

*VILLAGE OF*  
**STEGER**

**BOARD OF TRUSTEES**  
**REGULAR MEETING AGENDA**

**ALSO BEING HELD VIA**

**Teleconference #312.626.6799 Meeting ID#: 812 5011 7935**

**Passcode# 433193**

**3320 Lewis Avenue, Steger IL 60475**

**MONDAY January 4, 2021 7:00pm**

- A. PLEDGE OF ALLEGIANCE
  
- B. ROLL CALL
  
- C. AWARDS, HONORS, AND SPECIAL RECOGNITION - Christmas Decorating Contest Winners
  
- D. MINUTES of December 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

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 January 4, 2021 BOARD OF TRUSTEE REGULAR MEETING AGENDA**

- G. PAYING OF THE BILLS:
- H. CORRESPONDENCE:
- I. UNFINISHED BUSINESS:
- J. NEW BUSINESS

**ORDINANCE NO.1253 AN ORDINANCE APPROVING OF AND CONSENTING TO AND APPLICATION BY BASEBALLRACKS.COM. INC. FOR A CLASS 8 DESIGNATION PURSUANT TO THE 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 for Beat Face LLC Located at 3218 Chicago Rd. Unit A, Pending Inspections.

- 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 21<sup>st</sup> day of December 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, Perchinski, Kozy, Skrezyna and Mayor Peterson. Trustee Buxton was present via ZOOM. Trustee Lopez was absent.

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

**AWARDS, HONORS AND SPECIAL RECOGNITION**

Mayor Peterson wished Trustees Buxton and Lopez a Happy Birthday.

**MINUTES**

Trustee Perchinski made a motion to approve the minutes of the December 7<sup>th</sup> meeting as written. Trustee Skrezyna seconded the motion. Voice vote; all ayes. Motion carried.

**AUDIENCE PARTICIPATION**

None

**Village Administrator Mary Jo Seehausen** No report.

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

**Fire Chief Nowell Fillion** No Report. Just want to wish everyone a Happy Holiday.

**Police Chief Kevin Shaughnessy** No Report.

**EMA Chief Tom Johnston** No report. Happy Holidays to everyone.

**Village Attorney** No Report.

**Treasurer** No report.

### **TRUSTEES' REPORTS**

**Trustee Buxton** Want to wish everyone a Merry Christmas and a safe and happy Holiday Season.

**Trustee Skrezyna** I would like to thank everyone who helped out in our food and toy drive. The public responded graciously. Thanks to Public Works, the Fire Department. Alice Peterson, Michelle, Tom Johnston and EMA and our Police Department, Just want to give a big thank you. I would also like to wish everyone a Merry Christmas.

Mayor Peterson added that our Christmas Food Drive was very successful. We prepared 206 baskets, of which we had 11 baskets left, but as of today, they have all been given out. I also want to thank Trustee Perchinski for all his help coordinating all the meat and food through Alicia's House, who did not charge the Village for their contribution. Huge thanks to Alicia's House for always supporting the needs of our Village. Thanks also to the Buxton Family, Donna Couch, Mary Beth Stout, the Steger Kiwanis Club and Pat Rossi.

**Trustee Lopez** No report.

**Trustee Kozy** No report.

**Trustee Perchinski** No report.

**Trustee Joyce** No report.

**VILLAGE CLERK** Holiday Hours for Christmas (for all non-essential services) Closed Thursday December 24<sup>th</sup> and Friday December 25<sup>th</sup> and Closed Friday January 1, 2021 for New Years Day.

### **PRESIDENT PETERSON**

I am not appointing a Deputy Liquor Commissioner, but I am appointing two parties for our Social Media Services and we are going to allocate the load between the two appointees.

Trustee Kozy made a motion to approve the appointment of Jen Voigts and Nick Lopez as Social Media Specialists for the Village of Steger's online content. Trustee Skrezyna seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Kozy, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

As this year comes to an end, I want to thank everyone in the Village, Employees, Trustees and Residents for helping guide us through this year of pandemic. We have done well dealing with cut backs to adjust to the lower revenues caused by all that has happened this year. We go through 2020, can't say there won't be issues in 2021, but I am very proud of the work we did together to get us through as a team. I can't thank you enough. I want to wish everyone a very Merry Christmas and I hope you all have a Happy New Year.

**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, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

**CORRESPONDENCE** None

**UNFINISHED BUSINESS** None

**NEW BUSINESS:**

Trustee Perchinski made a motion to table the Business License Application for Chicagoland Automotive, Inc. as no representatives were present. Trustee Joyce seconded the motion. Voice vote; all ayes. Motion carried.

