

**VILLAGE OF
STEGER
BOARD OF TRUSTEES
REGULAR MEETING AGENDA
ALSO BEING HELD VIA
Teleconference #312.626.6799 Meeting ID# 856 6823 0461
Passcode# 067302
3320 Lewis Avenue, Steger IL 60475**

MONDAY October 05, 2020 7:00pm

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS, AND SPECIAL RECOGNITIONS
- D. MINUTES of September 21 , 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

MONDAY October 05, 2020 BOARD OF TRUSTEE REGULAR MEETING AGENDA

I. UNFINISHED BUSINESS:

J. NEW BUSINESS:

ORDINANCE NO. 1244

AN ORDINANCE APPROVING A REAL ESTATE CONTRACT TO PURCHASE 248 DORESTSHIRE DRIVE STEGER, IL 60475 BY AND BETWEEN MARK INGALLS, OWNER OF RECORD AND THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS FOR THE FUTURE DEVELOPMENT AND IMPROVEMENT OF VILLAGE INFRASTRUCTURE

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 21st day of September, 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, Perchinski, Kozy, Lopez, Skrezyna, Buxton and Mayor Peterson. Trustee Joyce was present via Zoom.

Also present were: Village Administrator Mary Jo Seehausen, Fire Chief Nowell Fillion and 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 introduced Kevin Shaughnessy, his choice to fill the position of Chief of Police as of September 30th when current Chief Patrick Rossi takes his retirement.

Trustee Perchinski made a motion to approve the appointment of Kevin Shaughnessy as Chief of Police for the Village of Steger, Illinois. 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.

Kevin Shaughnessy then took the Oath of Office as Chief of Police as presented by Clerk Zagone.

MINUTES

Trustee Lopez made a motion to approve the minutes of the September 8th meeting as written. Trustee Perchinski seconded the motion. Voice vote; all ayes. Motion carried.

AUDIENCE PARTICIPATION

None

REPORTS

Village Administrator Mary Jo Seehausen reported that Movie Night was very successful. Between 130 and 140 cars participated. The next event is scheduled for October 23rd.

Director of Public Infrastructure Dave Toepper No report.

Fire Chief Nowell Fillion reported on the new monitors for the outdated ones currently in our ambulances. The department is being reimbursed for the cost of the new equipment. Working on the reimbursement plan through our provider, Paramedic Billing and through the Department of Health and Human Services. This program helps make up the difference between what Medicaid pays, and what we are owed. We are also looking at some other grants that are 100% funded, some of which will help replace some of our electronics and other needs that the department is facing. The department is also working on getting new AED's to replace some that can no longer be updated.

Police Chief Patrick Rossi reported on new G-tach computers for squad cars. Working on getting the new equipment installed. Three new Ford Explorers should be arriving in October to replace some that have been lost.

EMA Chief Tom Johnston reported there were 5 members working the Movie Night event. Thank you to Dave Toepper and his crew for the parking lot layout. We are keeping up with patrols and call response.

Village Attorney No report.

Treasurer No Report

TRUSTEES' REPORTS

Trustee Buxton No Report

Trustee Skrezyna No Report

Trustee Lopez Offered thanks to Police Chief Patrick Rossi for all your hard work and dedication to the Village of Steger. We appreciate it and wish you a well-deserved retirement.

Trustee Kozy No report.

Trustee Perchinski I would also like to thank Pat, he has done a great job and been a big part of our community. Welcome to Kevin.

Trustee Joyce No Report

VILLAGE CLERK Wished good luck to Pat Rossi.

PRESIDENT PETERSON First I would like to express my condolences to the D'Anna family on the loss of Mary D'Anna. She has been a great member of our community. Then shared thoughts with outgoing Police Chief Patrick Rossi, this being your last board meeting, I hope we still will see you being very active in our community. You are to me the quintessential Steger Resident. You are our community. Thank you.

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 Perchinski made a motion to approve RESOLUTION No. 1150: A RESOLUTION AUTHORIZING AND APPROVING A CERTAIN AGREEMENT BETWEEN THE VILLAGE OF STEGER AND PARAMEDIC BILLING SERVICES, INC. FOR THE VILLAGE OF STEGER, ILLINOIS. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Kozy, Lopez, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried

Trustee Lopez made a motion to approve the Intergovernmental Agreement between "The Illinois Department of Healthcare and Family Services and the Village of Steger". 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

Following discussion regarding the studies being done to help find solutions to the flooding problems being experienced throughout the Village of Steger:


Trustee Skrezyna made a motion to approve the Proposal for Hydrologic and Hydraulic Water Study for both Deer Creek and Thorn Creek Water Shed from Knight Engineering and Architects. 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

Trustee Perchinski made a motion to deny the previously considered Service Agreement with AZAVAR Audit Solutions, INC. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Kozy, Lopez, and Skrezyna. Trustee Buxton and Mayor Peterson voted no. Motion carried

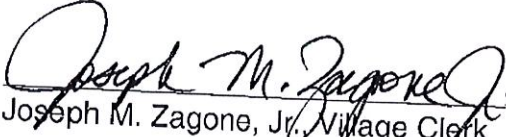
There being no further business,

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

Meeting adjourned at 7:28 pm.



