

*VILLAGE OF*  
**STEGER**

**BOARD OF TRUSTEES  
REGULAR MEETING AGENDA  
ALSO BEING HELD VIA**

**TELECONFERENCE/ZOOM: Meeting ID: 861 0257 8760**

**Passcode: 405863 312-626-6799**

**3320 Lewis Avenue, Steger IL 60475**

**WEDNESDAY, MARCH 23 2022 7:00pm**

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS, AND SPECIAL RECOGNITION
  - Swearing in of Sergeant Peter Fajman to Deputy Chief.
  - Swearing in of Patrolman George Hillman to Sergeant.
- D. MINUTES of MARCH 7, 2022 Meeting
- E. AUDIENCE PARTICIPATION
- F. REPORTS
  - 1. Administrator
  - 2. Department Heads
    - a. Public Infrastructure/Code Enforcement Director
    - b. Fire Chief
    - c. Police Chief
    - d. Community Center Director
    - e. EMA Chief
  - 3. Attorney

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

**WEDNESDAY, MARCH 23, 2022 BOARD OF TRUSTEE REGULAR MEETING AGENDA**

4. Treasurer
5. Mayor's Report
6. Clerk's
7. Trustee/Liaison Report

G. PAYING OF THE BILLS:

H. CORRESPONDENCE

I. UNFINISHED BUSINESS:

Discussion and Approval of 2022 Steger Summer Band

J. NEW BUSINESS

**ORDINANCE NO. 1268 –**

**AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF LAND LOCATED AT 3222 KEENEY AVENUE, STEGER, IL 60475, BETWEEN THE VILLAGE OF STEGER AND THE STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE OF STEGER, COUNTIES OF COOK/WILL, STATE OF ILLINOIS.**

**ORDINANCE NO. 1269 -**

**AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF REAL ESTATE LOCATED AT 670 E. SAUK TRAIL BETWEEN THE VILLAGE OF STEGER AND THE STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE OF STEGER, COUNTIES OF COOK/WILL, STATE OF ILLINOIS.**

**ORDINANCE NO. 1270 -**

**AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF REAL ESTATE LOCATED AT 3301 UNION AVENUE BETWEEN THE VILLAGE OF STEGER AND THE STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP., FOR THE**

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**WEDNESDAY, MARCH 23, 2022 BOARD OF TRUSTEE REGULAR MEETING AGENDA**

VILLAGE OF STEGER, COUNTIES OF COOK/WILL,  
STATE OF ILLINOIS.

- ORDINANCE NO. 1271 - AN ORDINANCE AMENDING CHAPTER 74, SECTION 74-272 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING SPECIAL EVENT LICENSES FOR THE VILLAGE OF STEGER, STATE OF ILLINOIS.
- ORDINANCE NO. 1272 - THE ANNUAL APPROPRIATIONS ORDINANCE OF THE VILLAGE OF STEGER, COOK COUNTY AND WILL COUNTY, ILLINOIS FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022.
- ORDINANCE NO. 1273- AN ORDINANCE APPROVING OF AND CONSENTING TO AN APPLICATION BY DNM MANAGEMENT, LLC FOR A CLASS 8 DESIGNATION PURSUANT TO THE COOK COUNTY REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE, AS AMENDED, FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE VILLAGE OF STEGER, COUNTIES OF COOK AND WILL, STATE OF ILLINOIS.
- RESOLUTION NO. 1165 - A RESOLUTION TO APPOINT A REPLACEMENT LOCAL GOVERNMENT DIRECTOR OF THE SOUTH SUBURBAN LAND BANK AND DEVELOPMENT

PROPOSAL FOR WATERTOWER RESTORATION

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 7<sup>th</sup> day of March, 2022 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.

Mayor Peterson called for the roll. The following Trustees were present; Thurmond, Kozy, Trotier, Joyce and Perchinski. Mayor Peterson was present. Trustee Lopez was absent.

Also present: Village Administrator Mary Jo Seehausen, Director of Public Infrastructure Dave Toepper, Police Chief Greg Smith, Assistant Fire Chief Mike Long, EMA Chief Tom Johnston and Community Center Director Diana Rossi.

**AWARDS, HONORS AND SPECIAL RECOGNITION**

Village Clerk Zagone read RESOLUTION NO. 1164 Honoring Deputy Police Chief Gerald C. Ruff II.

Trustee Joyce made a motion to adopt RESOLUTION NO. 1164: A RESOLUTION HONORING THE RETIREMENT OF STEGER POLICE DEPARTMENT DEPUTY CHIEF GERALD C. RUFF II. Trustee Perchinski seconded the motion. Voice vote; all ayes. Motion carried.

Congratulations were offered by Mayor Peterson and Police Chief Smith.

Mayor Peterson also reminded all that there will be a celebration at the Community Center on Thursday March 10<sup>th</sup> from 2-4 pm to honor Deputy Chief Ruff's retirement.

Kevin Avers was introduced as newly sworn Part-Time Patrolman for the Village.

Jason Stevenson gave a presentation regarding Boy Scout Troop #100. He gave a history of the Boy Scout program in the Village that goes back nearly 100 years. He voiced concerns of dwindling numbers of active scouts and asked for any help possible from the Village to try and encourage new scouts. The Village will look to getting information on the Village webpage as well as inviting scouts to participate in Village events that will help improve exposure to the community. Scouts have always been welcomed help at many village functions including food basket distribution, Octoberfest, parades and Kiwanis Pancake Breakfasts to name a few. The Village will continue to welcome their efforts to help in the community. Mayor Peterson invited all scouts to come out on Saturday April 23<sup>rd</sup> to take part in Steger's Earth Day Clean-up event. Many of the Village Trustee's also offered assistance to help the scouting program in any way that they can.

## **MINUTES**

Trustee Joyce made a motion to approve the minutes of the February 22nd Regular Meeting as all members have copies. Trustee Perchinski seconded the motion. Voice vote; all ayes. Motion carried.

## **AUDIENCE PARTICIPATION**

None

## **REPORTS**

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

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

**Assistant Fire Chief Mike Long** Announced that the Fire Department is bringing back their Easter Egg Hunt this year on Sunday April 10<sup>th</sup>.

**Police Chief Greg Smith** Referred to his monthly report.

**EMA Chief Tom Johnston** EMA has one member coming off medical leave and another member who wants to re-join.

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

**Village Attorney**

**Treasurer**

**MAYORS REPORT** Announced that the Village will be sponsoring Earth Day Clean-Up on April 23<sup>rd</sup>. Look for advertisements to announce times and locations.

**VILLAGE CLERK** Reminder, Public Hearing regarding Annual Appropriations Ordinance for Fiscal Year Beginning January 1, 2022 to be held Wednesday, March 23, 2022 at 6:45 pm, and the Regular Village Board Meeting will follow directly after.

## **TRUSTEES' REPORTS**

**Trustee Thurmond** Questioned if there was an update on the Union Ave road project. Village Administrator Seehausen stated that the engineering has been done and those are bills that have been paid which will be reimbursed because it is a grant. Bids for construction will go out the end of the year or beginning of next year. Timing is due to the timing of the grant.

Trustee Thurmond then asked about getting discussion of changes to the lighting ordinance on the next agenda and also a discussion on Village Vehicle Stickers and their pricing. Village Administrator Seehausen stated that she is gathering the information needed to determine how many vehicles there are in the village and whether the sticker program is still best. Due to timing, Village Stickers for next year have been ordered. There is time to raise prices before the letters go out. Finally, I would like to give kudos to Public Works again for another water main repair that went all night.

**Trustee Trotier** Announced that the village is looking for volunteers for Earth Day. Any Organizations, clubs or schools can check with Trustee Trotier to get signed up. Village Administrator Seehausen also stated that we are working with MWRD to get composting bags and tree starters to use for the event and will be given out first come, first served. Republic Services will be providing vests and gloves for the event.

**Trustee Joyce** No Report.

**Trustee Lopez** No Report.

**Trustee Perchinski** No Report

**Trustee Kozy** Softball is still practicing inside, no update on football or volleyball, basketball is progressing well, Little League has sign-up going on and Opening Day is April 30<sup>th</sup>.

### **BILLS**

Trustee Perchinski made a motion to approve the bills listed when funds are available. Trustee Kozy seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Kozy, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

### **CORRESPONDENCE**

None

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS:**

Minutes March 7, 2022 page 4

Trustee Joyce made a motion to approve a Special Events Application for Steger Little League Opening Day Parade April 30<sup>th</sup> with a rain date of May 7<sup>th</sup> pending all Village approvals. Trustee Perchinski seconded the motion.

