

**VILLAGE OF  
STEGER  
BOARD OF TRUSTEES  
REGULAR MEETING AGENDA  
ALSO BEING HELD VIA  
Teleconference #312.626.6799 Meeting ID# 816 9928 4832  
Passcode# 419570 3320 Lewis Avenue, Steger IL 60475**

**TUESDAY SEPTEMBER 08, 2020 7:00pm**

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS, AND SPECIAL RECOGNITIONS –
- D. MINUTES of August 17, 2020 Regular 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
  - 3. Attorney
  - 4. Treasurer
  - 5. Trustee/Liaison
  - 6. Clerk
  - 7. Mayor's Report
- G. PAYING OF THE BILLS:
- H. CORRESPONDENCE

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

**TUESDAY SEPTEMBER 08, 2020 BOARD OF TRUSTEE REGULAR MEETING AGENDA**

I. UNFINISHED BUSINESS:

J. NEW BUSINESS:

**ORDINANCE NO 1241:** **A ORDINANCE APPROVING OF AND CONSENTING TO AN APPLICATION BY MANCO PROPERTY MANAGEMENT, LLC FOR A CLASS 8 DESIGNATION RENEWAL PERMIT PURSUANT TO THE COOK COUNTY REAL PROPERTY ASSESSMETN CLASSIFICATION ORDINANCE, AS AMENDED, FOR CERTAIL REAL PROPERTY LOCATED WITHIN THE VILLAGE OF STEGER COUNTIES OF COOK AND WILL, STATE OF ILLINOIS**

**ORDINANCE NO. 1242** **AN ORDINANCE APPROVING OF AND CONSENTING TO AN APPLICATION BY KENNETH KIDD/KDK DECORATORS, LLC FOR A CLASS 8 DESIGNATION PURSUANT TO THE COOK COUNTY REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE, AS AMENDED, FOR CERTAIL REAL PROPERTY LOCATED WITHIN THE VILLAGE OF STEGER COUNTIES OF COOK AND WILL, STATE OF ILLINOIS**

**ORDINANCE NO. 1243** **AN ORDINANCE APPROVING OF AND CONSENTING TO AN APPLICATION BY BASEBALLRACKS.COM, INC. 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**

New Business License application for "Delz Cuts" located at 3121 Chicago Road pending Inspections.

New Business License application for KDK Decorators located at 3147 Louis Sherman Drive Pending inspections.

New Business License application for BaseballRacks.com, Inc., located at 3122 – 26 Union Avenue pending inspections.

K. Adjournment

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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 17th day of August, 2020 in the Municipal Building of the Village of Steger and via Teleconference that was made available to all residents. 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, Lopez, Skrezyna, Buxton and Mayor Peterson. Trustee Perchinski was present via Zoom.

Also present were: Village Administrator Mary Jo Seehausen. Fire Chief Nowell Fillion, Police Chief Patrick Rossi, EMA Chief Tom Johnston and Director of Public Infrastructure Dave Toepper were present via Zoom.

**AWARDS, HONORS AND SPECIAL RECOGNITION**

Mayor Peterson asked for a moment of silence for two fallen members of the Steger Community, Chief MacLoed was chief in Miller Woods for many years, also former Mayor Lou Sherman. Both have impacted this community over the years. Mayor Peterson's kind words were followed by a moment of silence.

**MINUTES**

Trustee Lopez made a motion to approve the minutes of the August 3rd meeting as written. Trustee Skrezyna seconded the motion. Voice vote; all ayes. Motion carried.

**AUDIENCE PARTICIPATION**

A resident questioned some paperwork that was dropped off at Village Hall. Village Administrator Seehausen will research this paperwork and resolve the issue.

**REPORTS**

**Village Administrator Mary Jo Seehausen** Thanked everyone who took time to come out to her mom's funeral services. It was greatly appreciated. Additionally she thanked Dave Toepper and his department for the cleanup that continues after last week's storm. They have done an outstanding job considering the mess. We still have a long way to go, but it should be done in a week or so.

Mayor Peterson added that residents should remain patient, Public Works will get to all areas. Thanks to all departments for working together to cleanup after this storm.

**Director of Public Infrastructure Dave Toepper** No report.

**Fire Chief Nowell Fillion** Thanked all departments for their help the day of the storm. All worked well together and we appreciate all the extra help.

**Police Chief Patrick Rossi** Echoed thanks to all the departments that came together to help out during the storm. In addition, offer Jonathan Bass has turned in his resignation for Thursday August 20, 2020.

**EMA Chief Tom Johnston** Also thanked everyone for help during and after the storm. Hats off to Dave Toepper for getting out there during the storm to get the roads open as quickly as they did.

**Village Attorney** No report.

**Treasurer** Made a few comments from the Financial Report dated June 30<sup>th</sup>. For the first half of the year, in our key revenue categories we were down about 6.6% compared to a year ago. As far as cash on hand, the moves we have taken have kept us in line with what we hoped for in our cash position compared to last year.

Mayor Peterson added that we have to stay the course on keeping up with the affects of COVID on our finances as its affects could carry on into the coming year.