Trustee Joyce made a motion to approve the sale of 3739 Green St. a Village owned property according to the agreement presented to the board. Trustee Perchinski seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Kozy, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to revisit the Business License Application for Wafa ELayyan. Trustee Skrezyna seconded the motion. Voice vote; all ayes. Motion carried

The owner of Chicagoland Automotive, Inc arrived and presented her business plan. Trustee Perchinski made a motion to approve the Business License for Chicagoland Automotive, Inc. located at 3616 Union Ave. pending inspections. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Joyce, Perchinski, Kozy, Skrezyna and Buxton. Mayor Peterson voted aye. Motion carried.

Minutes December 21, 2020 page 4

There being no further business,

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

Meeting adjourned at 7:25 pm.

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Kenneth A. Peterson, Jr., Village President

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Joseph M. Zagone, Jr., Village Clerk

ORDINANCE NO. 1253

STATE OF ILLINOIS )  
 )  
COUNTIES OF COOK AND WILL )

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.

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

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

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

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

within the Village; and

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

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

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

**WHEREAS**, there exists certain real property located in the Village commonly known as 3122-3126 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 vacant; and



**WHEREAS**, the Applicant has submitted an Economic Disclosure Statement to the Village; 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.

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PASSED this \_\_ day of December 2020.

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Joseph M. Zagone, Jr., Village Clerk

APPROVED this \_\_ day of December 2020.

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Kenneth A. Peterson, Jr., Village President

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

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
GUARANTEED TECHNICAL SERV & CONSULT INC	2020-00615	01-00-32901		MAINT COMPUTER SO	390.00
CINTAS CORPORATION LOCKBOX	5046819898	01-00-33500		OFFICE SUPPLIES	12.75
QUADIENT FINANCE USA, INC.	32681 120320	01-00-33600		POSTAGE	453.94
DEL GALDO LAW GROUP LLC	25490	01-00-34100		LEGAL SERVICES	13825.00
DEL GALDO LAW GROUP LLC	25491	01-00-34100		LEGAL SERVICES	195.00
DEL GALDO LAW GROUP LLC	25555	01-00-34100		LEGAL SERVICES	510.65
GIANOPOLUS, DENNIS G. P.C.	18631	01-00-34100		LEGAL SERVICES	2351.25
B&F CONSTRUCTION CODE SERVICES, INC	55231	01-00-34102		PROFESSIONAL SERV	225.00
CDW GOVERNMENT INC	5375410	01-00-37902		NEW COMPUTER HARD	39.89
PETERSON, ALICE	12192020	01-00-39701		EVENTS EXPENSES	165.99
SESAC	81481 750272	01-00-39701		EVENTS EXPENSES	483.00
SKREZYNA, MICHELLE	11122020	01-00-39701		EVENTS EXPENSES	191.43
TOTAL FOR FUND 01		DEPT. 00			18843.90
T. MAIER MECHANICAL CO.	07849	01-01-22104		REOCCUPANCY PERMI	50.00
ANDREWS PRINTING	67415	01-01-33400		WINDOW ENVELOPES	124.00
TOTAL FOR FUND 01		DEPT. 01			174.00
EXCEL ELECTRIC INC	125064	01-20-31100		MAINT-BUILDING	829.58
MERTS HVAC	108560	01-20-31100		MAINT BUILDING	1072.25
ZOLL	INV00074057	01-20-32900		MAINT UNIT LICENS	300.00
CINTAS CORPORATION LOCKBOX	5046819898	01-20-33501		OFFICE SUPPLIES	12.75
EXPERT CHEMICAL & SUPPLY INC	855215	01-20-33501		SHOP SUPPLIES	199.00
THE HOME DEPOT	5597521	01-20-33501		SHOP SUPPLIES	340.84
COMCAST	54689 122020	01-20-33700		TELEPHONE	144.80
COMCAST	54689 122020	01-20-33701		CABLE	154.66
WORKING WELL	BAUTISTA 003402	01-20-34200		MEDICAL SERVICES	461.00
METRO PARAMEDIC SERVICES INC.	20-404542	01-20-34250		AMBULANCE SERVICE	22808.58