Roll was called. The following Trustees voted aye; Thurmond, Kozy, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

Trustee Joyce made a motion to approve the 2022 Steger Summer Band program. Trustee Trotier seconded the motion.

Trustee Perchinski questioned why the School District does not pay for this since they have trice the budget of the village. Trustee Joyce stated that it is a community band that is supported by state statute. Additionally, it is open to all, not just children in the Steger Schools. Following discussion regarding South Chicago Heights contributing since their residents are included:

Trustee Perchinski made a motion to table approval of the Steger Summer Band program. Trustee Kozy seconded the motion.

Roll was called. The following Trustees voted aye; Kozy, Trotier, Joyce and Perchinski. Trustee Thurmond voted no. Mayor Peterson voted aye. Motion carried.

Being no further business:

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

Meeting adjourned at 8:55 pm.

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Kenneth A. Peterson, Jr., Village President

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Joseph M. Zagone, Jr., Village Clerk

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	DESCRIPTION	AMOUNT	DIST
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0113	01-00-32901			MAINT-COMPUTERS	551.67	
COMED	34133 3-7-22	01-00-33100			ELECTRICITY	18.85	
NICOR GAS	8-5283 8 3-8-22	01-00-33200			HEAT	143.62	
READY REFRESH	02B6702706135	01-00-33500			OFFICE SUPPLIES	18.62	
RUNCO OFFICE SUPPLIES AND EQUIP CO.	859407-0	01-00-33500			OFFICE SUPPLIES	19.95	
ABSOLUTE BEST CLEANING SERVICES, INC.	13738	01-00-33502			CLEANING SERVICE	608.33	
QUADIANT FINANCE USA, INC.	3-3-22	01-00-33600			POSTAGE	545.90	
COMCAST BUSINESS	142024673	01-00-33700			TELEPHONE	465.77	
COMCAST	81708 3-1-22	01-00-33700			TELEPHONE	78.98	
VERIZON WIRELESS	9901044216	01-00-33700			TELEPHONE	361.21	
COMCAST BUSINESS	142024655	01-00-33701			ETHERNET	231.30	
COMCAST	81708 3-1-22	01-00-33701			CABLE/INTERNET	151.47	
PROVEN BUSINESS SYSTEMS	886915	01-00-33901			RENTAL-EQUIPMENT	1745.82	
T & T BUSINESS SYSTEMS, INC.	110445	01-00-33901			RENTAL-EQUIPMENT	141.00	
B&F CONSTRUCTION CODE SERVICES, INC	58160	01-00-34102			PRO SERV. OTHER	225.00	
B&F CONSTRUCTION CODE SERVICES, INC	58164	01-00-34102			PRO SERVICE OTHER	225.00	
ILLIANA BOARD UP, LLC	SI-11572	01-00-34102			PRO SERVICE OTHER	2127.00	
GW & ASSOCIATES, PC	2201158	01-00-34500			CONSULTING SERVICE	3750.00	
EIGNER'S FLOWERS-GIFTS	2-28-22	01-00-38900			MISC OTHER	230.90	
KAYLA R FOREMAN	REFUND 2-22-22	01-00-38900			MISC OTHER	30.00	
LOCIS	43862	01-00-38901			DUES, SUBSCRIPTIO	6204.00	
AMERICAN SOCIETY OF COMPOSERS, AUTHORS,	02-20-2022	01-00-39701			STEGER EVENTS -EX	28.62	
TOTAL FOR FUND 01		DEPT. 00				17903.01	
VERIZON WIRELESS	9901044216	01-07-33700			TELEPHONE	85.20	
TOTAL FOR FUND 01		DEPT. 07				85.20	
LOCIS	43862	01-09-38901			DUES, SUBSCRIPTIO	96.00	



PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	DESCRIPTION	AMOUNT	DIST
TOTAL FOR FUND 01			DEPT. 09			96.00	
ANDY FRAIN SERVICES INC 316180		01-19-30900			SALARY-CROSSING G	2433.28	
TOTAL FOR FUND 01			DEPT. 19			2433.28	
MONARCH AUTO SUPPLY INC 6981-552451		01-20-31805			MAINT-VECHICLES	1313.32	
MONARCH AUTO SUPPLY INC 6981-553918		01-20-31805			MAINT-VECHICLES	407.44	
MONARCH AUTO SUPPLY INC 6981-553919		01-20-31805			MAINT-VECHICLES	573.98	
R&R MAINTENANCE FIRE & FLEET 13192		01-20-31805			MAINT-VECHICLES	525.00	
R&R MAINTENANCE FIRE & FLEET 13196		01-20-31805			MAINT-VECHICLES	1299.99	
R&R MAINTENANCE FIRE & FLEET 13215		01-20-31805			MAINT-VECHICLES	1800.00	
STONY TIRE INCORPORATED 1-172924		01-20-31805			MIANT-VECHICLES	580.44	
ZOLL INV00108361		01-20-32900			MAINT-ZOLL	300.00	
GUARANTEED TECHNICAL SERV & CONSULT INC 2022-0113		01-20-32901			MAINT-COMPUTERS	416.67	
HERITAGE F/S, INC. 35009798		01-20-33300			GAS	333.10	
HERITAGE F/S, INC. 35009850		01-20-33300			GAS	245.64	
RUNCO OFFICE SUPPLIES AND EQUIP CO. 859760-0		01-20-33500			OFFICE SUPPLIES	98.64	
RUNCO OFFICE SUPPLIES AND EQUIP CO. 859760-1		01-20-33500			OFFICE SUPPLIES	27.99	
VERIZON WIRELESS 9901044216		01-20-33700			TELEPHONE	261.48	
COMCAST BUSINESS 142024655		01-20-33701			ETHERNET	231.29	
HENRY SCHEIN 17235036		01-20-33702			AMBULANCE SUPPLIE	603.64	
OSBY WATER CONDITIONING 3-1 TO 3-31		01-20-33901			RENTAL EQUIPMENT	128.52	
COUNTY OF WILL 2/28/2022		01-20-34252			EASTCOM DISPATCH	188.16	
COUNTY OF WILL FEB 2022-001		01-20-34252			EASTCOM DISPATCH	4580.34	
WILCO FIRE CHIEFS ASSOCIATION 2022-001		01-20-38901			DUES, SUBSCRIPTIO	4500.00	
TOTAL FOR FUND 01			DEPT. 20			18415.64	

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
COY'S AUTO REBUILDERS INC	6816	01-40-31805		MSINT VECHICLES	4826.66
EVT TECH	5791	01-40-31805		MAINT-VECHICLES	284.85
EVT TECH	5891	01-40-31805		MAINT-VECHICLES	359.95
GAS N WASH	2958	01-40-31805		MAINT-VECHICLES	84.00
SCOTT'S-U-SAVE	401285	01-40-31805		MAINT-VECHICLES	35.08
SCOTT'S-U-SAVE	402517	01-40-31805		MAINT-VECHICLES	32.00
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0113	01-40-32901		MAINT-COMPUTERS	416.67
HERITAGE F/S, INC.	35009798	01-40-33300		GAS	789.34
HERITAGE F/S, INC.	35009850	01-40-33300		GAS	840.90
RUNCO OFFICE SUPPLIES AND EQUIP CO.	859031-0	01-40-33500		OFFICE SUPPLIES	130.99
RUNCO OFFICE SUPPLIES AND EQUIP CO.	859034-0	01-40-33500		OFFICE SUPPLIES	130.99
RUNCO OFFICE SUPPLIES AND EQUIP CO.	859475-0	01-40-33500		OFFICE SUPPLIES	211.89
ABSOLUTE BEST CLEANING SERVICES, INC.	13738	01-40-33502		CLEANING SERVICE	1216.67
COMCAST	75247 3-1-2022	01-40-33700		TELEPHONE	107.61
VERIZON WIRELESS	9901044216	01-40-33700		TELEPHONE	832.99
COMCAST BUSINESS	142024655	01-40-33701		ETHERNET	1841.60
COMCAST	75247 3-1-2022	01-40-33701		CABLE/INTERNET	154.66
MOTOROLA SOLUTIONS-STARCOM13108 COLLECTI	6376220220201	01-40-33702		RADIO SERVICE	1318.00
SIRCHIE	0532929-IN	01-40-33900		ALL OTHER SUPPLIE	31.23
CANON FINANCIAL SERVICES, INC	28264136	01-40-33901		RENTAL EXPENSE	476.00
RICH CONSTRUCTION EMERGENCY BOARDUP INC	3272	01-40-34102		PRO SERVICE OTHER	439.85
WORKING WELL	00376041-00	01-40-34200		MEDICAL	90.00
COUNTY OF WILL	2/28/2022	01-40-34252		EASTCOM DISPATCH	188.16
COUNTY OF WILL	FEB 2022-001	01-40-34252		EASTCOM DISPATCH	20999.16
THE EAGLE UNIFORM COMPANY INC	INV-6427	01-40-37302		NEW UNIFORMS	1275.00
THE EAGLE UNIFORM COMPANY INC	INV-6433	01-40-37302		NEW-UNIFORMS	563.00
SOUTH SUBURBAN MAJOR CRIMES TASK FORCE	2-17-2022	01-40-38840		MEAL REIMBURSEMEN	105.33
LEADSONLINE LLC	326120	01-40-38901		DUES, SUBSCRIP'IO	1271.00
SHI INTERNATIONAL CORP	467027652	01-40-38901		DUES, SUBSCRIPTIO	712.40