Trustee Lopez added that the Cook County Assessor has extended the due date on Real Estate taxes to October 1<sup>st</sup>. Will county is extending as well which affects income to the Village.

### **TRUSTEES' REPORTS**

**Trustee Buxton.** Thanked Public Works for making such great progress on cleaning up after the storm.

**Trustee Skrezyna** Also offered thanks to Dave Toepper and his department for a job well done.

**Trustee Lopez** Reiterated the kudos to Public Works for the job they are doing cleaning the neighborhoods. It was a team effort and Mary Jo Seehausen input in keeping in contact with residents and ComEd in monitoring the power outages.

**Trustee Kozy** No report.

**Trustee Perchinski** Offered thanks to Public Works and our Residents for coming together during this cleanup. Also offered condolences for Chief MacLoed, he will be greatly missed.

**Trustee Joyce** Thank you to everyone for all your hard work.

**VILLAGE CLERK** No report.

**PRESIDENT PETERSON** No further report.

### **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, Perchinski, Kozy, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

**CORRESPONDENCE** None

**UNFINISHED BUSINESS** None

### **NEW BUSINESS:**

Trustee Lopez made a motion to approve RESOLUTION No. 1149: A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT OR HIS DESIGNEE TO SUBMIT AN APPLICATION FOR CORONAVIRUS RELIEF FUNDS PROVIDED TO COOK COUNTY UNDER THE CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY ACT ("CARES ACT") AND AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AND SUMPRECIEINT AGREEMENT FOR CORONAVIRUS RELIEF FUNDS WITH COOK COUNTY. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Kozy, Lopez, Skrezyna, and Buxton. Mayor Peterson voted aye. Motion carried

Minutes August 17, 2020 page 4

There being no further business,

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

Meeting adjourned at 7:16 pm.

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Kenneth A. Peterson, Jr., Village President

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Joseph M. Zagone, Jr., Village Clerk

SYS DATE:09/03/20

village of Steger

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

[NW2]

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
GUARANTEED TECHNICAL SERV & CONSULT INC	2020-00320	01-00-32901		MAINT COMPUTER	1036.06
NICOR GAS	30319 6 081020	01-00-33200		HEAT	127.38
NICOR GAS	67-37-68-0316 8	01-00-33200		HEAT	19.25
CINTAS CORPORATION LOCKBOX	5025429686	01-00-33500		SHOP SUPPLIES	27.71
QUADIENT FINANCE USA, INC.	32681 080320	01-00-33600		POSTAGE	200.00
COMCAST BUSINESS	105675219	01-00-33700		TELEPHONE	440.20
T & T BUSINESS SYSTEMS, INC.	104509	01-00-33901		RENTAL EQUIPMENT	132.00
DEL GALDO LAW GROUP LLC	24808	01-00-34100		LEGAL SERVICES	146.25
DEL GALDO LAW GROUP LLC	24824	01-00-34100		LEGAL SERVICES	4900.00
DEL GALDO LAW GROUP LLC	24825	01-00-34100		LEGAL SERVICES	2063.75
DEL GALDO LAW GROUP LLC	24826	01-00-34100		LEGAL SERVICES	97.50
GIANOPOLUS, DENNIS G. P.C.	18497	01-00-34100		LEGAL SERVICES	2673.00
GW & ASSOCIATES, PC	2008547	01-00-34500		CONSULT JULY 2020	4550.00
ALFRED G. RONAN, LTD	092020	01-00-34500		SEPT CONSULTING S	2500.00
PROSHRED SECURITY	990063337	01-00-38917		SHREDDING DISPOSAL	45.00
TOTAL FOR FUND 01		DEPT. 00			18958.10
DRISCOLL, BRIAN	2020-06	01-06-34550		HEARING OFFICER	200.00
DRISCOLL, BRIAN	2020-07	01-06-34550		HEARING OFFICER	200.00
MUNICIPAL SYSTEMS, INC	19393	01-06-34901		JULY C-TICKETS	256.25
TOTAL FOR FUND 01		DEPT. 06			656.25
JAMES HERR & SONS	112718	01-07-31805		MAINT VEHICLE	467.83
DRISCOLL, BRIAN	2020-06	01-07-34550		HEARING OFFICER	200.00
DRISCOLL, BRIAN	2020-07	01-07-34550		HEARING OFFICER	200.00
MUNICIPAL SYSTEMS, INC	19392	01-07-34902		ADMIN BLDG CODE	345.00
BLOOD ADAM	063020	01-07-38900		ADJUDICATION MISC	50.00
TOTAL FOR FUND 01		DEPT. 07			1262.83