Kenneth A. Peterson, Jr., Village President


Joseph M. Zagone, Jr., Village Clerk

DATE: 10/01/20

Thursday October 1, 2020

PAGE 1

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
MIDAMERICAN PRINTING SYSTEMS	127332	01-00-33500		OFFICE SUPPLIES	375.00
A T & T	69009 091620	01-00-33700		TELEPHONE	19.26
DEL GALDO LAW GROUP LLC	24946	01-00-34100		LEGAL SERVICES	3150.00
DEL GALDO LAW GROUP LLC	24947	01-00-34100		LEGAL SERVICES	195.00
DEL GALDO LAW GROUP LLC	24948	01-00-34100		LEGAL SERVICES	48.75
GIANOPOLUS, DENNIS G. P.C.	18535	01-00-34100		LEGAL SERVICES	3720.54
CDW GOVERNMENT INC	ZRJ4027	01-00-37902		COMPUTER HARDWARE	164.55
CDW GOVERNMENT INC	ZSZ1747	01-00-37902		COMPUTER HARDWARE	232.37
TOTAL FOR FUND 01		DEPT. 00			7905.47
DRISCOLL, BRIAN	2019022020	01-06-34550		HEARING OFFICER	200.00
TOTAL FOR FUND 01		DEPT. 06			200.00
DRISCOLL, BRIAN	2019022020	01-07-34550		HEARING OFFICER	200.00
TOTAL FOR FUND 01		DEPT. 07			200.00
GRAINGER	9376948676	01-20-31805		MAINT VEHICLES	164.73
SUTTON FORD INC	511687	01-20-31805		MAINT VEHICLES	12.32
SUTTON FORD INC	512191	01-20-31805		MAINT VEHICLES	34.56
HERITAGE F/S, INC.	35005256	01-20-33300		GASOLINE	104.90
HERITAGE F/S, INC.	35005324	01-20-33300		GASOLINE	189.88
HERITAGE F/S, INC.	35005380	01-20-33300		GASOLINE	190.89
HERITAGE F/S, INC.	35005380	01-20-33300		DIESEL	211.61
HERITAGE F/S, INC.	35005452	01-20-33300		GASOLINE	262.24
HERITAGE F/S, INC.	35005452	01-20-33300		DIESEL	134.10
HERITAGE F/S, INC.	35005499	01-20-33300		GASOLINE	312.86
HERITAGE F/S, INC.	35005574	01-20-33300		GASOLINE	303.03

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
HERITAGE F/S, INC.	35005622	01-20-33300		GASOLINE	115.37
HERITAGE F/S, INC.	35005684	01-20-33300		GASOLINE	304.67
EXPERT CHEMICAL & SUPPLY INC	853969	01-20-33501		SHOP SUPPLIES	287.49
MENARDS - MATTESON	33278	01-20-33501		SHOP SUPPLIES	99.96
COMCAST	54689 092020	01-20-33700		TELEPHONE	140.89
COMCAST	54689 092020	01-20-33701		CABLE	159.34
STRYKER SALES CORPORATION	3144681M	01-20-33702		AMBULANCE SUPPLIE	741.36
CANON FINANCIAL SERVICES, INC	21892098	01-20-33901		RENTAL EQUIPMENT	238.20
METRO PARAMEDIC SERVICES INC.	52-297035	01-20-34250		AMBULANCE SERVICE	22808.58
COUNTY OF WILL	OCT.2020-001	01-20-34252		DISPATCH SERVICE	4562.91
MUNICIPAL EMERGENCY SERVICES DEPOSITORY	IN1498153	01-20-37805		NEW PERSONAL EQUI	225.39
CDW GOVERNMENT INC	ZRJ4027	01-20-37902		COMPUTER HARDWARE	164.55
CDW GOVERNMENT INC	ZSZ1747	01-20-37902		COMPUTER HARDWARE	232.38
WILLCO FIRE RADIO GROUP	115	01-20-38901		YEARLY RADIO SYST	3000.00
TOTAL FOR FUND 01		DEPT. 20			35002.21
SUTTON FORD INC	645177	01-40-31805		MAINT VEHICLES	1612.42
GUARANTEED TECHNICAL SERV & CONSULT INC	20202-00415	01-40-32901		MAIN SOFTWARE	1350.00
HERITAGE F/S, INC.	35005256	01-40-33300		GASOLINE	554.59
HERITAGE F/S, INC.	35005324	01-40-33300		GASOLINE	235.05
HERITAGE F/S, INC.	35005380	01-40-33300		GASOLINE	430.71
HERITAGE F/S, INC.	35005452	01-40-33300		GASOLINE	350.50
HERITAGE F/S, INC.	35005499	01-40-33300		GASOLINE	253.98
HERITAGE F/S, INC.	35005574	01-40-33300		GASOLINE	198.23
HERITAGE F/S, INC.	35005622	01-40-33300		GASOLINE	209.68
HERITAGE F/S, INC.	35005684	01-40-33300		GASOLINE	220.15
ANDREWS PRINTING	67004	01-40-33400		PRINTING SUPPLIES	96.00
GARVEY'S OFFICE PRODUCTS	PINV1978131	01-40-33500		OFFICE SUPPLIES	428.56