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SO SUB EMERGENCY RESPONSE TEAM	20-031	3-7-22	01-40-38901	DUES SUBSCRIPTION	1500.00
TOTAL FOR FUND 01		DEPT. 40			41265.98
VERIZON WIRELESS	9901044216		01-42-33700	TELEPHONE	20.08
TOTAL FOR FUND 01		DEPT. 42			20.08
TOTAL FOR FUND 01				80219.19	
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0113		03-30-32901	MAINT-COMPUTERS	416.67
COMED	19001	3-4-22	03-30-33100	ELECTRICITY	45.01
ABSOLUTE BEST CLEANING SERVICES, INC.	13738		03-30-33502	CLEANING SERVICE	1825.00
COMCAST BUSINESS	142024655		03-30-33701	ETHERNET	363.59
KONICA MINOLTA BUSINESS SOLUTIONS	9008444795		03-30-33703	MAINT-CONTRACTS	44.30
ADT COMMERCIAL LLC	2-24-22		03-30-33704	SECURITY SYSTEM	56.74
TOTAL FOR FUND 03		DEPT. 30			2751.31
COMED	29006	3-7-22	03-31-33100	ELECTRICITY	178.43
COMED	66000	3-7-22	03-31-33100	ELECTRICITY	110.66
COMED	82008	3-4-22	03-31-33100	ELECTRICITY	81.95
STANLEY CONVERGENT SECURITY SOLUTIONS	6002260402		03-31-33704	SECURITY SYSTEM	58.40
TOTAL FOR FUND 03		DEPT. 31			429.44
TOTAL FOR FUND 03				3180.75	
GALLAGHER MATERIALS CORP	23369		06-00-31204	MAINT-PATCHING	993.24
CORE & MAIN	Q447718		06-00-31504	MAINT-MAINS	763.02
CORE & MAIN	Q475590		06-00-31504	MAINT-MAINS	1717.49
M&J UNDERGROUND, INC	M22-0078		06-00-31504.01		5817.50

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	DESCRIPTION	AMOUNT	DIST
M&J UNDERGROUND, INC	M22-0079	06-00-31504.01			MAINT-MAINS OUTSI	2465.00	
JAMES HERR & SONS	116993	06-00-31805			MAINT-VECHICLES	422.60	
MONARCH AUTO SUPPLY INC	6981-552261	06-00-31805			MAINT-VECHICLES	38.97	
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0113	06-00-32900			MAINT-COMPUTERS	416.66	
COMED	80004 3-7-22	06-00-33100			ELECTRIC	33.11	
NICOR GAS	5-1000 2 3-7-22	06-00-33200			HEATING	136.49	
NICOR GAS	5-10001 3-10-22	06-00-33200			HEATING	226.55	
HERITAGE F/S, INC.	35009798	06-00-33300			GAS	374.57	
HERITAGE F/S, INC.	35009850	06-00-33300			GAS	946.05	
FASTENAL COMPANY	ILSTE166214	06-00-33501			SHOP SUPPLIES	19.53	
FASTENAL COMPANY	ILSTE166234	06-00-33501			SHOP SUPPLIES	28.89	
USA BLUE BOOK	888813	06-00-33501			SHOP SUPPLIES	52.50	
USA BLUE BOOK	891477	06-00-33501			SHOP SUPPLIES	152.48	
QUADIEN, INC	16632853	06-00-33600			POSTAGE	134.66	
VERIZON WIRELESS	9901044216	06-00-33700			TELEPHONE	334.80	
COMCAST BUSINESS	142024655	06-00-33701			ETHERNET	363.59	
GW & ASSOCIATES, PC	2201158	06-00-34400			AUDITING	3750.00	
LOCIS	43862	06-00-38901			DUES, SUBSCRIPTION	1176.00	
TOTAL FOR FUND 06						DEPT. 00	21363.70
TOTAL FOR FUND 06							21363.70
MONARCH AUTO SUPPLY INC	6981-552377	07-00-31805			MAINT VECHICLES	121.91	
HERITAGE F/S, INC.	35009798	07-00-33300			GAS	374.57	
HERITAGE F/S, INC.	35009850	07-00-33300			GAS	946.05	
ACE HARDWARE-CRETE	177510-1	07-00-33501			SHOP SUPPLIES	109.95	
ACE HARDWARE-CRETE	177707-1	07-00-33501			SHOP SUPPLIES	91.57	
MONARCH AUTO SUPPLY INC	6981-552250	07-00-33501			SHOP SUPPLIES	132.77	
COMCAST	72327 3-1-22	07-00-33700			TELEPHONE	80.39	

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COMCAST	72327	3-1-22	07-00-33701		CABLE/INTERNET	155.79	
LOCIS	43862		07-00-38901		DUES, SUBSCRIPTIO	60.00	
TOTAL FOR FUND 07			DEPT. 00			2073.00	
TOTAL FOR FUND 07						2073.00	
EXCEL ELECTRIC INC	126366		08-00-31400		MAINT-TRAFFIC	495.73	
COMED	22049	3-4-22	08-00-33102		ELECTRICITY	163.37	
COMED	24002	3-7-22	08-00-33102		ELECTRICITY	181.25	
COMED	73007	3-4-22	08-00-33102		ELECTRICITY	163.00	
COMED	80004	3-4-22	08-00-33102		ELECTRICITY	46.23	
COMED	81001	3-4-22	08-00-33102		ELECTRICITY-TRAFF	23.37	
TOTAL FOR FUND 08			DEPT. 00			1072.95	
TOTAL FOR FUND 08						1072.95	
PRO-AM TEAM SPORTS	1752		13-50-37305		NEW UNIFORMS	336.00	
TOTAL FOR FUND 13			DEPT. 50			336.00	
PRO-AM TEAM SPORTS	1853		13-55-37305		NEW UNIFORMS-VOLL	32.00	
TOTAL FOR FUND 13			DEPT. 55			32.00	
TOTAL FOR FUND 13						368.00	
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0113		16-00-32900		MAINT-COMPUTERS	416.66	
HERITAGE F/S, INC.	35009850		16-00-33300		GAS	181.24	
ACE HARDWARE IN STEGER	152821		16-00-33501		SHOP SUPPLIES	39.59	
VERIZON WIRELESS	9901044216		16-00-33700		TELEPHONE	115.00	

SYS DATE:03/17/22

VILLAGE OF STEGER  
A / P W A R R A N T L I S T  
REGISTER # 44  
Thursday March 17, 2022

SYS TIME:12:28  
[NW2]

DATE: 03/17/22

PAGE 7

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	DESCRIPTION	AMOUNT	DIST
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COMCAST BUSINESS	142024655	16-00-33701			ETHERNET	306.59	
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TOTAL FOR FUND 16		DEPT. 00				1059.08	
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TOTAL FOR FUND 16						1059.08	
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** TOTAL CHECKS TO BE ISSUED						109336.67	
01		CORPORATE				80219.19	
03		PLAYGROUND/RECREATION				3180.75	
06		WATER/SEWER FUND				21363.70	
07		ROAD & BRIDGE				2073.00	
08		MOTOR FUEL TAX				1072.95	
13		BOOSTER CLUB				368.00	
16		H.S.E.M.				1059.08	
TOTAL FOR REGULAR CHECKS:						109,336.67	

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

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**ORDINANCE NUMBER 1268**

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**AN ORDINANCE AUTHORIZING AND APPROVING A  
CONTRACT FOR PROPERTY MARKETING SERVICES  
CONCERNING THE PARCEL OF LAND LOCATED AT 3222  
KEENEY AVENUE, STEGER, IL 60475, BETWEEN THE  
VILLAGE OF STEGER AND THE STEGER ECONOMIC  
DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE  
OF STEGER, COUNTIES OF COOK/WILL, STATE OF  
ILLINOIS.**