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
MACQUEEN EMERGENCY	P04094	01-20-31805		MAINT VEHICLES	184.12
MONARCH AUTO SUPPLY INC	6981-501221	01-20-31805		MAINT VEHICLES	1880.36
MONARCH AUTO SUPPLY INC	6981-501598	01-20-31805		MAINT VEHICLES	53.14
MONARCH AUTO SUPPLY INC	6981-501773	01-20-31805		MAINT VEHICLES	16.98
R & R MAINTENANCE FIRE & FLEET	12399	01-20-31805		MAINT VEHICLES	1260.00
R & R MAINTENANCE FIRE & FLEET	12400	01-20-31805		MAINT VEHICLES	240.00
R & R MAINTENANCE FIRE & FLEET	12403	01-20-31805		MAINT VEHICLES	400.00
STONY TIRE INCORPORATED	1-157145	01-20-31805		MAINT VEHICLES	185.73
NICOR GAS	30319 6 081020	01-20-33200		HEAT	127.38
CINTAS CORPORATION LOCKBOX	5025429686	01-20-33501		SHOP SUPPLIES	27.71
THE HOME DEPOT	3620918	01-20-33501		SHOP SUPPLIES	16.32
COMCAST	54689	01-20-33700		TELEPHONE	180.07
COMCAST	54689	01-20-33701		CABLE	120.16
AIRGAS USA LLC	9104224782	01-20-33702		AMBULANCE SUPPLIE	250.76
CANON FINANCIAL SERVICES, INC	27111042	01-20-33901		RENTAL EQUIPMENT	238.20
WORKING WELL	00335610-00	01-20-34200		MEDICAL SERVICES	604.00
WORKING WELL	00335621-00	01-20-34200		MEDICAL SERVICES	590.00
COUNTY OF WILL	SEPT.2020-001	01-20-34252		EASTCOM DISPATCH	4562.91
STRYKER SALES CORPORATION	3116550M	01-20-37800		WORK EQUIPMENT TO	985.90
MUNICIPAL EMERGENCY SERVICES DEPOSITORY	IN1488135	01-20-37805		PERSONAL EQUIPMEN	589.89
TOTAL FOR FUND 01		DEPT. 20			12513.63
JAMES HERR & SONS	112767	01-40-31805		MAINT VEHICLES	256.55
JAMES HERR & SONS	112776	01-40-31805		MAINT VEHICLES	45.76
JAMES HERR & SONS	112777	01-40-31805		MAINT VEHICLES	45.76
POMP'S TIRE SERVICE INC.	410793456	01-40-31805		MAINT VEHICLES	145.74
SCOTT'S-U-SAVE	465917	01-40-31805		MAINT VEHICLES	48.00
GUARANTEED TECHNICAL SERV & CONSULT INC	2020-00325	01-40-32901		MAINT SOFTWARE	645.00



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NICOR GAS	1000 5 081120	01-40-33200		HEAT	137.49
A T & T	36194 081620	01-40-33700		TELEPHONE	166.81
COMCAST	94774 0806820	01-40-33700		TELEPHONE	787.79
IL DEPT OF INNOVATION AND TECHNOLOGY	T2033846	01-40-33700		TELEPHONE COMMUNT	5.00
MARLIN BUSINESS BANK	18331063	01-40-33703		MAINT CONTRACTS	1034.42
CINTAS CORPORATION LOCKBOX	5025429635	01-40-33900		SUPPLIES SERVICES	25.50
CANON FINANCIAL SERVICES, INC	27111042	01-40-33901		RENTAL EQUIPMENT	238.20
KIESLER'S POLICE SUPPLY INC.	IN143849	01-40-33902		AMMUNITION	194.35
COUNTY OF WILL	SEPT.2020-001	01-40-34252		EASTCOM DISPATCH	19311.76
THE EAGLE UNIFORM COMPANY INC	082520	01-40-37302		UNIFORMS	52.80
THE EAGLE UNIFORM COMPANY INC	PO4885	01-40-37302		NEW UNIFORMS	152.00
JCM UNIFORMS	769298	01-40-37302		NEW UNIFORMS	139.95
TOTAL FOR FUND 01		DEPT. 40			22932.88
TOTAL FOR FUND 01				56323.69	
COMED	19001 080520	03-30-33100		ECLECTRICTY	39.22
NICOR GAS	41000 4 081120	03-30-33200		HEATING	125.14
A T & T	369008 81620	03-30-33700		TELEPHONE	19.26
JOHNSON CONTROLS SECURITY SOLUTIONS	34672982	03-30-33704		SECURITY SYSTEM	237.68
ADT COMMERCIAL LLC	29599 080520	03-30-33704		SECURITY SYSTE,	36.21
TOTAL FOR FUND 03		DEPT. 30			457.51
NICOR GAS	1000 4 081120	03-31-33200		HEATING	42.03
TOTAL FOR FUND 03		DEPT. 31			42.03
TOTAL FOR FUND 03				499.54	