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
CDW GOVERNMENT INC	5375410	01-20-37902		NEW COMPUTER HARD	39.89
TOTAL FOR FUND 01		DEPT. 20			26363.35
JAMES HERR & SONS	113806	01-40-31805		MAINT VEHICLES	332.52
GARVEY'S OFFICE PRODUCTS	PINV2013877	01-40-33500		OFFICE SUPPLIES	233.66
GARVEY'S OFFICE PRODUCTS	PINV2014534	01-40-33500		OFFICE SUPPLIES	77.48
GARVEY'S OFFICE PRODUCTS	PINV2017091	01-40-33500		OFFICE SUPPLIES	82.11
A T & T	59312 121620	01-40-33700		TELEPHONE	166.36
MOTOROLA SOLUTIONS-STARCOM	13108	COLLECTI			
	5391320201102	01-40-33702		RADIO SERVICE	1386.00
MARLIN BUSINESS BANK	18571650	01-40-33703		MAINT CONTRACTS	1034.42
COUNTY LINE PET HOSPITAL, P.C	158837	01-40-34600		INPOUNDING FEES	525.00
CDW GOVERNMENT INC	5375410	01-40-37902		NEW COMPUTER HARD	39.89
TOTAL FOR FUND 01		DEPT. 40			3877.44
ZOLL	90048099	01-75-33500		OFFICE SUPPLIES S	3990.00
TOTAL FOR FUND 01		DEPT. 75			3990.00
TOTAL FOR FUND 01				53248.69	
MERTS HVAC	108547	03-30-31100		MAINT BUILDING	1575.00
MERTS HVAC	109652	03-30-31100		MAINT BUILDING	730.45
A T & T	69012 121620	03-30-33700		TELEPHONE	20.28
COMCAST	27202 121220	03-30-33701		CABLE	208.45
TOTAL FOR FUND 03		DEPT. 30			2534.18
TOTAL FOR FUND 03				2534.18	
REID AND PEDERSON DRAINAGE INC	41607844	06-00-31100		MAINT BUILDING	290.00

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
GALLAGHER MATERIALS CORP 17727		06-00-31204		MAINT PATCHING	869.24
GALLAGHER MATERIALS CORP 18204		06-00-31204		MAINT PATCHING	872.96
M&J UNDERGROUND, INC M20-0466		06-00-31504		MAINT MAINS	850.00
M&J UNDERGROUND, INC M20-0467		06-00-31504		MAINT MAINS	2062.50
CORE & MAIN N514227		06-00-31504		MAINT MAINS	808.95
MONARCH AUTO SUPPLY INC 6981-513542		06-00-31805		MAINT VEHICLES	45.00
COMED 52003 121120		06-00-33100		ELECTRRIC	25.15
COMED 76056 121120		06-00-33100		ELECTRIC	824.37
COMED 67036 121120		06-00-33101		ELECTRIC	1204.83
CINTAS CORPORATION LOCKBOX 5046819849		06-00-33501		SHOP SUPPLIES	120.03
JOHNSON CONTROLS SECURITY SOLUTIONS 35238853		06-00-33704		SECURITY SYSTEM	226.68
JOHNSON CONTROLS SECURITY SOLUTIONS 35238854		06-00-33704		SECURITY SYSTEM	253.36
REPUBLIC SERVICES #721 0721-006679331		06-00-33710		GARBAGE CONTRACT	61953.11
CDW GOVERNMENT INC 5375410		06-00-37900		NEW COMPUTER HARD	39.89
TOTAL FOR FUND 06		DEPT. 00			70446.07
TOTAL FOR FUND 06					70446.07
QUALITY WELDING COMPANY 9733		07-00-31800		MAINT TOOLS	330.00
QUALITY WELDING COMPANY 9723		07-00-31805		MAINT VEHICLES	120.00
CINTAS CORPORATION LOCKBOX 5046819849		07-00-33501		SHOP SUPPLIES	120.04
CDW GOVERNMENT INC 5375410		07-00-33900		NEW COMPUTER HARD	39.89
TOTAL FOR FUND 07		DEPT. 00			609.93
TOTAL FOR FUND 07					609.93
EXCEL ELECTRIC INC 125071		08-00-31400		MAINT STREET LIGH	7404.00
EXCEL ELECTRIC INC 125072		08-00-31400		MAINT STREET LIGH	14536.00
TOTAL FOR FUND 08		DEPT. 00			21940.00

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
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TOTAL FOR FUND 08				21940.00	
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ILLINOIS COUNTIES RISK MANAGMENT TRUST	RCB 26382 26731	15-00-36100		CASUALTY	27375.63
ILLINOIS COUNTIES RISK MANAGMENT TRUST	RCB 26382 26731	15-00-36200		WORKMAN'S COMP	28976.75
VISION SERVICE PLAN (IL)	811145371	15-00-36901		HEALTH INSURANCE	780.69
HUMANA DENTAL INSURANCE COMPANY	181931775	15-00-36903		DENTAL INSURANCE	2942.48

TOTAL FOR FUND 15		DEPT. 00			60075.55
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TOTAL FOR FUND 15				60075.55	
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CDW GOVERNMENT INC	5375410	16-00-37900		NEW COMPUTER HARD	39.89
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TOTAL FOR FUND 16		DEPT. 00			39.89
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TOTAL FOR FUND 16				39.89	
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** TOTAL CHECKS TO BE ISSUED				208894.31	
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01	CORPORATE			53248.69	
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03	PLAYGROUND/RECREATION			2534.18	
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06	WATER/SEWER FUND			70446.07	
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07	ROAD & BRIDGE			609.93	
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08	MOTOR FUEL TAX			21940.00	
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15	LIABILITY INSURANCE FUND			60075.55	
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16	H.S.E.M.			39.89	
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TOTAL FOR REGULAR CHECKS:				208,894.31	
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