PAYABLE TO

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59309 091620	01-40-33700	TELEPHONE	166.81
MARLIN BUSINESS BANK 18414155	01-40-33703	MAIN CONTRACTS	1034.42
CANON FINANCIAL SERVICES, INC 21892098	01-40-33901	RENTAL EQUIPMENT	238.20
KIESLER'S POLICE SUPPLY INC. IN146796	01-40-33902	AMMUNITION TARGET	327.75
KIESLER'S POLICE SUPPLY INC. IN146808	01-40-33902	AMMUNITION TARGET	368.00
COUNTY OF WILL OCT.2020-001	01-40-34252	DISPATCH SERVICE	19311.76
THE EAGLE UNIFORM COMPANY INC 09042020	01-40-37302	NEW UNIFORMS	112.00
THE EAGLE UNIFORM COMPANY INC 092420	01-40-37302	NEW UNIFORMS	128.50
CDW GOVERNMENT INC ZRJ4027	01-40-37902	COMPUTER HARDWARE	164.54
CDW GOVERNMENT INC ZSZ1747	01-40-37902	COMPUTER HARDWARE	232.38

TOTAL FOR FUND 01 DEPT. 40 28024.23

FERGUSON FACILITIES SUPPLY
WP032233

01-75-33500 OFFICE SUPPLIES C 136.05

TOTAL FOR FUND 01 DEPT. 75 136.05

TOTAL FOR FUND 01 71467.96

BRITES CARTAGE LTD 32736	06-00-31204	MAINT PATCHING	401.10
BRITES TRANSPORTATION LTD 74594	06-00-31204	MAINT PATCHING	852.54
CLARKES GARDEN CENTER 07282020	06-00-31204	MULCH	280.00
CLARKES GARDEN CENTER 08212020	06-00-31204	TOP SOIL	320.00
CLARKES GARDEN CENTER 091520	06-00-31204	TOP SOIL	320.00
CLARKES GARDEN CENTER 093020	06-00-31204	TOP SOIL	120.00
CLARKES GARDEN CENTER 7282020	06-00-31204	TOP SOIL	280.00
CLARKES GARDEN CENTER AUG 21 20	06-00-31204	HOSTA	120.00
GALLAGHER MATERIALS CORP 16662	06-00-31204	MAINT PATCHING	364.56
GALLAGHER MATERIALS CORP 16939	06-00-31204	MAINT PATCHING	334.80
CORE & MAIN M981438	06-00-31504	MAINT MAINS	519.00

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
CORE & MAIN	N006039	06-00-31504		MAINT MAINS	603.00
KEITH'S POWER EQUIPMENT INC	94191	06-00-31700		MAINT EQUIPMENT	27.98
COMPLETE DIESEL CARE INC	6496	06-00-31805		MAINT VEHICLES	3936.52
KEITH'S POWER EQUIPMENT INC	92342	06-00-31805		MAINT HONDA 17210	19.26
MCCANN INDUSTRIES INC	W01285	06-00-31805		MAINT VEHICLES	1218.15
MONARCH AUTO SUPPLY INC	6981-504847	06-00-31805		MAINT VEHICLES	43.98
STONY TIRE INCORPORATED	1-157851	06-00-31805		MAINT VEHICLES M#	800.32
GEMINI II SEWER RODDING IRRIGATION, LLC	092520	06-00-32900		MAINT SERVICE LIN	575.00
HERITAGE F/S, INC.	35005256	06-00-33300		GASOLINE	75.58
HERITAGE F/S, INC.	35005324	06-00-33300		GASOLINE	249.49
HERITAGE F/S, INC.	35005380	06-00-33300		GASOLINE	237.25
HERITAGE F/S, INC.	35005380	06-00-33300		DIESEL	241.62
HERITAGE F/S, INC.	35005452	06-00-33300		GASOLINE	158.20
HERITAGE F/S, INC.	35005452	06-00-33300		DIESEL	134.10
HERITAGE F/S, INC.	35005499	06-00-33300		GASOLINE	299.96
HERITAGE F/S, INC.	35005574	06-00-33300		GASOLINE	138.72
HERITAGE F/S, INC.	35005622	06-00-33300		GASOLINE	137.71
HERITAGE F/S, INC.	35005684	06-00-33300		GASOLINE	232.96
AIRGAS USA LLC	9105542491	06-00-33501		SHOP SUPPLIES	65.10
FASTENAL COMPANY	ILST160087	06-00-33501		SHOP SUPPLIES	31.05
FASTENAL COMPANY	ILSTE159903	06-00-33501		SHOP SUPPLIES	11.34
REPUBLIC SERVICES #721	7021-006608092	06-00-33710		GARBAGE CONTRACT	61953.11
UNIFIRST CORPORATION	062 0414122	06-00-33800		UNIFORM SERVICE	776.22
UNIFIRST CORPORATION	062 0415017	06-00-33800		UNIFORM SERVICE	27.13
UNIFIRST CORPORATION	062 0415071	06-00-33800		UNIFORM SERVICE	212.66
UNIFIRST CORPORATION	062 0415973	06-00-33800		UNIFORM SERVICE	100.28
MOST FEED & GARDEN	361139	06-00-33900		TURF SEED	109.80
AIDE RENTALS & SALES	131521-1	06-00-33901		RENTAL EQUIP	503.00
KNIGHT ENGINEERS & ARCHITECTS	25789-30	06-00-34300		ENGINEERING FEES	698.43