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BRITES CARTAGE LTD 32598		06-00-31204		MAINT PATCHING	425.89
BRITES TRANSPORTATION LTD 74057		06-00-31204		MAINT PATCHING	1368.66
BRITES TRANSPORTATION LTD 74201		06-00-31204		MAINT PATCHING	966.78
CLARKES GARDEN CENTER 082120		06-00-31204		MULCH	280.00
CLARKES GARDEN CENTER 82120		06-00-31204		TOP SOIL	697.60
RICH SEALCOATING INC RS-1412		06-00-31204		MAINT PATCHING	500.00
CORE & MAIN M771460		06-00-31504		MAINT MAINS	1136.00
CORE & MAIN M782191		06-00-31504		MAINT MAINS	352.00
CORE & MAIN M787014		06-00-31504		MAINT MAINS	585.00
CORE & MAIN M788260		06-00-31504		MAINT MAINS	153.00
CORE & MAIN M796143		06-00-31504		MAINT MAINS	1204.00
CORE & MAIN M797645		06-00-31504		MAINT MAINS	352.00
M.E. SIMPSON CO., INC. 35421		06-00-31504		MAINT MAINS	725.00
M&J UNDERGROUND, INC M20-0235		06-00-31504.01		MAINT MAINS	6809.00
M&J UNDERGROUND, INC M20-0242		06-00-31504.01		MAINT MAINS	6548.50
GUARANTEED MUFFLER 24802		06-00-31805		MAINT VEHICLES CH	691.02
MCCANN INDUSTRIES INC W01169		06-00-31805		MAINT VEHICLES	2011.30
T.R.L. TIRE SERVICE CORP 273486 273489		06-00-31805		MAINT VEHICLES	94.08
GUARANTEED TECHNICAL SERV & CONSULT INC 2020-00325		06-00-32900		MAINT SOFTWARE	1590.00
UNIFIRST CORPORATION 062 0411277		06-00-32900		CLEANING	27.13
UNIFIRST CORPORATION 062 0413135		06-00-32900		MAINT MATS	27.13
COMED 52003 081220		06-00-33100		ELECTIC	30.10
COMED 76056 081120		06-00-33100		ELECTRIC	81.37
NICOR GAS 1000 1 081020		06-00-33200		HEATING	38.52
NICOR GAS 1000 2 080520		06-00-33200		HEATING	16.63
NICOR GAS 1000 3 081020		06-00-33200		HEATING	246.20
CINTAS CORPORATION LOCKBOX 5025429681		06-00-33501		SHOP SUPPLIES	29.12
FASTENAL COMPANY ILSTE159726		06-00-33501		SHOP SUPPLIES	39.90
FASTENAL COMPANY ILSTE159731		06-00-33501		SHOP SUPPLIES	28.75

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HELSEL JEPPELSON ELECTRICAL INC	858982	06-00-33501		SHOP SUPPLIES	60.00
HINCKLEY SPRINGS	17155979 081220	06-00-33501		SHOP SUPPLIES	43.36
USA BLUE BOOK	320220	06-00-33501		SHOP SUPPLIES	342.35
USA BLUE BOOK	320671	06-00-33501		SHOP SUPPLIES	91.65
USA BLUE BOOK	323011	06-00-33501		SHOP SUPPLIES	24.14
UNIFIRST CORPORATION	062 0410398	06-00-33800		UNIFORM SERVICE	95.17
UNIFIRST CORPORATION	062 0411331	06-00-33800		UNIFORM SERVICE	87.40
UNIFIRST CORPORATION	062 0412260	06-00-33800		UNIFORM SERVICE	87.40
UNIFIRST CORPORATION	062 0413186	06-00-33800		UNIFORM SERVICE	87.40
MOST FEED & GARDEN	360503	06-00-33900		SUPPLIES SEED	102.14
GW & ASSOCIATES, PC	2008547	06-00-34400		CONSULT JULY 2020	2450.00
SUBURBAN LABORATORIES INC	179696	06-00-34800		WATER TESTING FEE	190.00
WATER RESOURCES INC	34156	06-00-37507		NEW METERS	1258.58
TOTAL FOR FUND 06		DEPT. 00			31774.27
TOTAL FOR FUND 06				31774.27	
MCCANN INDUSTRIES INC	w01169	07-00-31805		MAINT VEHICLES	2011.29
SHOREWOOD HOME & AUTO, INC.	02-200499	07-00-31805		MAINT VEHICLES	667.13
SHOREWOOD HOME & AUTO, INC.	02-200502	07-00-31805		MAINT VEHICLES	5.78
T.R.L. TIRE SERVICE CORP	273486 273489	07-00-31805		MAINT VEHICLES	94.08
UNIFIRST CORPORATION	062 0411277	07-00-32900		MAT CLEANING	27.13
UNIFIRST CORPORATION	062 0413135	07-00-32900		MAINT MATS	27.13
CINTAS CORPORATION LOCKBOX	5025429681	07-00-33501		SHOP SUPPLIES	29.12
FASTENAL COMPANY	ILSTE159726	07-00-33501		SHOP SUPPLIES	39.90
FASTENAL COMPANY	ILSTE159731	07-00-33501		SHOP SUPPLIES	28.74
HINCKLEY SPRINGS	17155979 081220	07-00-33501		SHOP SUPPLIES	43.35
UNIFIRST CORPORATION	062 0410398	07-00-33800		UNIFORM SERVICE	95.17
UNIFIRST CORPORATION	062 0411331	07-00-33800		UNIFORM SERVICE	87.40

