**AWARDS, HONORS AND SPECIAL RECOGNITION**

Trustee Joyce made a motion to adjust the agenda to allow ComEd presentation to be first item. Trustee Skrezyna seconded the motion. Voice vote. All Trustees present voted aye. Motion carried.

Lisa Aprati with ComEd gave a presentation on the Metropolitan Mayors Caucus ComEd Streetlight Modernization Pilot Proposal that has been in the works for a couple of years and is now ready to be implemented. Also with Ms. Aprati were Dave Bennet, Sandor Williams and Travis Nelson. With this program, ComEd will replace existing lights with new LED fixtures that will last longer, cost less to operate and with the smart grid be controllable remotely to monitor and control lights to their highest efficiency. Efforts between ComEd and the Village of Steger has made Steger one of three municipalities chosen to take part in this pilot program. Further presentations by the group from ComEd explained further how this program will benefit the Village and its residents.

Trustee Joyce made a motion that the Village of Steger contract with the Streetlight Modernization Pilot Agreement as presented. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye: Joyce, Kozy, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Jennifer Philipps was appointed Deputy Village Clerk. Ms. Philipps took the Oath of Office as presented by Clerk Zagone.

## **MINUTES**

Trustee Joyce made a motion to approve the minutes of the November 4th meeting as written. Trustee Skrezyna seconded the motion. Voice vote. All Trustees present voted aye. Motion carried.

## **AUDIENCE PARTICIPATION**

None

## **REPORTS**

**Village Administrator Mary Jo Seehausen** Final walk through for the quiet zone will take place this week. After that is done, final papers will be signed and be submitted. We will present the date we want it to go into effect. Miracle on 34<sup>th</sup> St is going well. We will have early voting in Will County at the Community Center. Details will be on the Village website. We also have voting registrar in house at Village Hall for both counties. The recent Zoning Board meeting announced that regular meetings will be scheduled in the future to help improve the process for applicants.

**Director of Public Infrastructure Dave Toepper.** Street sweeping will be taking place this week.

**Fire Chief Nowell Fillion** reminded residents of the Fire Department Breakfast with Santa Pancake Breakfast on Sunday November 24<sup>th</sup>. The Chief also invited all to see the striping on the new Fire Truck.

**Police Chief Patrick Rossi** referred to his weekly report.

**EMA Chief Tom Johnston** Reported planned street closures planned for Tree Lighting event to take place on November 30<sup>th</sup> and plans for the Santa Parade that same day.

**Community Center Director Diane Rossi.** No Report

**Housing and Community Development Director Alice Peterson** No Report

**Village Attorney** not present

**Treasurer** No report

**TRUSTEES' REPORTS**

**Trustee Buxton** Offered Thanksgiving greetings to all residents and staff.

**Trustee Skrezyna** Happy Thanksgiving to everyone.

**Trustee Lopez** No report

**Trustee Kozy** No report.

**Trustee Perchinski** No report

**Trustee Joyce** No report

**VILLAGE CLERK** Holiday Hours for Thanksgiving (for all non-essential services)  
Closed Thursday November 28 and Friday November 29.

**PRESIDENT PETERSON** Happy Thanksgiving!

**BILLS**

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

**CORRESPONDENCE** None

**UNFINISHED BUSINESS** None

**NEW BUSINESS:**

Ordinance No. 1221

Trustee Skrezyna made a motion to approve Ordinance No. 1221, AN ORDINANCE AMENDING CHAPTER 82, SECTION 82-486 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING PARKING FOR THE VILLAGE OF STEGER, ILLINOIS. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye: Joyce, Kozy, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Resolution No. 1139

Trustee Buxton made a motion to approve Resolution No. 1139, A RESOLUTION AUTHORIZING AND APPROVING ADOPTION OF THE UPDATE OF THE COOK COUNTY MULTI JURISDICTIONAL HAZARD MITIGATION PLAN FOR THE VILLAGE OF STEGER, ILLINOIS. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye: Joyce, Kozy, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Skrezyna made a motion to approve the 2019 Tentative Tax Levy. Trustee Buxton seconded the motion. Roll was called. The following Trustees voted aye: Joyce, Kozy, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried

Trustee Skrezyna made a motion to approve the 2020 Board of Trustees Regular Meeting Schedule. Trustee Buxton seconded the motion. Voice vote. All Trustees present voted aye. Motion carried.