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
SUBURBAN LABORATORIES INC	180782	06-00-34800		WATER TESTING FEE	220.00
WATER RESOURCES INC	33979	06-00-37507		NEW METERS	2273.47
WATER RESOURCES INC	34100	06-00-37507		NEW METERS	5856.06
GRAINGER	9539633603	06-00-37800		WORK EQUIPMENT	17.13
GRAINGER	9549175629	06-00-37800		WORK EQUIPMENT	207.00
GRAINGER	9550793351	06-00-37800		WORK EQUIPMENT	9.30
CDW GOVERNMENT INC	ZRJ4027	06-00-37900		COMPUTER HARDWARE	164.55
CDW GOVERNMENT INC	ZSZ1747	06-00-37900		COMPUTER HARDWARE	232.37
TOTAL FOR FUND 06		DEPT. 00			86509.80
TOTAL FOR FUND 06				86509.80	
KEITH'S POWER EQUIPMENT INC	91762	07-00-31700		MAINT EQUIPMENT	41.68
COMPLETE DIESEL CARE INC	6496	07-00-31805		MAINT VEHICLES	3936.52
MCCANN INDUSTRIES INC	W01285	07-00-31805		MAINT VEHICLES	1218.15
MONARCH AUTO SUPPLY INC	6981-504847	07-00-31805		MAINT VEHICLES	43.98
O'REILLY AUTO PARTS	3414-154380	07-00-31805		MAINT VEHICLES	18.04
SHOREWOOD HOME & AUTO, INC.	02-208015	07-00-31805		MAINT VEHICLES	3.42
STONY TIRE INCORPORATED	1-157851	07-00-31805		MAINT VEHICLES M#	800.33
HERITAGE F/S, INC.	35005256	07-00-33300		GASOLINE	75.57
HERITAGE F/S, INC.	35005324	07-00-33300		GASOLINE	249.50
HERITAGE F/S, INC.	35005380	07-00-33300		GASOLINE	237.25
HERITAGE F/S, INC.	35005380	07-00-33300		DIESEL	241.62
HERITAGE F/S, INC.	35005452	07-00-33300		GASOLINE	158.20
HERITAGE F/S, INC.	35005452	07-00-33300		DIESEL	134.10
HERITAGE F/S, INC.	35005499	07-00-33300		GASOLINE	299.97
HERITAGE F/S, INC.	35005574	07-00-33300		GASOLINE	138.72
HERITAGE F/S, INC.	35005622	07-00-33300		GASOLINE	137.71
HERITAGE F/S, INC.	35005684	07-00-33300		GASOLINE	232.96

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
HERITAGE F/S, INC.	70011205	07-00-33300		OIL	689.00
AIRGAS USA LLC	9105542491	07-00-33501		SHOP SUPPLIES	65.10
FASTENAL COMPANY	ILST160087	07-00-33501		SHOP SUPPLIES	31.04
FASTENAL COMPANY	ILSTE159903	07-00-33501		SHOP SUPPLIES	11.34
SOUTH HOLLAND PAPER CO.	475610	07-00-33501		SHOP SUPPLIES	275.84
UNIFIRST CORPORATION	062 0414122	07-00-33800		UNIFORM SERVICE	776.21
UNIFIRST CORPORATION	062 0415017	07-00-33800		UNIFORM SERVICE	27.13
UNIFIRST CORPORATION	062 0415071	07-00-33800		UNIFORM SERVICE	212.66
UNIFIRST CORPORATION	062 0415973	07-00-33800		UNIFORM SERVICE	100.28
CDW GOVERNMENT INC	ZRJ4027	07-00-33900		COMPUTER HARDWARF	164.55
CDW GOVERNMENT INC	ZSZ1747	07-00-33900		COMPUTER HARDWARE	232.37
GRAINGER	9539633603	07-00-37800		WORK EQUIPMENT	17.12
GRAINGER	9549175629	07-00-37800		WORK EQUIPMENT	207.00
GRAINGER	9550793351	07-00-37800		WORK EQUIPMENT	9.30
TOTAL FOR FUND 07		DEPT. 00			10786.66
TOTAL FOR FUND 07				10786.66	
COOK COUNTY TREASURER	2020-1012003120	08-00-31400		MAINT TRAFFIC SIG	835.50
COOK COUNTY TREASURER	2020-2 040120 0	08-00-31400		MAINT TRAFFIC SIG	835.50
EXCEL ELECTRIC INC	124789	08-00-31400		MAINT STREET LIGH	1072.07
COMED	99093091620	08-00-33102		ELECTRICITY	4205.24
TOTAL FOR FUND 08		DEPT. 00			6948.31
TOTAL FOR FUND 08				6948.31	
VISION SERVICE PLAN (IL)	810386310	15-00-36901		HEALTH INSURANCE	623.88
HUMANA DENTAL INSURANCE COMPANY	181931780	15-00-36903		DENTAL INSURANCE	3451.99
TOTAL FOR FUND 15		DEPT. 00			4075.87

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

TOTAL FOR FUND 15 4075.87

HERITAGE F/S, INC. 35005256	16-00-33300	GASOLINE	4.51	
HERITAGE F/S, INC. 35005324	16-00-33300	GASOLINE	15.42	
HERITAGE F/S, INC. 35005380	16-00-33300	GASOLINE	15.50	
HERITAGE F/S, INC. 35005452	16-00-33300	GASOLINE	117.27	
HERITAGE F/S, INC. 35005499	16-00-33300	GASOLINE	49.47	
HERITAGE F/S, INC. 35005574	16-00-33300	GASOLINE	47.92	
HERITAGE F/S, INC. 35005622	16-00-33300	GASOLINE	46.88	
HERITAGE F/S, INC. 35005684	16-00-33300	GASOLINE	48.17	
COMCAST 72350 091020	16-00-33700	TELEPHONE	148.76	
COMCAST 72350 091020	16-00-33701	CABLE	201.78	
CDW GOVERNMENT INC ZRJ4027	16-00-37900	COMPUTER HARDWARE	164.54	
CDW GOVERNMENT INC ZSZ1747	16-00-37900	COMPUTER HARDWARE	232.38	