---

**KENNETH A. PETERSON, JR., Village President  
JOSEPH M. ZAGONE, JR., Village Clerk  
MARY JO SEEHAUSEN, Village Administrator**

**ERNIE LOPEZ JR.  
TIM PERCHINSKI  
MARK KOZY  
WILLIAM J. JOYCE  
CINDY TROTIER  
STEVE THURMOND  
Trustees**

---

ORDINANCE NUMBER: 1268

**AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF LAND LOCATED AT 3222 KEENEY AVENUE, STEGER, IL 60475, BETWEEN THE VILLAGE OF STEGER AND THE STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE OF STEGER, COUNTIES OF COOK/WILL, STATE OF ILLINOIS.**

**WHEREAS**, the Village of Steger (the “Village”) is an Illinois non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1, et seq.) (the “Code”); and

**WHEREAS**, Article VII, Section 10(a) of the Illinois Constitution authorizes units of local government to contract or otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or by ordinance; and

**WHEREAS**, the Village President and the Village Board (collectively, the “Corporate Authorities”) are committed to the health, safety and general welfare of the residents of the Village and the efficient operation of the government; and

**WHEREAS**, the Village is in need of property marketing services that will aid in the expeditious disposition of Village owned property for tax purposes to benefit the Village, specifically, for the property commonly known as 3222 Keeney Avenue, Steger, IL 60475 (the “Services”); and

**WHEREAS**, The Village and the Steger Economic Development Corporation, NFP, (hereinafter “EDC”) have reached a written agreement for the provision of such marketing services by the EDC, attached hereto and incorporated herein as Exhibit A, whereby the EDC will perform the Services for the Village, the Village agreeing to transfer ownership of the property by a quitclaim to the EDC for a period not to exceed 36 months; and



**WHEREAS**, based on the foregoing, the Corporate Authorities find that it is necessary for the health, safety, morals and welfare of the public and necessary for conducting Village business and the effective administration of government that the Village execute, enter into and approve an agreement with terms substantially the same as the terms of the Services Agreement;

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

Section 1. The foregoing recitals are incorporated as though fully set forth herein.

Section 2. Purpose. The purpose of this Ordinance is to authorize the Village President or his designee to enter into and approve the Services Agreement/Contract, to further authorize the Village President or his designee to take all steps necessary to carry out the terms of the Services Agreement/Contract and the intent of this Ordinance, and to ratify any steps taken to effectuate those goals.

Section 3. Approval and Authorization. That the Corporate Authorities approve the Services Agreement/Contract. The Corporate Authorities further authorize and direct the Village President or his designee to enter into and approve the Services Agreement/Contract, or any modifications thereof, and to ratify any and all previous action taken to effectuate the intent of this Ordinance. The Corporate Authorities further authorize and direct the Village President or his designee to execute the Contract with such insertions, omissions and changes as shall be approved by the Village President and the Village Attorney. The Village Clerk is hereby authorized and directed to attest to and countersign the Services Agreement/Contract and any other documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The Village Clerk is also authorized and directed to affix the Seal of the Village to such documentation as is deemed necessary. The officers, agents and/or employees of the Village shall take all action necessary or

reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Ordinance and shall take all action necessary in conformity therewith.

Section 4. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 5. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village prior to the effective date of this Ordinance.

Section 6. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

Adopted this 23<sup>RD</sup> Day of March, 2022 pursuant to a roll call vote as follows:

TRUSTEE/OFFICIAL	YES	NO	ABSENT
Ernie Lopez Jr.			
Tim Perchinski			
Mark Kozy			
William J. Joyce			
Cindy Trotier			
Steve Thurmond			
Kenneth A. Peterson, Jr., Village President			

APPROVED by the Village President on March 23, 2022.

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

ATTEST:

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

## EXHIBIT A

### MUNICIPAL SERVICES AGREEMENT; 3222 KEENEY AVENUE MARKETING AND DEVELOPMENT

This MUNICIPAL SERVICES AGREEMENT (this "MSA"), with an effective date of March 23, 2022 (the "Effective Date"), sets forth certain agreements between the Village of STEGER, ILLINOIS, an Illinois municipal corporation (the "Village"), and the STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP, an Illinois Corporation, and its affiliates or assigns (the "EDC") to enter into an exclusive agreement whereby the EDC takes ownership of, repairs and markets the property for sale, said property being situated at **3222 KEENEY AVENUE**, Steger, IL 60475, transferring same by a Quit Claim Deed restricted by a Right to Reversion after a period not to exceed 36 months. This MSA is an expression of intent to allow the EDC to promote the subject property for sale with the intention of placing it back on the tax rolls for the benefit of the Village of Steger.

#### I. PROPERTY DESCRIPTION

The Property has an address of **3222 KEENEY AVENUE**, Steger, IL 60475, as shown on Exhibit "A" attached hereto and incorporated herein by reference.

#### II. GENERAL TERMS OF AGREEMENT

For a period not to exceed thirty-six (36) months from the Effective Date of this MSA (the "OWNERSHIP PERIOD"), the Village shall grant the EDC ownership of the Property for purposes of having the property restored to marketable condition and for marketing the property to a potential buyer for sale of same. The Village agrees to convey ownership by a Quit Claim Deed that memorializes both the terms of transfer being limited to 36 months as well as the purpose of said transfer as contemplated in this agreement. During the thirty-six (36) month ownership period, the EDC will attempt in good faith to market the property for sale for purposes of furthering economic development of the Property so that the Village can benefit from placing it back on the property tax rolls ("Purchase Agreement"); any such Purchase Agreement will describe the compensation that will be paid to EDC for the sale of the Property, the specific terms of which will be memorialized in a separate, written agreement between the EDC and the buyer.

#### III. RESPONSIBILITIES

(a) During the Ownership Period, the EDC will have the lead role in marketing the property, including, but not limited to, development planning and consulting, negotiations with any potential purchaser for the Property, design, plan preparation, entitlements, permitting, and providing information to the Village on a regular and consistent basis.

(b) During the term of this Ownership by the EDC, including any extensions of the Ownership Period, the Village shall refer any inquiries concerning the Property to the EDC and shall identify the EDC as its exclusive agent for purposes of any communications or negotiations with respect to the Property.

(c) Without EDC's and Village's joint approval, the Property shall not be sold, leased, or marketed to any potential third party buyer. Additionally, if the EDC cannot find a suitable buyer for the property within the contemplated 36 month period, ownership of the property shall revert back to the Village, and any and all recorded documents of conveyance between the Village and the EDC must memorialize this "Right to Reversion."

(d) The Village and the EDC agree that the EDC will use its best efforts to increase revenue streams for the Village and any net profits gained from the sale of the subject property will be split evenly between the Village and the EDC, with an uneven amount accruing the greater of the split to the Village.

(e) In undertaking to rehabilitate the subject property, the EDC is empowered to compensate any third party contractors for work done in the form of money or in real property of up to equal value.

(f) Any value coming into the hands of the EDC shall first be used to compensate and satisfy the EDC's costs incurred in the marketing of the property.

#### IV. DOCUMENTS

The EDC may provide the Village with a request of certain Property documents to assist with its due diligence and analysis, and the Village will provide all non-proprietary information, including surveys and maps, environmental studies, geotechnical reports, title documents, and other governmental records (except to the extent that the same may be proprietary or confidential) that the EDC shall reasonably request.

The parties agree to negotiate in good faith and diligently pursue the necessary and appropriate documents and agreements contemplated by this MSA, including, without limitation, the Deed, the Property Entity documents, assignment agreements, and any third party documents and agreements.

#### V. COSTS

In consideration of the mutual agreements and understandings set forth in this MSA, the time and effort that the EDC will be committing in connection with this undertaking, and in recognition of the time necessary to successfully market and close a sale of the property, the Village agrees that it will compensate the EDC in the form of money or in Real Property worth the same value, in addition to allowing the EDC to have its actual expenses compensated from the first monies coming to it as a result of any sale. Any profits from the sale of said property shall be thereafter shared equally between the Village and the EDC.

#### VI. LIEN RIGHTS

This agreement shall allow for the EDC to have the right to lien the said property for any uncompensated amount in an instance where the value of services rendered are not otherwise adequately compensated.