There being no further business,

Trustee Skrezyna made a motion to adjourn the meeting. Trustee Joyce seconded the motion. Voice vote; all ayes. Motion carried.

Meeting adjourned at 7:30 pm.

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Kenneth A. Peterson, Jr., Village President

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Joseph M. Zagone, Jr., Village Clerk

SYS DATE:11/27/19

Village of Steger

SYS TIME:13:35

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

[NW2]

DATE: 11/27/19

REGISTER # 928  
Wednesday November 27, 2019

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
PABLO TORRES	3001 HOPKINS	01-00-15003		CONSTRUCTION DEPO	250.00
GEMINI II SEWER RODDING IRRIGATION, LLC	11152019	01-00-31100		MAINT BUILDING	425.00
HERITAGE F/S, INC.	35003107	01-00-33300		GASOLINE	48.61
HERITAGE F/S, INC.	35003237	01-00-33300		GASOLINE	49.04
PIONEER OFFICE FORMS INC.	94013	01-00-33400		PRINTING SUPPLIES	147.91
T & T BUSINESS SYSTEMS, INC.	101673	01-00-33500		OFFICE SUPPLIES	150.00
T & T BUSINESS SYSTEMS, INC.	101674	01-00-33901		RENTAL EQUIP	141.00
DEL GALDO LAW GROUP LLC	23466	01-00-34100		OCTOBER 2019 LEGA	3325.00
GIANOPOLUS, DENNIS G. P.C.	18240	01-00-34100		OCTOBER 2019 LEGA	1940.95
CHICAGO TRIBUNE COMPANY	011980918000	01-00-35300		BID/PROPOSAL NOTI	153.94
CHICAGO TRIBUNE COMPANY	011980918000	01-00-35400		PUBLIC HEARING	289.08
FASTENAL COMPANY	ILSTE150043	01-00-38950		CHRISTMAS LIGHTS	51.16
TOTAL FOR FUND 01		DEPT. 00			6971.69
MUNICIPAL EMERGENCY SERVICES DEPOSITORY	IN1395714	01-20-31805		MAINT VEHICLES	282.00
HERITAGE F/S, INC.	35003107	01-20-33300		GASOLINE	93.41
HERITAGE F/S, INC.	35003168	01-20-33300		GASOLINE	198.22
HERITAGE F/S, INC.	35003168	01-20-33300		DIESEL	303.31
HERITAGE F/S, INC.	35003237	01-20-33300		GASOLINE	81.13
HERITAGE F/S, INC.	35003238	01-20-33300		DIESEL	187.10
FERGUSON FACILITIES SUPPLY	WP000077	01-20-33501		SHOP SUPPLIES	231.82
MENARDS - MATTESON	14240	01-20-33501		SHOP SUPPLIES	133.53
HENRY SCHEIN	70979062	01-20-33702		AMBULANCE SUPPLIE	44.50
COUNTY OF WILL	DEC.2019-001	01-20-34252		EASTCOM DISPATCH	4528.00
TOTAL FOR FUND 01		DEPT. 20			6083.02
JAMES HERR & SONS	110592	01-40-31805		MAINT ON UNIT#16-	148.62
SCOTT'S-U-SAVE	454262	01-40-31805		MAINT VEHICLES	275.85