TOTAL FOR FUND 16 DEPT. 00 1092.60

TOTAL FOR FUND 16 1092.60

BKD CPA'S & ADVISORS BK01277686	17-00-34400	AUDITING FEES	14800.00
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TOTAL FOR FUND 17 DEPT. 00 14800.00

TOTAL FOR FUND 17 14800.00

** TOTAL CHECKS TO BE ISSUED	195681.20
01 CORPORATE	71467.96
06 WATER/SEWER FUND	86509.80
07 ROAD & BRIDGE	10786.66
08 MOTOR FUEL TAX	6948.31
15 LIABILITY INSURANCE FUND	4075.87

SYS DATE:10/01/20

Village of Steger

SYS TIME:14:43

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

[NW2]

REGISTER # 968

DATE: 10/01/20

Thursday October 1, 2020

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PAYABLE TO

INV NO

G/L NUMBER

CHECK DATE

CHECK NO
DESCRIPTION

AMOUNT

DIST

16 H.S.E.M. 1092.60

17 AUDITING 14800.00

TOTAL FOR REGULAR CHECKS: 195,681.20

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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	REG NO	CHECK DATE	CHECK NO	AMOUNT
INV NO	G/L NUMBER	DESCRIPTION	DIST	
CLADIOLE, TAALA	821	09/18/20	11457	
S.STROM REFUND	13-52-38101	STEGER STORM REFU		200.00
TOTAL FOR FUND 13	DEPT. 52			200.00
NSA	821	09/17/20	11456	
2020 FALL BRAWL	13-53-38903	18U FALL ENTRY		350.00
TOTAL FOR FUND 13	DEPT. 53			350.00
TOTAL FOR FUND 13				550.00
** TOTAL MANUAL CHECKS LISTED				550.00
** TOTAL OF ALL LISTED CHECKS				196231.20

THE VILLAGE OF STEGER
COOK AND WILL COUNTIES, ILLINOIS

ORDINANCE NUMBER 20-1244

AN ORDINANCE APPROVING A REAL ESTATE CONTRACT
TO PURCHASE 248 DORSETSHIRE DRIVE, STEGER, IL 60475
BY AND BETWEEN MARK INGALLS, OWNER OF RECORD,
AND THE VILLAGE OF STEGER, COOK AND WILL
COUNTIES, ILLINOIS FOR THE FUTURE DEVELOPMENT
AND IMPROVEMENT OF VILLAGE INFRASTRUCTURE

KENNETH A. PETERSON, JR., Village President
JOSEPH M. ZAGONE, JR., Village Clerk

LEONARD SKREZYNA, JR.
MARK KOZY
TIM PERCHINSKI
ERNIE LOPEZ, JR.
WILLIAM J. JOYCE
RYAN A. BUXTON
Trustees.

AN ORDINANCE APPROVING A REAL ESTATE CONTRACT TO PURCHASE 248 DORSETSHIRE DRIVE, STEGER, IL 60475 BY AND BETWEEN MARK INGALLS, OWNER OF RECORD, AND THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, ILLINOIS FOR THE FUTURE DEVELOPMENT AND IMPROVEMENT OF VILLAGE INFRASTRUCTURE

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

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

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

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

WHEREAS, in connection with the foregoing, the Village desires to acquire certain real property located at the address commonly known as 248 Dorsetshire Drive, Steger, IL 60475 (the "Property"); and

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

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

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

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

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

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

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

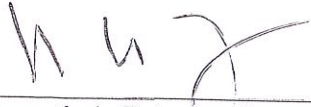
Section 5. All Ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

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

Adopted this 5th Day of OCTOBER, 2020 pursuant to a roll call vote as follows:

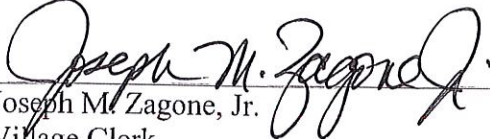
TRUSTEE/OFFICIAL	YES	NO	ABSENT
Leonard Skrezyna, Jr.	✓		
Mark Kozy	✓		
Tim Perchinski	✓		
Ernie Lopez, Jr.	✓		
William J. Joyce	✓		
Ryan A. Buxton	✓		
Kenneth A. Peterson, Jr., Village President	✓		

APPROVED by the Village President on OCTOBER 5th, 2020.



 Kenneth A. Peterson, Jr.
 Village President

ATTEST:



 Joseph M. Zagone, Jr.
 Village Clerk

REAL ESTATE PURCHASE AGREEMENT

This Real Estate Purchase Agreement (the "Agreement") is made and entered into as of the ____ day of _____, 2020, by and between the Village of Steger, an Illinois municipal corporation ("Buyer") and Mark Ingalls ("Seller").

RECITALS

A. Seller currently holds title to a certain parcel of real estate which is commonly known as 248 Dorsetshire Drive, Steger, Illinois (the "Property") which is legally described on Exhibit "A" attached hereto and incorporated herein.

B. Buyer desires to purchase from Seller, and Seller desires to sell to Buyer the Property in accordance with the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Agreement to Purchase.** Seller agrees to sell, convey and assign or cause to be sold, conveyed and assigned to Buyer and Buyer agrees to purchase the Property and all rights, privileges, tenements, hereditaments, easements and appurtenances to the Property which is improved with a one-story Single family building together with the personal property identified on Exhibit "B" attached hereto and incorporated herein and for which Seller shall deliver a Bill of Sale to Buyer at the Closing.