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UNIFIRST CORPORATION	062 0412260	07-00-33800		UNIFORM SERVICE	87.40
UNIFIRST CORPORATION	062 0413186	07-00-33800		UNIFORM SERVICE	87.40
TOTAL FOR FUND 07		DEPT. 00			3331.02
TOTAL FOR FUND 07				3331.02	
COMED	73007 073120	08-00-33102		ELECTRICTY	74.57
COMED	84103 081220	08-00-33102		ELECTRICITY	866.29
COMED	99093 081720	08-00-33102		ELECTRICITY	4243.98
TOTAL FOR FUND 08		DEPT. 00			5184.84
TOTAL FOR FUND 08				5184.84	
PRO-AM TEAM SPORTS	AAN003036	13-53-37305		NEW UNIFORMS	5051.50
TOTAL FOR FUND 13		DEPT. 53			5051.50
TOTAL FOR FUND 13				5051.50	
VISION SERVICE PLAN (IL)	810148064	15-00-36901		HEALTH INSURANCE	759.32
HUMANA DENTAL INSURANCE COMPANY	181931773	15-00-36903		DENTAL INSURANCE	3451.99
TOTAL FOR FUND 15		DEPT. 00			4211.31
TOTAL FOR FUND 15				4211.31	
COMCAST	72350 081020	16-00-33700		TELEPHONE	75.88
COMCAST	72350 081020	16-00-33701		CABLE	99.39
TOTAL FOR FUND 16		DEPT. 00			175.27

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TOTAL FOR FUND 16						175.27	
KANE MC KENNA AND ASSOCIATES INC	17316	20-00-34400			PROFESSIONAL SERV	105.00	
TOTAL FOR FUND 20					DEPT. 00	105.00	
TOTAL FOR FUND 20						105.00	
KANE MC KENNA AND ASSOCIATES INC	17316	21-00-34400			PROFESSIONAL SERV	105.00	
TOTAL FOR FUND 21					DEPT. 00	105.00	
TOTAL FOR FUND 21						105.00	
KANE MC KENNA AND ASSOCIATES INC	17316	22-00-34400			PROFESSIONAL SERV	105.00	
TOTAL FOR FUND 22					DEPT. 00	105.00	
TOTAL FOR FUND 22						105.00	
KANE MC KENNA AND ASSOCIATES INC	17316	23-00-34400			PROFESSIONAL SERV	105.00	
TOTAL FOR FUND 23					DEPT. 00	105.00	
TOTAL FOR FUND 23						105.00	
DLA ARCHITECTS LTD	180321	25-10-30000			PROJECT VILLAGE H	2650.33	
DLA ARCHITECTS LTD	180517	25-10-30000			PROJECT VILLAGE H	9890.98	
DLA ARCHITECTS LTD	200403	25-10-30000			PROJECT VILLAGE H	3919.32	
TOTAL FOR FUND 25					DEPT. 10	16460.63	
TOTAL FOR FUND 25						16460.63	

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			DESCRIPTION		DIST
KANE MC KENNA AND ASSOCIATES INC					
17316	26-00-34400		PROFESSIONAL SERV		105.00
TOTAL FOR FUND 26		DEPT. 00			105.00
TOTAL FOR FUND 26				105.00	

** TOTAL CHECKS TO BE ISSUED		123537.07
01	CORPORATE	56323.69
03	PLAYGROUND/RECREATION	499.54
06	WATER/SEWER FUND	31774.27
07	ROAD & BRIDGE	3331.02
08	MOTOR FUEL TAX	5184.84
13	BOOSTER CLUB	5051.50
15	LIABILITY INSURANCE FUND	4211.31
16	H.S.E.M.	175.27
20	TIF #1 (WILL TIF #1)	105.00
21	TIF #2 (COOK TIF #1)	105.00
22	TIF #3 (COOK TIF #2)	105.00
23	TIF #4 (WILL TIF #2)	105.00
25	CAPITAL PROJECTS	16460.63
26	TIF #5 (WILL/COOK TIF #3)	105.00
TOTAL FOR REGULAR CHECKS:		123,537.07

=====

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

=====

PAYABLE TO	INV NO	REG NO G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
USPS CRETE		819	09/01/20	11331	
D2&D4 SEPTEMBER		01-00-33600		D2 &D4 SEPT 2020	379.52
TOTAL FOR FUND 01		DEPT. 00			379.52
STEGER FIRE ASSOCIATION		819	08/26/20	11330	
623784		01-20-37900		NEW OFFICE EQUIP	849.00
TOTAL FOR FUND 01		DEPT. 20			849.00
TOTAL FOR FUND 01					1228.52
THORN CREEK BASIN SANITARY		819	08/20/20	11312	
JULY 2020		06-00-15800		JULY A/P THORN CR	16865.18
THORN CREEK BASIN SANITARY		819	08/20/20	11313	
JUNE 2020		06-00-15800		JUNE 202 A/P THOR	25956.70
TOTAL FOR FUND 06		DEPT. 00			42821.88
TOTAL FOR FUND 06					42821.88
THIELE, MICHELLE		819	08/21/20	11328	
S.STORM FALL 20		13-52-38101		STORM2020 REFUND	75.00
TOTAL FOR FUND 13		DEPT. 52			75.00
TOTAL FOR FUND 13					75.00
** TOTAL MANUAL CHECKS LISTED					44125.40
** TOTAL OF ALL LISTED CHECKS					167662.47





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 3329 Lewis Avenue, Steger, Illinois with the following property index numbers: 32-33-413-015-0000 to 32-33-413-019-0000 and 32-33-413-035-0000 to 32-33-413-049-0000 (the “Subject Property”); and