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
GUARANTEED TECHNICAL SERV & CONSULT INC	2018987	01-40-32901		MAINT COMPUTER	239.40	
HERITAGE F/S, INC.	35003107	01-40-33300		GASOLINE	803.77	
HERITAGE F/S, INC.	35003168	01-40-33300		GASOLINE	634.00	
HERITAGE F/S, INC.	35003237	01-40-33300		GASOLINE	865.54	
CHICAGO OFFICE PRODUCTS	980953-0	01-40-33500		OFFICE SUPPLIES	292.73	
A T & T	708754359311 11	01-40-33700		TELEPHONE	166.69	
MUNICIPAL COLLECTION SERVICES	015531	01-40-34102		PROFESSIONAL SERV	27.55	
COUNTY OF WILL	DEC.2019-001	01-40-34252		EASTCOM DISPATCH	20461.50	
P. F. PETTIBONE & CO	177858	01-40-37302		PHOTO IDS	58.00	
TOTAL FOR FUND 01		DEPT. 40			23973.65	
TOTAL FOR FUND 01					37028.36	
FIRE SCIENCE TECHNIQUES LTD	099577	03-30-31100		MAINT BUILDING	615.00	
NICOR GAS	410004 1119	03-30-33200		3501 HOPKINS HEAT	298.05	
SOUTH HOLLAND PAPER CO.	448469	03-30-33500		OFFICE SUPPLIES	187.82	
MICHELLE LONGO	NOVEMBER 2019	03-30-33504.01		INSTRUCTOR	220.00	
RZAB, MARIE	NOVEMBER 2019	03-30-33504.01		INSTRUCTOR	80.00	
SHERIE SHIELDS	NOVEMBER 2019	03-30-33504.01		INSTRUCTOR	80.00	
A T & T	708754369011 19	03-30-33700		TELEPHONE	18.94	
COMCAST	31978 1119	03-30-33700		TELEPHONE	67.92	
COMCAST	31978 1119	03-30-33701		CABLE/INTERNET	180.10	
KONICA MINOLTA BUSINESS SOLUTIONS	9006229136	03-30-33703		MAINTENANCE CONTR	33.28	
UNIFIRST CORPORATION	062 0373513	03-30-33703		MAINTENANCE CONTR	34.85	
JOHNSON CONTROLS SECURITY SOLUTIONS	33424881	03-30-33704		SECURITY SYSTEM	221.10	
TOTAL FOR FUND 03		DEPT. 30			2037.06	
NICOR GAS	3510001 1119	03-31-33200		HEATING HAROLD PA	130.80	



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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	DESCRIPTION	AMOUNT	DIST
NICOR GAS	510004 1119	03-31-33200		3545	PHILLIPS HEA	105.61	
TOTAL FOR FUND 03		DEPT. 31				236.41	
TOTAL FOR FUND 03						2273.47	
BRITES TRANSPORTATION LTD 72470		06-00-31204			MAINT-PATCHING	1391.09	
GALLAGHER MATERIALS CORP 13568		06-00-31204			MAINT-PATCHING	249.24	
RICH SEALCOATING INC RS 1130		06-00-31204			MAINT PATCHING	800.00	
RICH SEALCOATING INC RS-1129		06-00-31204			CONCRETE MAINT	5500.00	
CORE & MAIN L421884		06-00-31504			MAINT-MAINS	753.50	
CORE & MAIN L487445		06-00-31504			MAINT-MAINS	561.20	
M&J UNDERGROUND, INC M19-0453		06-00-31504.01			MAINT MAINS OUTSI	1728.00	
C & M PIPE SUPPLY CO.,INC 10723		06-00-31506			MAINT-SEWERS	382.00	
C & M PIPE SUPPLY CO.,INC CO 19109		06-00-31506			MAINT SEWERS	30.60	
GUARANTEED MUFFLER 2388801		06-00-31805			MAINT VEHICLES	1356.40	
GUARANTEED MUFFLER 238891		06-00-31805			MAINT VEHICLES	213.36	
GUARANTEED MUFFLER 24137		06-00-31805			MAINT-VEHICLES	2073.29	
GUARANTEED MUFFLER 24141		06-00-31805			MAINT VEHICLES	802.94	
MCCANN INDUSTRIES INC PO2679		06-00-31805			MAINT BACKHOE/LOA	242.45	
MCCANN INDUSTRIES INC PO2688		06-00-31805			MAINT BACKHOE	81.85	
MONARCH AUTO SUPPLY INC 6981 478405		06-00-31805			MAINT VEHICLES	49.92	
MONARCH AUTO SUPPLY INC 6981 478457		06-00-31805			MAINT VEHICLES	21.16	
COMED 52003 1119		06-00-33100			350 DORSETSHIRE E	29.07	
COMED 76056 1119		06-00-33100			44 E 31ST ST ELEC	763.70	
COMED 67036 1119		06-00-33101			3411 HALSTED BLVD	1063.64	
NICOR GAS 510003 1119		06-00-33200			HEATING	476.03	
HERITAGE F/S, INC. 35003107		06-00-33300			GASOLINE	114.24	
HERITAGE F/S, INC. 35003168		06-00-33300			GASOLINE	187.33	
HERITAGE F/S, INC. 35003168		06-00-33300			DIESEL	303.31	