2. **Purchase Price.** The purchase price (the "Purchase Price") for the Property shall be the sum of Five Thousand and 00/100 Dollars (\$5,000.00) as provided herein. Buyer agrees to pay all customary Seller fees, which shall include the ordering and provision of a title commitment/policy, as well as any costs for a survey, real estate taxes and any assessments. The result being that at Closing, the seller nets \$5000.00. Should the seller opt to hire an attorney of his own, Seller does so at his own expense.

3. **Conveyance and Possession.** Seller shall convey or cause to be conveyed to Buyer by a recordable special warranty deed with release of homestead rights, or trustee's deed, if applicable, good title in fee simple to the Property, subject only to: (a) general real estate taxes not due and payable as of the date of the Closing; (b) such easements, covenants, conditions and restrictions recorded against the Property which are approved by Buyer (collectively referred to as "Permitted Exceptions"). Except as otherwise provided in the Agreement, Seller shall deliver possession of the Property to Buyer as the Closing.

4. **Time of Closing.** Subject to the conditions precedent contained in this Agreement, the consummation of the transaction (the "Closing") shall take place through an escrow arrangement with Professional National Title Network (the "Title Company") on or before December 28, 2018 at the location of the Buyer's attorney's office.

5. **Closing Escrow.** The transaction contemplated by this Agreement shall be closed through an escrow arrangement (the "Escrow") with the Title Company, in accordance with the provisions of the deed and money escrow then in use by the Title Company (the "Escrow Agreement"), with such special provisions inserted in the Escrow Agreement as may be required to conform with the terms of this Agreement. The cost of the Escrow and the cost of

the so-called "New York Style" closing, if any, shall be covered entirely by the Buyer. Buyer shall make all deposits into the Escrow at the Closing.

6. Documents to be Delivered.

- A. At or prior to the Closing, Buyer shall prepare all documents necessary to consummate the subject transaction, even those customarily prepared and delivered to the buyer by the seller, including the following, all in form and substance reasonably satisfactory to Buyer;
- (1) The Deed described in Paragraph 3 hereof;
 - (2) The Bill of Sale described in Paragraph 1;
 - (3) The Title Policy described in Paragraph 6(C) hereof;
 - (4) An affidavit of title executed by Seller in standard form, subject only to the Permitted Exceptions;
 - (5) All affidavits, certificated and other documents requested of Seller by Title Company, which are unusual and customary for a transaction of the nature contemplated by this Agreement to issue the Title Policy (as hereinafter defined), or otherwise reasonably required of Seller for the Closing.
- B. At the Closing, Buyer shall deliver (i) the Purchase Price in cash, certified check or by wire transfer of federal funds to the Title Company for the benefit of Seller, subject to the prorations described in this Agreement, and (ii) all affidavits, certificates and other documents requested of Buyer by the Title Company, which are usual and customary for a transaction of the nature contemplated by this Agreement involving the sale of commercial real property, to issue the Title Policy or otherwise reasonably required by Buyer for the Closing.
- C. At the Closing, Seller shall cause the Title Company to issue and deliver to Buyer an Owner's Policy of Title Insurance (again ordered by the Buyer for convenience purposes) in the amount of the Purchase Price (the "Title Policy"), showing Buyer as title holder to the Property in fee simple, subject only to the Permitted Exceptions and containing extended coverage over the general exceptions. The issuance by the Title Company of the Title Policy and such endorsements shall be a condition of the Closing.
- D. At the Closing, Seller and Buyer shall jointly execute and deliver necessary real estate transfer tax declarations and a closing statement.

7. Title and Survey.

- A. Following the execution of this Agreement, Buyer shall order a title commitment (the "Title Commitment") to issue an Owner's Title Insurance Policy issued by the Title Company in the amount of the Purchase Price

bearing an effective date on or subsequent to the date of this Agreement, showing title to the Property in the name of Seller and, naming Buyer as the proposed insured, together with copies of all covenants, conditions, easements, restrictions and other title exceptions affecting the Property. Not later than the Closing, Buyer shall cause all exceptions contained in the Title Commitment, other than the Permitted Exceptions, to be removed from the Title Commitment or insured over in a manner acceptable to Buyer. In the event Seller fails or refuses to cure or commit to cure any of the exceptions other than the Permitted Exceptions, Buyer may elect to terminate this Agreement, whereupon Seller shall cause the Earnest Money, if any, to be immediately returned to Buyer. Buyer shall be responsible for all costs relating to the Title Commitment and Title Insurance including, but not limited to, any endorsements.

- B. Following the execution of this Agreement, Buyer shall order a spot survey of the Property (the "Survey"), prepared by a surveyor licensed by the State of Illinois, setting forth: (i) the legal description of the Property; (ii) all boundaries, courses and dimensions of the Property; (iii) all easements, building lines, curb cuts, sanitary sewer, storm sewer, water, electricity, gas and other utility facilities; (iv) adjoining roads and rights-of-way and means of ingress and egress to and from the Property to a public road; and (v) the square footage of the Property. The survey shall reveal no encroachments onto the Property from adjacent property, and no encroachments by or from the Property onto any adjacent property.