**WHEREAS**, Manco Property Management, LLC (the “Applicant”) seeks a Class 8 Designation renewal for the Subject Property; and

**WHEREAS**, the Subject Property is currently occupied by Fresenius Medical Center (FMC); and

**WHEREAS**, Applicant has proven to the Village that the incentive that would be provided by a Class 8 Designation renewal is necessary to allow FMC to continue to operate at the Subject Property; and

**WHEREAS**, the Corporate Authorities have hereby determined that a Class 8 Designation renewal is necessary for the continued operation of FMC at the

Subject Property and the commercial use of the Subject Property is necessary and beneficial to the Village's economy; and

**WHEREAS**, the Corporate Authorities have determined that the approving of a Class 8 Designation renewal 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 continue to 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 renewal 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 renewal are necessary to carry out the continued use of the Subject Property, and the Corporate Authorities hereby support, approve of and consent to a Class 8 Designation renewal 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.

PASSED this 8<sup>th</sup> day of September 2020.

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

APPROVED this 8<sup>th</sup> day of September 2020.

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

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

# SANDRICK LAW FIRM LLC

August 24, 2020

Mayor Kenneth Peterson  
Village of Steger  
3320 Lewis Avenue  
Steger, IL 60475

Re: Request for Class 8 Incentive Renewal  
PIN: 32-33-413-015 to 019 and 035 to 049  
Address: 3329 Lewis Avenue, Steger, IL  
Applicant: Manco Property Management, LLC

Dear Mayor Peterson,

Our client, Manco Property Management, LLC, is requesting a renewal of the Class 8 Incentive that was originally granted new construction for the Fresenius Medical Center (FMC) at 3329 Lewis Avenue. As you know, FMC has been a good member of the Steger Business Community and provides a great example of a needed resident service that utilizes a Class 8 Tax Incentive.

FMC currently has several employees. Property taxes are a major concern for all commercial and industrial business owners in the South Suburbs and FMC is no exception, especially with the limitations due to COVID-19. If the Class 8 is allowed to expire, their property taxes could double in a two-year period.

We are therefore respectfully requesting that the Village of Steger issue a Resolution of Support, supporting the renewal of the Class 8 Incentive for another 10-year term. We have included the County's renewal application.

Should you need any additional information or documentation, please feel free to give me a call. I thank you for your help and cooperation with this matter.

Sincerely,

SANDRICK LAW FIRM LLC



Adam E. Dotson  
Director of Economic Development



**CLASS 6B/8  
RENEWAL APPLICATION**

Control Number

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

**I. Identification of Applicant**

Name: Manco Property Management, LLC Telephone: (     ) \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**Agent/Representative (if any)**

Name: Adam Dotson Telephone: ( 312 ) 867-1515  
Address: 16475 Van Dam Road  
City, State: South Holland Zip Code: 60473  
Email Address: adotson@sbtaxlaw.com

**II. Description of Subject Property**

Street address: 3329 Lewis Avenue  
City, State: Steger, IL Zip Code: 60475  
Permanent Real Estate Index Number (s): 32-33-417-015 to 019  
32-33-417-035 to 049  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Township: Bloom

**III. Identification of Persons or Entities Having an Interest**

Attach a current and complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Attach legal description, site dimensions and square footage, and building dimensions and square footage.

**IV. Property Use**

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use.

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

**V. Nature of Development**

Indicate the nature of the original development receiving the Class 6B/8 designation

New Construction

Substantial Rehabilitation

Occupation of Abandoned Property - No Special Circumstance

Occupation of Abandoned Property - With Special Circumstance

**VI. Employment**

How many permanent full-time and part-time employees do you now employ?

**On-Site:** Full-time: 1 Part-time: \_\_\_\_\_

**In Cook County:** Full-time: 1 Part-time: \_\_\_\_\_

**VII. Local Approval**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

**Adam E. Dotson** \_\_\_\_\_, the undersigned, certify that I have read this  
*Renewal Application and that the statements set forth in this Renewal Application and in  
the attachments hereto are true and correct, except as those matters stated to be on  
information and belief and as to such matters the undersigned certifies that he/she  
believes the same to be true.*



\_\_\_\_\_  
Signature

8-22-20

\_\_\_\_\_  
Date

**Adam E. Dotson**

\_\_\_\_\_  
Print Name

Dir. of Econ. Dev./Sandrick Law Firm

\_\_\_\_\_  
Title

*Revised November 4, 2014*





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 3147 Louis Sherman Drive, Steger, Illinois with the following property index numbers: 32-33-404-021-0000, 32-33-404-022-0000, 32-33-404-023-0000 and 32-33-404-024-0000 (the “Subject Property”); and

**WHEREAS**, Kenneth Kid/KDK Decorators, LLC (the “Applicant”) is the contract purchaser of the Subject Property; and

**WHEREAS**, Applicant 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**, Applicant 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.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

PASSED this 8<sup>th</sup> day of September 2020.

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

APPROVED this 8<sup>th</sup> day of September 2020.