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HERITAGE F/S, INC.	35003237	06-00-33300		GASOLINE	74.70
HERITAGE F/S, INC.	35003238	06-00-33300		DIESEL	187.09
ELMER & SON LOCKSMITHS INC	376207	06-00-33501		SHOP SUPPLIES	8.80
FASTENAL COMPANY	ILSTE150043	06-00-33501		SHOP SUPPLIES	584.00
O'REILLY AUTO PARTS	3414 120248	06-00-33501		SHOP SUPPLIES	147.62
GROEN TRANSFER AN ALLIED WASTE CO.	4436 000018579	06-00-33710		GARBAGE CONTRACT	159.97
REPUBLIC SERVICES #721	0721 006314184	06-00-33710		GARBAGE CONTRACT	910.00
REPUBLIC SERVICES #721	0721 006338273	06-00-33710		GARBAGE CONTRACT	58999.04
UNIFIRST CORPORATION	062 0374638	06-00-33800		UNIFORM SERVICE	233.61
UNIFIRST CORPORATION	062 0375515	06-00-33800		UNIFORM SERVICE	30.93
UNIFIRST CORPORATION	062 0375572	06-00-33800		UNIFORM SERVICE	104.87
AIDE RENTALS & SALES	122327 1	06-00-33901		RENTAL TOOLS	29.00
WATER RESOURCES INC	33621	06-00-37507		GASKETS FOR METER	50.00
WATER RESOURCES INC	33659	06-00-37507		NEW METERS	756.05
USA BLUE BOOK	057893	06-00-37800		TOOLS	52.37
TOTAL FOR FUND 06		DEPT. 00			81002.37
TOTAL FOR FUND 06				81002.37	
PERINO BROS INC	10202019	07-00-31200		QUIET ZONE ST IMP	35346.00
TRAFFIC CONTROL & PROTECTION INC	102649	07-00-31210		MAINT SIGNS	70.05
MCCANN INDUSTRIES INC	P02679	07-00-31805		MAINT BACKHOE/LOA	242.45
MCCANN INDUSTRIES INC	P02688	07-00-31805		MAINT BACKHOE	81.84
MONARCH AUTO SUPPLY INC	6981 478265	07-00-31805		MAINT-VEHICLES	342.73
HERITAGE F/S, INC.	35003107	07-00-33300		GASOLINE	114.24
HERITAGE F/S, INC.	35003168	07-00-33300		OIL	401.94
HERITAGE F/S, INC.	35003168	07-00-33300		GASOLINE	187.33
HERITAGE F/S, INC.	35003168	07-00-33300		DIESEL	303.31
HERITAGE F/S, INC.	35003237	07-00-33300		GASOLINE	74.69

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HERITAGE F/S, INC. 35003238		07-00-33300		OIL	232.14
HERITAGE F/S, INC. 35003238		07-00-33300		DIESEL	187.09
ELMER & SON LOCKSMITHS INC 376207		07-00-33501		SHOP SUPPLIES	8.81
FASTENAL COMPANY ILSTE150043		07-00-33501		SHOP SUPPLIES	584.01
O'REILLY AUTO PARTS 3414 120248		07-00-33501		SHOP SUPPLIES	147.62
UNIFIRST CORPORATION 062 0374638		07-00-33800		UNIFORM SERVICE	233.61
UNIFIRST CORPORATION 062 0375515		07-00-33800		UNIFORM SERVICE	30.92
UNIFIRST CORPORATION 062 0375572		07-00-33800		UNIFORM SERVICE	104.86
TOTAL FOR FUND 07		DEPT. 00			38693.64
TOTAL FOR FUND 07				38693.64	
COOK COUNTY TREASURER 2019-3		08-00-31400		MAINT TRAFFIC ST	684.00
COMED 84103 1119		08-00-33102		ELECTRICITY TRAFF	753.23
COMED 99093 1119		08-00-33102		ELECTRICITY TRAFF	3830.82
TOTAL FOR FUND 08		DEPT. 00			5268.05
TOTAL FOR FUND 08				5268.05	
AMALGAMATED BANK OF CHICAGO 6729 112519		12-00-41000		DEBT SERVC (INTE	62362.50
AMALGAMATED BANK OF CHICAGO 6729 112519		12-00-41500		DEBT ISSUANCE COS	105000.00
TOTAL FOR FUND 12		DEPT. 00			167362.50
TOTAL FOR FUND 12				167362.50	
PRO-AM TEAM SPORTS VARIOUS INVOICE		13-52-37305		FOOTBALL NEW UNIF	5509.00
TOTAL FOR FUND 13		DEPT. 52			5509.00