8. **AS IS Condition.** This Agreement is for the sale and purchase of the Property in its "As Is" condition. Buyer acknowledges that no representations, warranties or guarantees with respect to the condition of the Property have been made by Seller or Seller's officers, agents or employees. Buyer acknowledges that Buyer is the current tenant of the Property that buyer is familiar with the condition of the Property and that neither Seller nor Seller's officers, agents or employees have made any representation concerning the condition of the Property. Buyer agrees on Buyer's behalf and on behalf of Buyer's successors and assigns to bring no legal proceeding of any kind whatsoever against Seller, or Seller's officers, agents or employees in connection with the condition of the Property.

9. **Covenants, Representations and Warranties.**

- A. Seller covenants, warrants and represents, as the case may be, to Buyer as follows:
- (1) Between the date of the execution of this Agreement and the Closing, Seller shall not, without first obtaining the written consent of Buyer, enter into any contracts or agreements or leases pertaining to the Property which would survive the date of Closing and be binding upon Buyer or the Property.
 - (2) At the time of Closing, Seller will own the Property free and clear of all liens, claims, encumbrances, and rights of others except for the Permitted Exceptions. Seller is not a party to any contract, lease, agreement or commitment to sell, convey, lease, assign, transfer or otherwise dispose of any portion or portions of the

Property. Neither Seller nor any person or entity claiming by, through or under Seller has or will have, at any time or times prior to the Closing, done or suffered anything whereby any lien, encumbrance, claim or right of others has been or will be created on or against the Property or any part thereof or interest therein.

- (3) As of the Closing and as conditions precedent to Buyer's obligation to close hereunder, except as created by this Agreement, there will be no obligations or liabilities of any kind or nature whatsoever, actual or contingent, including, but not limited to, any tax liabilities (other than non-delinquent general real estate taxes), contract liabilities or tort liabilities for which or to which Buyer or the Property will be liable or subject.
- (4) Seller has obtained all consents, releases and permissions and given all required notifications, including, but not limited to compliance with any applicable Bulk Sales Act, related to the transactions herein any applicable Bulk Sales Act, related to the transactions herein contemplated and required under any covenant, agreement, encumbrance, law or regulation to which Seller is a party or by which Seller is bound. No reporting or withholding requirements are applicable to this transaction pursuant to Section 902(d) of the Illinois Income Tax Act.

B. This Agreement shall not be canceled or merged with the Closing. The representations, covenants and warranties contained in this Paragraph, are true, accurate and complete as of the date made, and shall be deemed remade as of the date of Closing and shall survive the Closing.

10. **Adjustments.** No adjustments for tax proration will be made that will cause the Seller to bear the expense of any taxes not yet billed. If a tax bill has been issued and is due the Buyer agrees to pay said tax bill in order to obtain the property.

11. **Closing Costs.** Buyer shall pay all title charges and expenses of or relating to the Title Commitment, the Title Policy (including, without limitation, the title endorsements), State of Illinois and Cook County documentary, stamp or real estate transfer and conveyance taxes, and any escrow charges imposed by the Title Company necessary to effectuate the sale contemplated by this Agreement.

12. **Brokers.** The parties mutually warrant and represent to each other that neither party has authorized any broker to act on its behalf in respect of the transactions contemplated hereby, and that neither has dealt with any broker in connection therewith. Seller hereby agrees to indemnify, defend and hold harmless Buyer from and against any and all claims, demands and lawsuits by any other broker or other person for commissions or other compensation for bringing about the transactions contemplated of such other broker or other person by Seller. Buyer agrees to indemnify, defend and hold harmless Seller from and against any and all claims, demands and lawsuits by any broker or other person for commissions or other compensation for bringing about the transactions contemplated hereby where such claim is based on the purported employment or authorization of such other broker or other person by Buyer.

13. **Remedies.**

- A. In the event that this Agreement is terminated pursuant to the terms hereof or the transaction herein described is not consummated for any reason other than by reason of a default of Buyer hereunder, the Earnest Money, if any, shall be refunded to Buyer and Buyer shall have no further remedies against Seller.
- B. If this Agreement is terminated or the transaction herein described is not consummated due to a default of Buyer hereunder, the Earnest Money shall be forfeited to Seller, and Seller shall retain the Earnest Money as liquidated damages, in lieu of all other remedies available to Seller for such default, and the parties hereto shall have no further rights or obligations to the other party hereunder. Seller and Buyer agree that the Earnest Money is a fair and reasonable amount to be retained by Seller as agreed and liquidated damages in light of Seller's removal of the Property from the market and the costs incurred by Seller and shall not constitute a penalty or forfeiture.

14. **Entire Agreement.** It is understood and agreed that all understandings and agreements heretofore had between the parties hereto are merged in this Agreement, the exhibits annexed hereto and the instruments and documents referred to herein, which alone fully and completely express their agreements, and that neither party is relying upon any statement or representation, not embodied in this Agreement, made by the other. Each party expressly acknowledges that, except as expressly provided in this Agreement, the other party and the agents and representatives of the other party have not made, and the other party is not liable for or bound in any manner by, any express or implied warranties, guaranties, promises, statements, inducements, representations or information pertaining to the transactions contemplated thereby. The preparation of this Agreement has been a joint effort of the parties hereto and the resulting documents shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

15. **No Solicitation.** Seller hereby acknowledges and agrees that for so long as Buyer is not in default under this Agreement beyond any applicable cure period for which notice of default has been given, Seller shall not solicit, discuss, entertain or accept any formal or informal offers or enter into or emerge in any discussions or negotiations with any other person, party or entity (other than Buyer, in any way relating to or with a view towards the sale, leasing or other disposition of the Property or any part thereof.