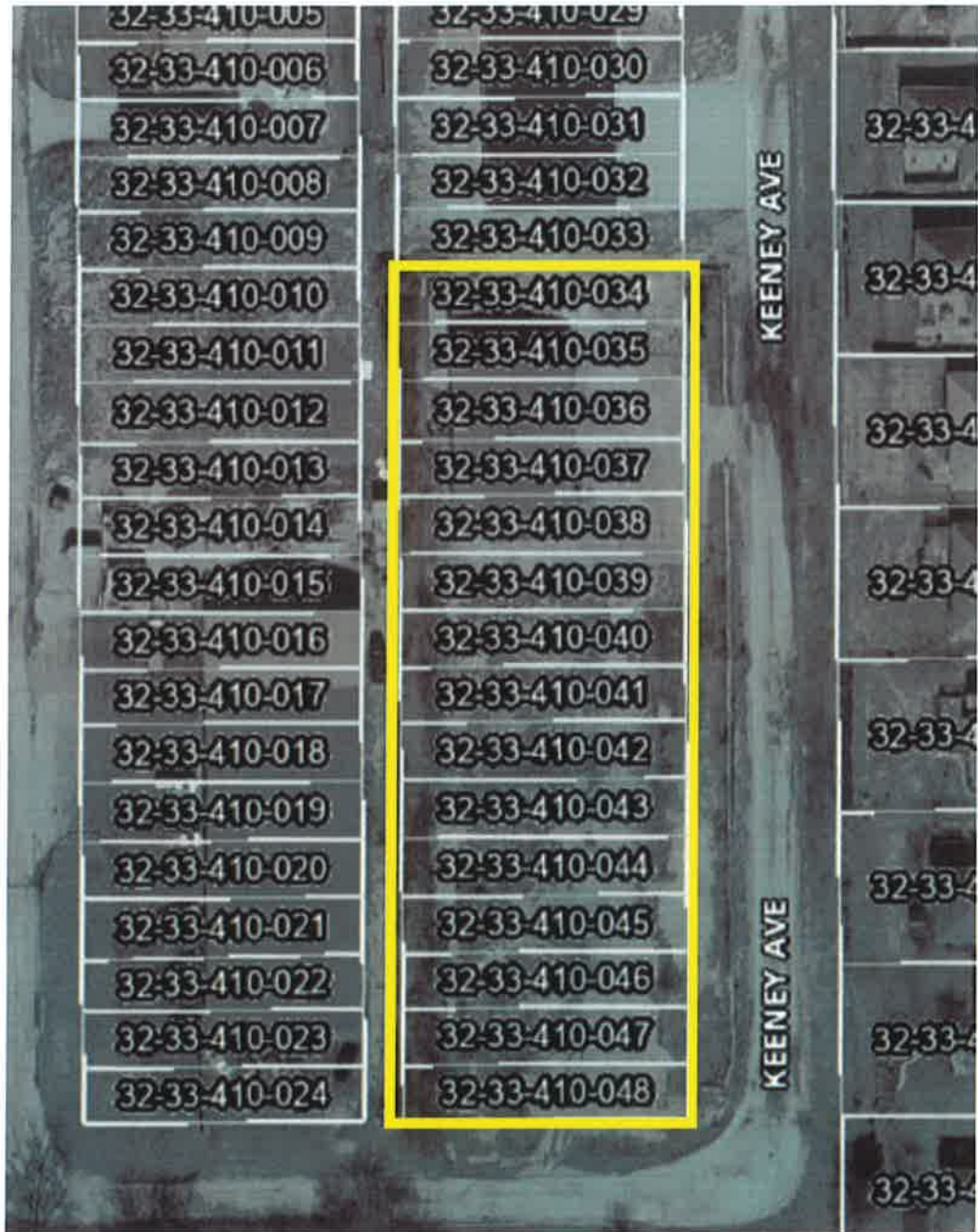
IN WITNESS WHEREOF, the Village and EDC have executed this MSA as of the Effective Date.

Property Address: 3222 KEENEY AVENUE, Steger, IL 60475.

Legal Description

LOTS 10-24, INCLUSIVE IN BLOCK 18 ALL IN KEENEY'S SUBDIVISION OF CHICAGO HEIGHTS, A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 32-33-410-034 through 048-0000.



**Quit Claim Deed  
Statutory (ILLINOIS)  
(Corporation to Corporation)**

Above Space for Recorder's Use Only

**THE GRANTOR (S)**

**THE VILLAGE OF STEGER**

a Municipal Corporation created and existing under and by the virtue of the laws of the State of Illinois, having its principal office in the Village of Steger, County of Cook/Will, and State of Illinois, and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid,

**CONVEYS and QUIT CLAIMS to**

**STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP,**

a Not For Profit Corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

**LOTS 10 THROUGH 24, INCLUSIVE IN BLOCK 18 ALL IN KEENEY'S SUBDIVISION OF CHICAGO HEIGHTS, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

SUBJECT TO: Restrictions contained in the Municipal Services Agreement Dated March 23, 2022, including but not limited to the thirty-six month "Right of Reversion" if property is not disposed of as contemplated in the said agreement; Covenants, conditions and restrictions of record, and to General Taxes for 2020 and subsequent years.

**Permanent Real Estate Tax Number: 32-33-410-034 through 048-0000**

**Address of Real Estate: 3222 Keeney Avenue, Steger, Illinois.**

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Village President, and attested by its Village Clerk, this 23<sup>rd</sup> day of March, 2022.

IMPRESS CORPORATE  
SEAL HERE

The Village of Steger, a municipal corporation,

By: \_\_\_\_\_  
Kenneth A. Peterson, Jr., President

**ATTEST:**

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

State of Illinois )  
                          ) ss,  
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth A. Peterson, Jr., personally known to me to be the Village President of the Village of Steger, a municipal corporation, and Joseph M. Zagone, Jr., personally known to me to be the Village Clerk of the Village of Steger, a municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Clerk, they signed and delivered the said instrument as President and Clerk of said Corporation, and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority, given by said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of March, 2022.

Commission expires \_\_\_\_\_, \_\_\_\_\_  
NOTARY PUBLIC

Exempt under provision of Paragraph B, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Buyer, Seller or Representative

This instrument was prepared by: Law Offices of Dennis G. Gianopolus P.C., 18511 Torrence Avenue Lansing, Illinois 60438

**MAIL TO:**  
Law Offices of Dennis G. Gianopolus, P.C.  
18511 Torrence Avenue  
Lansing, IL 60438

**SEND SUBSEQUENT TAX BILLS TO:**  
Village of Steger  
3320 Lewis Avenue  
Steger, IL 60475

**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: \_\_\_\_\_ Signature: \_\_\_\_\_

Subscribed and Sworn to before me  
This 23<sup>rd</sup> day of March, 2022.

Notary Public \_\_\_\_\_

The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: \_\_\_\_\_ Signature: \_\_\_\_\_

Subscribed and sworn to before me  
this 23<sup>rd</sup> day of March, 2022.

Notary Public \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.



**Quit Claim Deed  
Statutory (ILLINOIS)  
(Corporation to Corporation)**

Above Space for Recorder's Use Only

**THE GRANTOR (S)**

**THE VILLAGE OF STEGER**

a Municipal Corporation created and existing under and by the virtue of the laws of the State of Illinois, having its principal office in the Village of Steger, County of Cook/Will, and State of Illinois, and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid,

**CONVEYS and QUIT CLAIMS to**

**STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP,**

a Not For Profit Corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

**LOTS 10 THROUGH 24, INCLUSIVE IN BLOCK 18 ALL IN KEENEY'S SUBDIVISION OF CHICAGO HEIGHTS, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO:** Restrictions contained in the Municipal Services Agreement Dated March 23, 2022, including but not limited to the thirty-six month "Right of Reversion" if property is not disposed of as contemplated in the said agreement; Covenants, conditions and restrictions of record, and to General Taxes for 2020 and subsequent years.

**Permanent Real Estate Tax Number: 32-33-410-034 through 048-0000**

**Address of Real Estate: 3222 Keeney Avenue, Steger, Illinois.**

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Village President, and attested by its Village Clerk, this 23<sup>rd</sup> day of March, 2022.

IMPRESS CORPORATE  
SEAL HERE

The Village of Steger, a municipal corporation,

By: \_\_\_\_\_  
Kenneth A. Peterson, Jr., President

**ATTEST:**

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

State of Illinois )  
                          ) ss,  
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth A. Peterson, Jr., personally known to me to be the Village President of the Village of Steger, a municipal corporation, and Joseph M. Zagone, Jr., personally known to me to be the Village Clerk of the Village of Steger, a municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Clerk, they signed and delivered the said instrument as President and Clerk of said Corporation, and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority, given by said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of March, 2022.