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	DESCRIPTION	AMOUNT	DIST
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TOTAL FOR FUND 13 5509.00

HUMANA DENTAL INSURANCE COMPANY	181933303	15-00-36903			DENTAL INSURANCE	3351.43	
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TOTAL FOR FUND 15 DEPT. 00 3351.43

TOTAL FOR FUND 15 3351.43

NICOR GAS	310002 1119	16-00-33200			HEATING FUEL	122.84	
HERITAGE F/S, INC.	35003107	16-00-33300			GASOLINE	109.09	
HERITAGE F/S, INC.	35003168	16-00-33300			GASOLINE	131.34	
HERITAGE F/S, INC.	35003237	16-00-33300			GASOLINE	37.06	
COMCAST	72350 1119	16-00-33700			TELEPHONE	90.13	
COMCAST	72350 1119	16-00-33701			CABLE/INTERNET	71.38	

TOTAL FOR FUND 16 DEPT. 00 561.84

TOTAL FOR FUND 16 561.84

** TOTAL CHECKS TO BE ISSUED						341050.66	
01	CORPORATE					37028.36	
03	PLAYGROUND/RECREATION					2273.47	
06	WATER/SEWER FUND					81002.37	
07	ROAD & BRIDGE					38693.64	
08	MOTOR FUEL TAX					5268.05	
12	DEBT SERVICE					167362.50	
13	BOOSTER CLUB					5509.00	
15	LIABILITY INSURANCE FUND					3351.43	
16	H.S.E.M.					561.84	
TOTAL FOR REGULAR CHECKS:						341,050.66	

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A/P MANUAL CHECK POSTING LIST

POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

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PAYABLE TO	INV NO	REG NO G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
USPS CRETE	DEC. D1&D3	798 01-00-33600	11/27/19	10128 POSTAGE D1&D3	372.40
TOTAL FOR FUND 01		DEPT. 00			372.40
TOTAL FOR FUND 01				372.40	
THORN CREEK BASIN SANITARY	OCTOBER 2019	798TRICT 06-00-15800	11/21/19	10126 A/P THORN CREEK	31338.07
TOTAL FOR FUND 06		DEPT. 00			31338.07
TOTAL FOR FUND 06				31338.07	
** TOTAL MANUAL CHECKS LISTED				31710.47	
** TOTAL OF ALL LISTED CHECKS				372761.13	



## Steger Fire Department

3320 Lewis Ave  
Steger Illinois 60475

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



11/24/2019

TO: Mayor Peterson and Board of Trustees

Village Administrator Mary Jo Seehausen and I held a bid opening on Monday November 18<sup>th</sup> at 4:30 pm. This bid opening was for the purchase of new SCBA's from both AIRONE and MES.

The funds that will be used to purchase the new SCBA's will come from the 2018 AFG grant that we received the approval for on August 6<sup>th</sup>, 2019. The total awarded amount of the grant is \$637,000.00 that will be split between four departments. Steger fire department will be purchasing 21 SCBA's at a cost of \$147,000.00. The 2018 AFG grant will fund \$133,636.36 Steger Fire will have to contribute a 10% match at the cost of \$13,363.64 with the board's approval.

Thank you

Chief Nowell Fillion  
Steger Fire Department

ORDINANCE NO. 1222

STATE OF ILLINOIS )  
 )  
COUNTIES OF COOK AND WILL )

AN ORDINANCE APPROVING OF AND CONSENTING TO AN APPLICATION BY S&S GIBSON PROPERTIES LLC FOR A CLASS 8 DESIGNATION PURSUANT TO THE COOK COUNTY REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE, AS AMENDED, FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE VILLAGE OF STEGER, COUNTIES OF COOK AND WILL, STATE OF ILLINOIS

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

**WHEREAS**, the Cook County Real Property Assessment Classification Ordinance (the "Classification Ordinance") provides a system for classifying real property located in Cook County, Illinois for real estate tax assessment purposes; and

**WHEREAS**, the Classification Ordinance established property tax classifications to encourage industrial and commercial development in Cook County, which will increase employment opportunities and increase the real property tax base in Cook County; and

**WHEREAS**, the Mayor and the Village Board of Trustees (collectively, the “Corporate Authorities”) desire to promote industrial and commercial development within the Village; and