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

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

# COOK COUNTY ASSESSOR

Fritz Kaegi



COOK COUNTY ASSESSOR'S OFFICE  
118 NORTH CLARK STREET, CHICAGO, IL 60602  
PHONE: 312.443.7550 FAX: 312.603.6584  
WWW.COOKCOUNTYASSESSOR.COM

## CLASS 8 ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 8 Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a *filing fee of \$500.00*, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

### Applicant Information

Name: Kenneth Kidd Telephone: ( 708 ) 534-3302  
Company: KDK Decorators  
Address: 597 W. Exchange Street, Suite 2  
City: Crete State: IL Zip Code: 60417  
Email: KEN.KIDD@KDKDECORATORS

### Contact Person (if different than the Applicant)

Name: Adam Dotson Telephone: ( 312 ) 867-1515  
Company: Sandrick Law Firm LLC  
Address: 16475 Van Dam Road  
City: South Holland State: IL Zip Code: 60473  
Email: adotson@sbtaxlaw.com

### Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 3147 Louis Sherman (Holeman)  
Permanent Real Estate Index Number: 32-33-404-021 thru 024  
(2) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_

City: Steger State: IL Zip Code: 60475  
Township: Bloom Existing Class: 5-80, 5-83

**Class 8 application is based upon the location of the property in:**

- 1) An area which has been certified for Class 8
- 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton
- 3) Property obtained through the Cook County Tax Reactivation Program

***Identification of Person Having an Interest in the Property***

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

***Property Use***

Type of Development:  Industrial or  Commercial

General Description of Proposed Property Usage Painting Contractor

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

***Nature of Development***

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)  
**Incentive only applied to the market value attributable to the rehabilitation**
- Occupation of Abandoned Property - No Special Circumstance  
(**Read and Complete Section B**)
- Occupation of Abandoned Property - With Special Circumstance  
(**Read and Complete Section C**)
- Occupation of Abandoned Property - (**TEERM Supplemental Application**)  
(**Read and Complete Section C**)



**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction

Commencement (*excluding demolition, if any*): \_\_\_\_\_

Estimated date of construction completion: \_\_\_\_\_

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1<sup>st</sup> floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

**SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCES)**

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

YES       NO

When and by whom was the subject property last occupied prior to the purchase for value?

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Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: \_\_\_\_\_

Date of Purchase: \_\_\_\_\_

Name of purchaser: \_\_\_\_\_

Name of seller: \_\_\_\_\_

Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

**SECTION C (SPECIAL CIRCUMSTANCES)**

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 24 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 24 continuous months or greater**, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month**, complete section (2) and the **TEERM Supplemental Application**.

1. How long was the period of abandonment prior to the purchase for value? 3 months

When and by whom was the subject property last occupied prior to the purchase for value?

April 2020 G & H Technical Services

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation:	<u>4th Quarter 2020</u>
Date of purchase:	<u>August 10, 2020</u>
Name of purchaser:	<u>Kenneth Kidd</u>
Name of seller:	<u>Karen Joyce</u>
Relationship of purchaser to seller:	<u>None</u>

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 24 or greater continuous months (*Eligible for Special Circumstance*)
- 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- Less than 12 continuous months (*Not Eligible for Special Circumstance*)

When and by whom was the subject property last occupied prior to the filing of this application?

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Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: \_\_\_\_\_

**EMPLOYMENT OPPORTUNITIES**

How many construction jobs will be created as a result of this development? 4

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 15 Part-time: 0

How many new permanent full-time jobs will be created as a result of this proposed development?

2

How many new permanent part-time jobs will be created as a result of this proposed development?

0

**LOCAL APPROVAL**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the Incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the Incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

**I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.**



Signature

Adam E. Dotson

Print Name

8/7/20

Date

Dir. of Econ. Dev./Sandrick Law Firm

Title

*\*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*



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 3122-3126 Union Avenue, Steger, Illinois with the following property index numbers: 32-33-309-053-0000, 32-33-309-054-0000, 32-33-309-031-0000 and 32-33-309-055-0000 (the “Subject Property”); and

**WHEREAS**, R&S Real Estate Investments LLC (the “Contract Purchaser”) is the contract purchaser of the Subject Property; and

**WHEREAS**, if the Contract Purchaser closes on the Purchase of the Subject Property, Baseballracks.com, Inc. (the “Applicant”) will occupy the Subject Property; and

**WHEREAS**, the Applicant 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**, Applicant 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.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

PASSED this 8<sup>th</sup> day of September 2020.

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

APPROVED this 8<sup>th</sup> day of September 2020.