16. **Modifications.** No modifications, amendment, discharge or change of this Agreement, except as otherwise provided herein, shall be valid unless the same is in writing and signed by the party against which the enforcement of such modification, amendment, discharge or change is sought.

17. **Notices.** Any and all notices, demands, requests and other communications necessary or desirable to be served under this Agreement shall be in writing and shall be either personally delivered or delivered to the Party or the Party's attorney by (i) facsimile transmission, (ii) email, (iii) prepaid same-day or overnight delivery service (such as Federal Express or UPS), with proof of delivery requested, or (iv) United States registered or certified mail, return receipt requested, postage prepaid, in each case addressed as follows:

To Seller: Mayor Kenneth A. Peterson, Jr.
Village of Steger
3320 Louis Avenue
Steger, IL 60475
Email: kpeterson@villageofsteger.org

To Sellers' Attorney: Luciano Panici, Jr.
Law Offices of Dennis G. Gianopolus, P.C.
18511 Torrence Avenue
Lansing, IL 60438
Fax: (708) 889-9634
Email: lpanici@lawofficesofdgg.com

To Buyer: Mark Ingalls
18747 Highland Avenue
Homewood, IL 60430
Fax: _____
Email: mark3inline@yahoo.com

To Buyer's Attorney: _____

Fax: _____
Email: _____

or such other address or addresses or to such other party when any party entitled to receive notice hereunder may designate for itself from time to time in a written notice served upon the other parties hereto in accordance herewith. Any notice sent as hereinabove provided shall be deemed to have been received (i) on the date it is personally delivered, if delivered in person, (ii) on the date it is electronically transmitted by email or facsimile transmission, (iii) on the first business day after the date it is deposited with the overnight courier service, if delivered by overnight courier service, or (iv) on the third (3rd) business day following the postmark date which it bears, if delivered by United States registered or certified mail, return receipt requested, postage prepaid.

18. **Approval by City Council.** This Agreement is contingent upon its approval by the Village of Steger Village Board within thirty (30) days following the date of execution of this Agreement by Seller. In the event that the Village Board for the Village of Steger fails to approve this Agreement, it shall be considered null and void whereupon the parties shall have no liability or duty to each other in connection with this Agreement.

19. **Governing Law and Interpretation.** The validity, meaning and effect of this Agreement shall be determined in accordance with the laws of the State of Illinois.

20. **Captions.** The captions in this Agreement are inserted for convenience of reference only and in no way defined, describe or limit the scope or intent of this Agreement or any of the provisions hereof.

21. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

22. **Partial Invalidity.** Seller and Buyer intend and believe that each provision of this Agreement comports with all applicable local, state and federal laws and judicial decisions. However, if any provision or provisions in this Agreement which is or are not materially related to the liability of the parties hereto or to the conditions to Buyer's or Seller's obligations to consummate the transaction contemplated herein is found by a court of law to be in violation of any applicable local, state or federal ordinance, statute, law, administrative or judicial decision, or public policy, and if such court should declare such portion, provision or provisions of this Agreement to be illegal, invalid, unlawful, void or unenforceable as written, then it is the intent both of Seller and Buyer that such portion, provision or provisions shall be given force to the fullest extent that they are legal, valid and enforceable, that the remainder of this Agreement shall be construed as if such illegal, invalid, unlawful, void or unenforceable portion, provision or provisions were not contained therein, and that the rights, obligations and interest of Buyer and Seller under the remainder of this Agreement shall continue in full force and effect.

23. **Time for Performance.** Time is of the essence of this Agreement and of each and every term and condition hereof. In the event the time for performance hereunder falls on a Saturday, Sunday or legal holiday, the time for performance shall be on the next day that is not a Saturday, Sunday or legal holiday.

24. **Waiver of Provisions.** The terms, covenants, warranties and conditions of this Agreement may be waived only by a written instrument executed by the party waiving compliance. The failure of any party at any time to require performance of any provision hereof shall, in no manner, affect the right at a later date to enforce the same. No waiver by any party of any condition, contingency, or breach of any provision, term, covenant or warranty contained in this Agreement, whether by conduct or otherwise, shall be deemed to be or construed as a further or continuing waiver of any such condition, contingency or of the breach of any other provisions, term, covenant or warranty of this Agreement.

25. **Counterparts.** This Agreement may be executed in several counterparts, and all such separate counterparts shall constitute one Agreement, binding upon all of the parties hereto, notwithstanding that all of the parties are not signatories to the original or the same counterpart.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Buyer:

Seller:

Village of Steger

By: _____

Mayor Kenneth A. Peterson, Jr.

Mark Ingalls

EXHIBITS

Exhibit "A"	Legal Description
Exhibit "B"	Personal Property

EXHIBIT "A"

Legal Description

THE NORTH ½ OF LOT 8 AND LOT 7 IN BLOCK 15 IN UNIT NO. 6, IN LINCOLNSHIRE ESTATES, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE EAST ½ OF SECTION 4, TOWNSHIP 34 NORTH, AND IN RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 248 Dorsetshire Drive, Steger, IL 60475

P.I.N. No.15-04-207-006-0000

EXHIBIT "B"

All appurtenances attached to the Property, for which Seller shall deliver a Bill of Sale at time of delivery of the Deed; existing heating, plumbing, electrical lighting fixtures, storm windows, storm doors and screens, if any.