**WHEREAS**, the Classification Ordinance allows for a classification known as a Class 8 (“Class 8 Designation”) for property that is used primarily for industrial and commercial purposes, is considered abandoned or is substantially rehabilitated and that is located within certain designated areas; and

**WHEREAS**, a Class 8 Designation is also conditioned upon certain findings and approvals of the municipality governing said property; and

**WHEREAS**, a Class 8 Designation results in a substantial reduction of the real estate taxes levied against such commercial or industrial property by reducing the assessment level for the property; and

**WHEREAS**, there exists certain real property located in the Village commonly known as 3122 Union Avenue, Steger, Illinois with the following property index numbers: 32-33-309-031-0000, 32-33-309-053-0000, 32-33-309-054-0000 and 32-33-309-055-0000 (the “Subject Property”); and

**WHEREAS**, S&S Gibson Properties LLC (“S&S”) is the contract purchaser of the Subject Property; and

**WHEREAS**, S&S seeks a Class 8 Designation for the Subject Property; and

**WHEREAS**, the Subject Property is nearly vacant and will be completely vacant prior to the closing; and



**WHEREAS**, S&S has proven to the Village that the incentive that would be provided by a Class 8 Designation is necessary to successfully redevelop the Subject Property; and

**WHEREAS**, the Corporate Authorities have hereby determined that a Class 8 Designation is necessary for the redevelopment of the Subject Property to occur and the commercial use of the Subject Property is, or will be, necessary and beneficial to the Village's economy; and

**WHEREAS**, the Corporate Authorities have further determined that "special circumstances" exist to waive the twenty-four (24) month vacancy requirement, as "but for" a Class 8 Designation, the purchase and re-occupancy of the Subject Property is not economically viable; and;

**WHEREAS**, the Corporate Authorities have determined that the approving of a Class 8 Designation is in the best interests of the Village as it will, among other things, further the growth of the Village, increase the real estate tax base of the Village, provide employment opportunities within the Village, increase the economic activity within the Village and remove blight within the Village; and

**WHEREAS**, based on the foregoing, the Corporate Authorities hereby approve of, support and consent to an application for a Class 8 Designation for the Subject Property being submitted to and approved by the Cook County Assessor; and

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

**SECTION 1:** The statements set forth in the preamble to this Ordinance are found to be true and correct and are incorporated into this Ordinance as if set forth in full.

**SECTION 2:** The Corporate Authorities recognize that the incentive benefits provided by the Class 8 Designation are necessary to carry out the redevelopment of the Subject Property, and the Corporate Authorities hereby support, approve of and consent to a Class 8 Designation for the Subject Property. The Mayor is hereby authorized and directed to execute, and the Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any and all such documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The officers, employees and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to and effectuate the intent of this Ordinance.

**SECTION 3:** The headings of the sections, paragraphs and subparagraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provision of this Ordinance. The provisions of this Ordinance are hereby declared to be severable. If any portion of this Ordinance is held to be invalid or determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said portion shall be stricken from this Ordinance and the remaining

portions of this Ordinance shall continue in full force and effect to the fullest extent possible.

**SECTION 4:** All prior actions of the Village's officials, employees and agents with respect to the subject matter of this Ordinance are hereby expressly ratified.

**SECTION 5:** All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**SECTION 6:** This Ordinance shall be immediately in full force and effect after passage, approval and publication. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

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PASSED this 2<sup>nd</sup> day of December 2019.

\_\_\_\_\_  
Joseph M. Zagone, Jr., Village Clerk

APPROVED this 2<sup>nd</sup> day of December 2019.

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

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

ORDINANCE NO. 1223

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

**AN ORDINANCE AMENDING CHAPTER 78 OF THE MUNICIPAL CODE OF  
STEGER, ILLINOIS REGARDING TAXATION FOR THE VILLAGE OF STEGER,  
ILLINOIS.**

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

**WHEREAS**, the Village President (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") are committed to protecting the health, safety and welfare of the Village and its residents; and

**WHEREAS**, the Municipal Code of Steger, Illinois (the "Village Code") previously enacted regulations related to taxation (the "Existing Regulations"); and

**WHEREAS**, the Illinois General Assembly recently adopted the Cannabis Regulation and Tax Act (the "Act"), which legalizes the possession, sale and distribution of cannabis beginning January 1, 2020, in accordance with the Act (410 ILCS 705/1-1 et seq.); and