Commission expires \_\_\_\_\_, \_\_\_\_\_  
NOTARY PUBLIC

Exempt under provision of Paragraph B, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

\_\_\_\_\_ Date \_\_\_\_\_ Buyer, Seller or Representative

This instrument was prepared by: Law Offices of Dennis G. Gianopolus P.C., 18511 Torrence Avenue Lansing, Illinois 60438

**MAIL TO:**  
Law Offices of Dennis G. Gianopolus, P.C.  
18511 Torrence Avenue  
Lansing, IL 60438

**SEND SUBSEQUENT TAX BILLS TO:**  
Village of Steger  
3320 Lewis Avenue  
Steger, IL 60475

**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: \_\_\_\_\_

Signature: \_\_\_\_\_

Subscribed and Sworn to before me  
This 23<sup>rd</sup> day of March, 2022.

Notary Public \_\_\_\_\_

The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: \_\_\_\_\_

Signature: \_\_\_\_\_

Subscribed and sworn to before me  
this 23<sup>rd</sup> day of March, 2022.

Notary Public \_\_\_\_\_

**NOTE:** Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

---

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

---

**ORDINANCE NUMBER 1269**

---

**AN ORDINANCE AUTHORIZING AND APPROVING A  
CONTRACT FOR PROPERTY MARKETING SERVICES  
CONCERNING THE PARCEL OF REAL ESTATE LOCATED  
AT 670 E. SAUK TRAIL BETWEEN THE VILLAGE OF STEGER  
AND THE STEGER ECONOMIC DEVELOPMENT  
CORPORATION, NFP., FOR THE VILLAGE OF STEGER,  
COUNTIES OF COOK/WILL, STATE OF ILLINOIS.**

---

**KENNETH A. PETERSON, JR., Village President  
JOSEPH M. ZAGONE, JR., Village Clerk  
MARY JO SEEHAUSEN, Village Administrator**

**ERNIE LOPEZ JR.  
TIM PERCHINSKI  
MARK KOZY  
WILLIAM J. JOYCE  
CINDY TROTIER  
STEVE THURMOND  
Trustees**

---

ORDINANCE NUMBER: 1269

**AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF REAL ESTATE LOCATED AT 670 E. SAUK TRAIL BETWEEN THE VILLAGE OF STEGER AND THE STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE OF STEGER, COUNTIES OF COOK/WILL, STATE OF ILLINOIS.**

**WHEREAS**, the Village of Steger (the “Village”) is an Illinois non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1, et seq.) (the “Code”); and

**WHEREAS**, Article VII, Section 10(a) of the Illinois Constitution authorizes units of local government to contract or otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or by ordinance; and

**WHEREAS**, the Village President and the Village Board (collectively, the “Corporate Authorities”) are committed to the health, safety and general welfare of the residents of the Village and the efficient operation of the government; and

**WHEREAS**, the Village is in need of property marketing services that will aid in the expeditious disposition of Village owned property for tax purposes to benefit the Village, specifically, for the property commonly known as 670 E. SAUK TRAIL, Steger, IL 60475 (the “Services”); and

**WHEREAS**, The Village and the Steger Economic Development Corporation, NFP, (hereinafter “EDC”) have reached a written agreement for the provision of such marketing services by the EDC, attached hereto and incorporated herein as Exhibit A, whereby the EDC will perform the Services for the Village, the Village agreeing to transfer ownership of the property by a quitclaim to the EDC for a period not to exceed 36 months; and

**WHEREAS**, based on the foregoing, the Corporate Authorities find that it is necessary for the health, safety, morals and welfare of the public and necessary for conducting Village business

and the effective administration of government that the Village execute, enter into and approve an agreement with terms substantially the same as the terms of the Services Agreement;

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

Section 1. The foregoing recitals are incorporated as though fully set forth herein.

Section 2. Purpose. The purpose of this Ordinance is to authorize the Village President or his designee to enter into and approve the Services Agreement/Contract, to further authorize the Village President or his designee to take all steps necessary to carry out the terms of the Services Agreement/Contract and the intent of this Ordinance, and to ratify any steps taken to effectuate those goals.

Section 3. Approval and Authorization. That the Corporate Authorities approve the Services Agreement/Contract. The Corporate Authorities further authorize and direct the Village President or his designee to enter into and approve the Services Agreement/Contract, or any modifications thereof, and to ratify any and all previous action taken to effectuate the intent of this Ordinance. The Corporate Authorities further authorize and direct the Village President or his designee to execute the Contract with such insertions, omissions and changes as shall be approved by the Village President and the Village Attorney. The Village Clerk is hereby authorized and directed to attest to and countersign the Services Agreement/Contract and any other documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The Village Clerk is also authorized and directed to affix the Seal of the Village to such documentation as is deemed necessary. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Ordinance and shall take all action necessary in conformity therewith.

Section 4. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 5. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village prior to the effective date of this Ordinance.

Section 6. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

Adopted this 23<sup>rd</sup> Day of March, 2022 pursuant to a roll call vote as follows:

TRUSTEE/OFFICIAL	YES	NO	ABSENT
Ernie Lopez Jr.			
Tim Perchinski			
Mark Kozy			
William J. Joyce			
Cindy Trotier			
Steve Thurmond			
Kenneth A. Peterson, Jr., Village President			

APPROVED by the Village President on March 23, 2022.

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

ATTEST:

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

## EXHIBIT A

### MUNICIPAL SERVICES AGREEMENT; 670 E. SAUK TRAIL MARKETING AND DEVELOPMENT

This MUNICIPAL SERVICES AGREEMENT (this "MSA"), with an effective date of March 23, 2022 (the "Effective Date"), sets forth certain agreements between the Village of STEGER, ILLINOIS, an Illinois municipal corporation (the "Village"), and the STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP, an Illinois Corporation, and its affiliates or assigns (the "EDC") to enter into an exclusive agreement whereby the EDC takes ownership of, repairs and markets the property for sale, said property being situated at **670 E. SAUK TRAIL**, Steger, IL 60475, transferring same by a Quit Claim Deed restricted by a Right to Reversion after a period not to exceed 36 months. This MSA is an expression of intent to allow the EDC to promote the subject property for sale with the intention of placing it back on the tax rolls for the benefit of the Village of Steger.

#### I. PROPERTY DESCRIPTION

The Property has an address of **670 E. SAUK TRAIL**, Steger, IL 60475, as shown on Exhibit "A" attached hereto and incorporated herein by reference.

#### II. GENERAL TERMS OF AGREEMENT

For a period not to exceed thirty-six (36) months from the Effective Date of this MSA (the "OWNERSHIP PERIOD"), the Village shall grant the EDC ownership of the Property for purposes of having the property restored to marketable condition and for marketing the property to a potential buyer for sale of same. The Village agrees to convey ownership by a Quit Claim Deed that memorializes both the terms of transfer being limited to 36 months as well as the purpose of said transfer as contemplated in this agreement. During the thirty-six (36) month ownership period, the EDC will attempt in good faith to market the property for sale for purposes of furthering economic development of the Property so that the Village can benefit from placing it back on the property tax rolls ("Purchase Agreement"); any such Purchase Agreement will describe the compensation that will be paid to EDC for the sale of the Property, the specific terms of which will be memorialized in a separate, written agreement between the EDC and the buyer.

#### III. RESPONSIBILITIES

(a) During the Ownership Period, the EDC will have the lead role in marketing the property, including, but not limited to, development planning and consulting, negotiations with any potential purchaser for the Property, design, plan preparation, entitlements, permitting, and providing information to the Village on a regular and consistent basis.

(b) During the term of this Ownership by the EDC, including any extensions of the Ownership Period, the Village shall refer any inquiries concerning the Property to the EDC and shall identify the EDC as its exclusive agent for purposes of any communications or negotiations with respect to the Property.

(c) Without EDC's and Village's joint approval, the Property shall not be sold, leased, or marketed to any potential third party buyer. Additionally, if the EDC cannot find a suitable buyer for the property within the contemplated 36 month period, ownership of the property shall revert back to the Village, and any and all recorded documents of conveyance between the Village and the EDC must memorialize this "Right to Reversion."



(d) The Village and the EDC agree that the EDC will use its best efforts to increase revenue streams for the Village and any net profits gained from the sale of the subject property will be split evenly between the Village and the EDC, with an uneven amount accruing the greater of the split to the Village.

(e) In undertaking to rehabilitate the subject property, the EDC is empowered to compensate any third party contractors for work done in the form of money or in real property of up to equal value.

(f) Any value coming into the hands of the EDC shall first be used to compensate and satisfy the EDC's costs incurred in the marketing of the property.

#### IV. DOCUMENTS

The EDC may provide the Village with a request of certain Property documents to assist with its due diligence and analysis, and the Village will provide all non-proprietary information, including surveys and maps, environmental studies, geotechnical reports, title documents, and other governmental records (except to the extent that the same may be proprietary or confidential) that the EDC shall reasonably request.