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

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

#42381-001

**COOK COUNTY ASSESSOR**  
**FRITZ KAEGI**



COOK COUNTY ASSESSOR'S OFFICE  
118 NORTH CLARK STREET, CHICAGO, IL 60602  
PHONE: 312.448.7550 FAX: 312.803.6584  
WWW.COOKCOUNTYASSESSOR.COM

**CLASS 8**  
**ELIGIBILITY APPLICATION**

CONTROL NUMBER

Carefully review the Class 8 Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a *filing fee of \$500.00*, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

*Applicant Information*

Name: Baseballracks.com, Inc. of Robert Levan Telephone: (708) 636-1047  
Company: BASEBALLRACKS.COM  
Address: 2720 FOREST PARK DRIVE  
City: Dyer State: IL Zip Code: 4631  
Email: BOB@BASEBALLRACKS.COM

*Contact Person (if different than the Applicant)*

Name: Joanne P. Elliott Telephone: (847) 298-8300  
Company: Elliott & Associates  
Address: 1430 Lee Street  
City: Des Plaines State: IL Zip Code: 60018  
Email: joanne@elliottlaw.com

*Property Description (per PIN)*

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

- Street Address: (1) 3122 Union Avenue  
Permanent Real Estate Index Number: 32-33-309-053-0000  
(2) 3122 Union Avenue  
Permanent Real Estate Index Number: 32-33-309-054-0000  
(3) 40 E. 31st Place  
Permanent Real Estate Index Number: 32-33-309-031-0000

\*See attached for 4th PIN.

City: Steger ZIP: 60475  
Township: Bloom Existing Class: 5-93 & 5-33

Class 8 application is based upon the location of the property in:

- 1) An area which has been certified for Class 8
- 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton
- 3) Property obtained through the Cook County Tax Reactivation Program

**Identification of Person Having an Interest in the Property**

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

**Property Use**

Type of Development: Industrial or Commercial (Please circle)

General Description of Proposed Property Usage manufacturing, painting, packaging, warehousing & shipping dug out benches,

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

*bat racks,  
helmet racks,  
back stop  
systems,  
etc.*

**Nature of Development**

Indicate nature of proposed development by checking the appropriate space:

- New Construction (Read and Complete Section A)
- Substantial Rehabilitation (Read and Complete Section A)  
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance (Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance (Read and Complete Section C)
- Occupation of Abandoned Property - (TEERM Supplemental Application) (Read and Complete Section C)

**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction

Commencement (*excluding demolition, if any*): \_\_\_\_\_

Estimated date of construction completion: \_\_\_\_\_

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1<sup>st</sup> floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

**SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCES)**

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

YES       NO

When and by whom was the subject property last occupied prior to the purchase for value?

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Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: \_\_\_\_\_  
Date of Purchase: \_\_\_\_\_  
Name of purchaser: \_\_\_\_\_  
Name of seller: \_\_\_\_\_  
Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

**SECTION C (SPECIAL CIRCUMSTANCES)**

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a purchase for value, but the period of abandonment prior to purchase was less than 24 months, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was no purchase for value, but the period of abandonment prior to the application 24 continuous months or greater, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was no purchase for value, but the period of abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month, complete section (2) and the TEERM Supplemental Application.

1. How long was the period of abandonment prior to the purchase for value? 11 months

When and by whom was the subject property last occupied prior to the purchase for value?

Apex Industrial Automation, LLC was the last occupant and vacated on or about

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: September 1, 2020

Date of purchase: January 15, 2021

Name of purchaser: R&S Real Estate Investments, LLC

Name of seller: Apex Industrial Automation, LLC

Relationship of purchaser to seller: No personal relationship

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration



2. How long has the subject property been unused?

- 24 or greater continuous months (*Eligible for Special Circumstance*)
- 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - Complete TEERM Supplemental Application
- Less than 12 continuous months (*Not Eligible for Special Circumstance*)

When and by whom was the subject property last occupied prior to the filing of this application?

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Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: \_\_\_\_\_

**EMPLOYMENT OPPORTUNITIES**

How many construction jobs will be created as a result of this development? 5

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 16 Part-time: 6

How many new permanent full-time jobs will be created as a result of this proposed development?

4 to 9

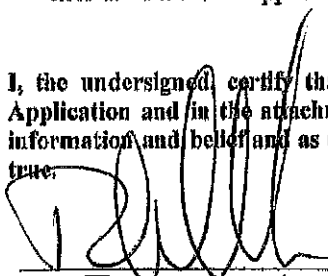
How many new permanent part-time jobs will be created as a result of this proposed development?

0

**LOCAL APPROVAL**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the Incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the Incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

  
\_\_\_\_\_  
Signature  
ROBERT L. LAW  
\_\_\_\_\_  
Print Name

8/18/2020  
\_\_\_\_\_  
Date  
ROS  
\_\_\_\_\_  
Title

*\*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*

**TEERM SUPPLEMENTAL APPLICATION**

*(This form will ONLY be utilized for applicants who specifically elect for TEERM)*

*This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.*

*Under the TEERM Program, qualifying industrial/commercial real estate would be eligible for the Class 8 level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 8 will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.*

I \_\_\_\_\_ applicant/representative hereby specifically elect to submit this Supplemental Application for the TEERM program.

Further affiant sayeth not.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Agent's Name & Title

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Telephone Number

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

Revised 2/1/2020

# EXHIBIT A

(Please type or Print)

PIN(s)

32-33-309-053-0000

32-33-309-054-0000

32-33-309-031-0000

32-33-309-055-0000

Common Address

3122 Union Avenue, Steger, IL

3122 Union Avenue, Steger, IL

40 E. 31<sup>st</sup> Place, Steger, IL

3122 Union Avenue, Steger, IL