**WHEREAS**, the Illinois Generally Assembly also recently adopted the Municipal Cannabis Retailers' Occupation Tax Law, which authorizes the corporate authorities of local municipalities, on or after January 1, 2020, to impose, by ordinance, a tax upon all persons engaged in the business of selling cannabis, other

than cannabis purchased under the Compassionate Use of Medical Cannabis Program Act, at retail in the municipality on the gross receipts from these sales made in the course of that business, in an amount not to exceed three percent (3%) of the gross receipts from these sales (65 ILCS 5/8-11-22); and

**WHEREAS**, the Corporate Authorities, in exercise of the power and authority reserved to them under the Municipal Cannabis Retailers' Occupation Tax Law, have determined that it is in the interest of the public health and public safety to impose a tax upon all persons engaged in the business of selling cannabis, other than cannabis purchased under the Compassionate Use of Medical Cannabis Program Act, at retail within the corporate limits of the Village on the gross receipts from these sales made in the course of that business, in an amount equal to three percent (3%) of the gross receipts from such sales; and

**WHEREAS**, the Corporate Authorities have determined that it is in the best interests of the public health, safety and welfare of the residents of the Village and the efficient operation of government to amend the Village Code to update the Existing Regulations; and

**WHEREAS**, in light of the foregoing, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the Village and its residents to amend Chapter 78, Section 7 of the Village Code as set forth herein;

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

**ARTICLE I.  
IN GENERAL**

**SECTION 1.0: Incorporation Clause.**

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

**SECTION 2.0: Purpose.**

The purpose of this Ordinance is to amend Chapter 78 of the Village Code as set forth below.

**ARTICLE II.  
AUTHORIZATION;  
AMENDMENT OF CHAPTER 78, SECTION 78-7 OF THE MUNICIPAL CODE OF  
THE VILLAGE OF STEGER, ILLINOIS**

**SECTION 3.0: Amendment to Chapter 78, Section 78-7 of the Village Code.**

That the Municipal Code of Steger, Illinois is hereby amended, notwithstanding any provision, ordinance, resolution or Village Code section to the contrary, by amending Chapter 78, Section 78-7 as follows (additions underlined, deletions stricken):

**Sec. 78-7. Retail cannabis tax imposed; rate; effective date.**

- (a) A tax is hereby imposed, in accordance with Section 8-11-22 of the Municipal Cannabis Retailers' Occupation Tax Law (65 ILCS 5/8-11-22), upon all persons engaged in the business of selling cannabis, other than cannabis purchased under the Compassionate Use of Medical Cannabis Program Act, at retail in the corporate limits of the village at the rate of 3% of the gross receipts from these sales made in the course of that business.
- (b) The tax imposed by this section, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Illinois Department of Revenue. The Illinois Department of Revenue shall have full power to administer and enforce the provisions of this section. Any tax required to be collected pursuant to or as authorized by this section and any such tax collected by such retailer and required to be remitted to the Illinois Department of Revenue shall constitute a debt owed by the retailer to the State of Illinois. Retailers may reimburse themselves for their seller's tax liability hereunder by

separately stating that tax as an additional charge, which charge may be stated in combination, in a single amount, with any state tax that sellers are required to collect, as provided in 65 ILCS 5/8-11-22.

- (c) The tax provided for in this section shall take effect for sales on or after the first day of January, 2020, or on or after such other date as provided for by 65 ILCS 5/8-11-22 or other applicable enactment of law.

**Secs. 78-78—78-25. - Reserved.**

**SECTION 3.1: Other Actions Authorized.**

The officers, employees and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to and consummate the amendment contemplated by this Ordinance and shall take all action necessary in conformity therewith including, without limitation, the execution and delivery of any and all documents required to be delivered in connection with this Ordinance. The Village Clerk shall cause a certified copy of this Ordinance to be filed with the Illinois Department of Revenue by no later than April 1, 2020.

**ARTICLE III.  
HEADINGS, SAVINGS CLAUSES, PUBLICATION,  
EFFECTIVE DATE**

**SECTION 4.0: Headings.**

The headings of the articles, sections, paragraphs and subparagraphs of this Ordinance are inserted solely for convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provision of this Ordinance.