The parties agree to negotiate in good faith and diligently pursue the necessary and appropriate documents and agreements contemplated by this MSA, including, without limitation, the Deed, the Property Entity documents, assignment agreements, and any third party documents and agreements.

#### V. COSTS

In consideration of the mutual agreements and understandings set forth in this MSA, the time and effort that the EDC will be committing in connection with this undertaking, and in recognition of the time necessary to successfully market and close a sale of the property, the Village agrees that it will compensate the EDC in the form of money or in Real Property worth the same value, in addition to allowing the EDC to have its actual expenses compensated from the first monies coming to it as a result of any sale. Any profits from the sale of said property shall be thereafter shared equally between the Village and the EDC.

#### VI. LIEN RIGHTS

This agreement shall allow for the EDC to have the right to lien the said property for any uncompensated amount in an instance where the value of services rendered are not otherwise adequately compensated.

IN WITNESS WHEREOF, the Village and EDC have executed this MSA as of the Effective Date.

VILLAGE OF STEGER, COUNTIES OF COOK/WILL ILLINOIS  
an Illinois Municipal corporation.

By: \_\_\_\_\_  
Name: Kenneth A. Peterson, Jr.  
Its: Village President

STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP.  
an Illinois corporation.

By: \_\_\_\_\_  
Name: James Vasselli  
Its: Attorney for the Steger Economic Development Corp., NFP.

**Exhibit "A"**

Property Address: 670 E. SAUK TRAIL, Steger, IL 60475.

Legal Description

A TRACT OF LAND IN THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH AND SOUTH CENTER LINES OF THE SOUTH EAST ¼ OF SAID SECTION 27, AND THE SOUTH LINE OF SECTION 27; THENCE EAST ALONG THE SOUTH LINE OF SECTION 27, A DISTANCE OF 726.05 FEET TO A POINT; THENCE NORTH ALONG A LINE WHICH MAKES AN ANGLE OF 90 DEGREES WITH THE SOUTH LINE OF SECTION 27 A DISTANCE OF 490 FEET TO A POINT IN THE CENTER LINE OF SAUK TRAIL ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF SAUK TRAIL ROAD A DISTANCE OF 528.50 FEET TO A POINT; THENCE SOUTH ALONG A LINE EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST ¼ OF SECTION 27, A DISTANCE OF 300 FEET TO A POINT; THENCE WESTERLY ALONG A LINE SOUTH OF AND PARALLEL TO THE CENTER LINE OF SAUK TRAIL ROAD, A DISTANCE OF 200 FEET TO A POINT IN THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST ¼ OF SAID SECTION 27; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST ¼ OF SECTION 27 A DISTANCE OF 126.5 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PIN: 32-27-403-004-0000



**Quit Claim Deed  
Statutory (ILLINOIS)  
(Corporation to Corporation)**

Above Space for Recorder's Use Only

**THE GRANTOR (S)**

**THE VILLAGE OF STEGER**

a Municipal Corporation created and existing under and by the virtue of the laws of the State of Illinois, having its principal office in the Village of Steger, County of Cook/Will, and State of Illinois, and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid,

**CONVEYS and QUIT CLAIMS to**

**STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP,**

a Not For Profit Corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

**A TRACT OF LAND IN THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH AND SOUTH CENTER LINES OF THE SOUTH EAST ¼ OF SAID SECTION 27, AND THE SOUTH LINE OF SECTION 27; THENCE EAST ALONG THE SOUTH LINE OF SECTION 27, A DISTANCE OF 726.05 FEET TO A POINT; THENCE NORTH ALONG A LINE WHICH MAKES AN ANGLE OF 90 DEGREES WITH THE SOUTH LINE OF SECTION 27 A DISTANCE OF 490 FEET TO A POINT IN THE CENTER LINE OF SAUK TRAIL ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF SAUK TRAIL ROAD A DISTANCE OF 528.50 FEET TO A POINT; THENCE SOUTH ALONG A LINE EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST ¼ OF SECTION 27, A DISTANCE OF 300 FEET TO A POINT; THENCE WESTERLY ALONG A LINE SOUTH OF AND PARALLEL TO THE CENTER LINE OF SAUK TRAIL ROAD, A DISTANCE OF 200 FEET TO A POINT IN THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST ¼ OF SAID SECTION 27; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST ¼ OF SECTION 27 A DISTANCE OF 126.5 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;**

SUBJECT TO: Restrictions contained in the Municipal Services Agreement Dated \_\_\_\_\_, 2022, including but not limited to the thirty-six month "Right of Reversion" if property is not disposed of as contemplated in the said agreement; Covenants, conditions and restrictions of record, and to General Taxes for 2020 and subsequent years.

**Permanent Real Estate Tax Number:** PIN: 32-27-403-004-0000

**Address of Real Estate:** 670 E. SAUK TRAIL, Steger, Illinois.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Village President, and attested by its Village Clerk, this 23rd day of March, 2022.

IMPRESS CORPORATE  
SEAL HERE

The Village of Steger, a municipal corporation,

ATTEST:

By: \_\_\_\_\_  
Kenneth A. Peterson, Jr., President

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

State of Illinois )  
                          ) ss,  
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth A. Peterson, Jr., personally known to me to be the Village President of the Village of Steger, a municipal corporation, and Joseph M. Zagone, Jr., personally known to me to be the Village Clerk of the Village of Steger, a municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Clerk, they signed and delivered the said instrument as President and Clerk of said Corporation, and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority, given by said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of March, 2022.

Commission expires \_\_\_\_\_, \_\_\_\_\_  
NOTARY PUBLIC

Exempt under provision of Paragraph B, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Buyer, Seller or Representative

This instrument was prepared by: Law Offices of Dennis G. Gianopolus P.C., 18511 Torrence Avenue Lansing, Illinois 60438

**MAIL TO:**  
Law Offices of Dennis G. Gianopolus, P.C.  
18511 Torrence Avenue  
Lansing, IL 60438

**SEND SUBSEQUENT TAX BILLS TO:**  
Village of Steger  
3320 Lewis Avenue  
Steger, IL 60475

**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: \_\_\_\_\_

Signature: \_\_\_\_\_

Subscribed and Sworn to before me  
this 23rd day of March, 2022.

Notary Public \_\_\_\_\_

The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: \_\_\_\_\_

Signature: \_\_\_\_\_

Subscribed and sworn to before me  
this 23<sup>rd</sup> day of March, 2022.

Notary Public \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Quit Claim Deed  
Statutory (ILLINOIS)  
(Corporation to Corporation)**

Above Space for Recorder's Use Only

**THE GRANTOR (S)**

**THE VILLAGE OF STEGER**

a Municipal Corporation created and existing under and by the virtue of the laws of the State of Illinois, having its principal office in the Village of Steger, County of Cook/Will, and State of Illinois, and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid,

**CONVEYS and QUIT CLAIMS to**

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a Not For Profit Corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

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SUBJECT TO: Restrictions contained in the Municipal Services Agreement Dated March 23, 2022, including but not limited to the thirty-six month "Right of Reversion" if property is not disposed of as contemplated in the said agreement; Covenants, conditions and restrictions of record, and to General Taxes for 2020 and subsequent years.

**Permanent Real Estate Tax Number:** PIN: 32-27-403-004-0000

**Address of Real Estate:** 670 E. SAUK TRAIL, Steger, Illinois.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Village President, and attested by its Village Clerk, this 23rd day of March, 2022.

IMPRESS CORPORATE  
SEAL HERE

The Village of Steger, a municipal corporation,

ATTEST:

By:

Kenneth A. Peterson, Jr., President

Joseph M. Zagone, Jr, Village Clerk

State of Illinois )  
) ss,  
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth A. Peterson, Jr., personally known to me to be the Village President of the Village of Steger, a municipal corporation, and Joseph M. Zagone, Jr., personally known to me to be the Village Clerk of the Village of Steger, a municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Clerk, they signed and delivered the said instrument as President and Clerk of said Corporation, and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority, given by said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of March, 2022.