**SECTION 5.0: Severability.**

The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for



herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**SECTION 6.0: Superseder.**

All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**SECTION 7.0: Publication.**

A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

**SECTION 8.0: Effective Date.**

This Ordinance shall be effective ten (10) days after its passage and approval.

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PASSED this \_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Joseph M. Zagone, Jr., Village Clerk

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2019.

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

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

ORDINANCE NO. 1224

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

**AN ORDINANCE ADOPTING REVISIONS TO THE “COMPREHENSIVE AMENDMENT TO THE ZONING ORDINANCE OF THE VILLAGE OF STEGER, ILLINOIS” REGARDING SPECIAL USES AND FEES FOR THE VILLAGE OF STEGER, ILLINOIS.**

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

**WHEREAS**, the Village President (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to protecting the health, safety and welfare of the Village and its residents; and

**WHEREAS**, the Municipal Code of Steger, Illinois (the “Village Code”) previously enacted regulations related to zoning by adopting by reference the “Comprehensive Amendment to the Zoning Ordinance of the Village of Steger, Illinois,” commonly referred to as the “Zoning Ordinance” (the “Existing Regulations”); and

**WHEREAS**, the Illinois General Assembly recently adopted the Cannabis Regulation and Tax Act (the “Act”), which legalizes the possession, sale and distribution of cannabis beginning January 1, 2020, in accordance with the Act (410 ILCS 705/1-1 et seq.); and

**WHEREAS**, paragraph 1 of Section 55-25 of the Act authorizes units of local government to enact reasonable zoning ordinances or resolutions not in conflict with

the Act or rules adopted pursuant to the Act regulating cannabis business establishments (410 ILCS 705/55-25(1)); and

**WHEREAS**, paragraph 2 of Section 55-25 of the Act authorizes units of local government to enact ordinances or resolutions not in conflict with the Act or with rules adopted pursuant to the Act governing the time, place, manner, and number of cannabis business establishment operations (410 ILCS 705/55-25(2)); and

**WHEREAS**, the Planning & Zoning Board of Appeals (“PZBA”) held a public hearing wherein the PZBA solicited public comment regarding the regulation of cannabis business establishments and made certain findings of fact, which are set forth on the “Recommendation”, attached hereto and incorporated herein as Exhibit A; and

**WHEREAS**, the Corporate Authorities have determined that it is necessary, advisable and in the best interest of the Village to update the Existing Regulations by adopting revisions to the Zoning Ordinance as recommended by the PZBA set forth on the “Comprehensive Amendment to the Zoning Ordinance of the Village of Steger, Illinois”, attached hereto and incorporated herein as Exhibit B; and

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

**ARTICLE I.  
IN GENERAL**

**SECTION 1.0: Incorporation Clause.**

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

**SECTION 2.0: Purpose.**

The purpose of this Ordinance is to adopt the revisions to the "Comprehensive Amendment to the Zoning Ordinance of the Village of Steger, Illinois," commonly referred to as the "Zoning Ordinance".

**ARTICLE II.  
AUTHORIZATION**

**SECTION 3.0: AUTHORIZATION.**

The findings of fact and recommendation of the PZBA are hereby adopted and, in accordance with said findings and recommendation, the Zoning Ordinance is hereby approved and adopted in substantially the same form as set forth in Exhibit B, with such insertions, omissions and changes as shall be approved and set forth by the President and the Village Attorney. The officers, employees and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated by this Ordinance and shall take all action necessary in conformity therewith including, without limitation, the execution and delivery of any and all documents required to be delivered in connection with this Ordinance.

**ARTICLE III.  
HEADINGS, SAVINGS CLAUSES, PUBLICATION,  
EFFECTIVE DATE**

**SECTION 4.0: Headings.**

The headings of the articles, sections, paragraphs and subparagraphs of this Ordinance are inserted solely for convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provision of this Ordinance.

**SECTION 5.0: Severability.**

The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**SECTION 6.0: Superseder.**

All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**SECTION 7.0: Publication.**

A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

**SECTION 8.0: Effective Date.**

This Ordinance shall be effective and in full force after its passage, approval and publication in accordance with applicable law.

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PASSED this 2<sup>nd</sup> day of December 2019.

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Joseph M. Zagone, Jr., Village Clerk

APPROVED this 2<sup>nd</sup> day of December 2019.

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Kenneth A. Peterson, Jr., Village President

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

**EXHIBIT A**



**EXHIBIT B**