Commission expires \_\_\_\_\_, \_\_\_\_\_  
NOTARY PUBLIC

Exempt under provision of Paragraph B, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer, Seller or Representative

This instrument was prepared by: Law Offices of Dennis G. Gianopolus P.C., 18511 Torrence Avenue Lansing, Illinois 60438

**MAIL TO:**  
Law Offices of Dennis G. Gianopolus, P.C.  
18511 Torrence Avenue  
Lansing, IL 60438

**SEND SUBSEQUENT TAX BILLS TO:**  
Village of Steger  
3320 Lewis Avenue  
Steger, IL 60475



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

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**ORDINANCE NUMBER 1270**

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**AN ORDINANCE AUTHORIZING AND APPROVING A  
CONTRACT FOR PROPERTY MARKETING SERVICES  
CONCERNING THE PARCEL OF REAL ESTATE LOCATED  
AT 3301 UNION AVENUE BETWEEN THE VILLAGE OF  
STEGER AND THE STEGER ECONOMIC DEVELOPMENT  
CORPORATION, NFP., FOR THE VILLAGE OF STEGER,  
COUNTIES OF COOK/WILL, STATE OF ILLINOIS.**

---

**KENNETH A. PETERSON, JR., Village President  
JOSEPH M. ZAGONE, JR., Village Clerk  
MARY JO SEEHAUSEN, Village Administrator**

**ERNIE LOPEZ JR.  
TIM PERCHINSKI  
MARK KOZY  
WILLIAM J. JOYCE  
CINDY TROTIER  
STEVE THURMOND  
Trustees**

---

ORDINANCE NUMBER: 1270

**AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF REAL ESTATE LOCATED AT 3301 UNION AVENUE BETWEEN THE VILLAGE OF STEGER AND THE STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE OF STEGER, COUNTIES OF COOK/WILL, STATE OF ILLINOIS.**

**WHEREAS**, the Village of Steger (the “Village”) is an Illinois non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1, et seq.) (the “Code”); and

**WHEREAS**, Article VII, Section 10(a) of the Illinois Constitution authorizes units of local government to contract or otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or by ordinance; and

**WHEREAS**, the Village President and the Village Board (collectively, the “Corporate Authorities”) are committed to the health, safety and general welfare of the residents of the Village and the efficient operation of the government; and

**WHEREAS**, the Village is in need of property marketing services that will aid in the expeditious disposition of Village owned property for tax purposes to benefit the Village, specifically, for the property commonly known as 3301 Union Avenue, Steger, IL 60475 (the “Services”); and

**WHEREAS**, The Village and the Steger Economic Development Corporation, NFP, (hereinafter “EDC”) have reached a written agreement for the provision of such marketing services by the EDC, attached hereto and incorporated herein as Exhibit A, whereby the EDC will perform the Services for the Village, the Village agreeing to transfer ownership of the property by a quitclaim to the EDC for a period not to exceed 36 months; and

**WHEREAS**, based on the foregoing, the Corporate Authorities find that it is necessary for the health, safety, morals and welfare of the public and necessary for conducting Village business and the effective administration of government that the Village execute, enter into and approve an agreement with terms substantially the same as the terms of the Services Agreement;

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

Section 1. The foregoing recitals are incorporated as though fully set forth herein.

Section 2. Purpose. The purpose of this Ordinance is to authorize the Village President or his designee to enter into and approve the Services Agreement/Contract, to further authorize the Village President or his designee to take all steps necessary to carry out the terms of the Services Agreement/Contract and the intent of this Ordinance, and to ratify any steps taken to effectuate those goals.

Section 3. Approval and Authorization. That the Corporate Authorities approve the Services Agreement/Contract. The Corporate Authorities further authorize and direct the Village President or his designee to enter into and approve the Services Agreement/Contract, or any modifications thereof, and to ratify any and all previous action taken to effectuate the intent of this Ordinance. The Corporate Authorities further authorize and direct the Village President or his designee to execute the Contract with such insertions, omissions and changes as shall be approved by the Village President and the Village Attorney. The Village Clerk is hereby authorized and directed to attest to and countersign the Services Agreement/Contract and any other documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The Village Clerk is also authorized and directed to affix the Seal of the Village to such documentation as is deemed necessary. The officers, agents and/or employees of the Village shall take all action necessary or

reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Ordinance and shall take all action necessary in conformity therewith.

Section 4. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 5. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village prior to the effective date of this Ordinance.

Section 6. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

Adopted this 23<sup>rd</sup> Day of March, 2022 pursuant to a roll call vote as follows:

TRUSTEE/OFFICIAL	YES	NO	ABSENT
Ernie Lopez Jr.			
Tim Perchinski			
Mark Kozy			
William J. Joyce			
Cindy Trotier			
Steve Thurmond			
Kenneth A. Peterson, Jr., Village President			

APPROVED by the Village President on March 23, 2022.

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

ATTEST:

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

## EXHIBIT A

### MUNICIPAL SERVICES AGREEMENT; 3222 KEENEY AVENUE MARKETING AND DEVELOPMENT

This MUNICIPAL SERVICES AGREEMENT (this "MSA"), with an effective date of March 23, 2022 (the "Effective Date"), sets forth certain agreements between the Village of STEGER, ILLINOIS, an Illinois municipal corporation (the "Village"), and the STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP, an Illinois Corporation, and its affiliates or assigns (the "EDC") to enter into an exclusive agreement whereby the EDC takes ownership of, repairs and markets the property for sale, said property being situated at **3301 UNION AVENUE**, Steger, IL 60475, transferring same by a Quit Claim Deed restricted by a Right to Reversion after a period not to exceed 36 months. This MSA is an expression of intent to allow the EDC to promote the subject property for sale with the intention of placing it back on the tax rolls for the benefit of the Village of Steger.

#### I. PROPERTY DESCRIPTION

The Property has an address of **3301 UNION AVENUE**, Steger, IL 60475, as shown on Exhibit "A" attached hereto and incorporated herein by reference.

#### II. GENERAL TERMS OF AGREEMENT

For a period not to exceed thirty-six (36) months from the Effective Date of this MSA (the "OWNERSHIP PERIOD"), the Village shall grant the EDC ownership of the Property for purposes of having the property restored to marketable condition and for marketing the property to a potential buyer for sale of same. The Village agrees to convey ownership by a Quit Claim Deed that memorializes both the terms of transfer being limited to 36 months as well as the purpose of said transfer as contemplated in this agreement. During the thirty-six (36) month ownership period, the EDC will attempt in good faith to market the property for sale for purposes of furthering economic development of the Property so that the Village can benefit from placing it back on the property tax rolls ("Purchase Agreement"); any such Purchase Agreement will describe the compensation that will be paid to EDC for the sale of the Property, the specific terms of which will be memorialized in a separate, written agreement between the EDC and the buyer.

#### III. RESPONSIBILITIES

(a) During the Ownership Period, the EDC will have the lead role in marketing the property, including, but not limited to, development planning and consulting, negotiations with any potential purchaser for the Property, design, plan preparation, entitlements, permitting, and providing information to the Village on a regular and consistent basis.

(b) During the term of this Ownership by the EDC, including any extensions of the Ownership Period, the Village shall refer any inquiries concerning the Property to the EDC and shall identify the EDC as its exclusive agent for purposes of any communications or negotiations with respect to the Property.

(c) Without EDC's and Village's joint approval, the Property shall not be sold, leased, or marketed to any potential third party buyer. Additionally, if the EDC cannot find a suitable buyer for the property within the contemplated 36 month period, ownership of the property shall revert back to the Village, and any and all recorded documents of conveyance between the Village and the EDC must memorialize this "Right to Reversion."

(d) The Village and the EDC agree that the EDC will use its best efforts to increase revenue streams for the Village and any net profits gained from the sale of the subject property will be split evenly between the Village and the EDC, with an uneven amount accruing the greater of the split to the Village.

(e) In undertaking to rehabilitate the subject property, the EDC is empowered to compensate any third party contractors for work done in the form of money or in real property of up to equal value.

(f) Any value coming into the hands of the EDC shall first be used to compensate and satisfy the EDC's costs incurred in the marketing of the property.

#### IV. DOCUMENTS

The EDC may provide the Village with a request of certain Property documents to assist with its due diligence and analysis, and the Village will provide all non-proprietary information, including surveys and maps, environmental studies, geotechnical reports, title documents, and other governmental records (except to the extent that the same may be proprietary or confidential) that the EDC shall reasonably request.

The parties agree to negotiate in good faith and diligently pursue the necessary and appropriate documents and agreements contemplated by this MSA, including, without limitation, the Deed, the Property Entity documents, assignment agreements, and any third party documents and agreements.

#### V. COSTS

In consideration of the mutual agreements and understandings set forth in this MSA, the time and effort that the EDC will be committing in connection with this undertaking, and in recognition of the time necessary to successfully market and close a sale of the property, the Village agrees that it will compensate the EDC in the form of money or in Real Property worth the same value, in addition to allowing the EDC to have its actual expenses compensated from the first monies coming to it as a result of any sale. Any profits from the sale of said property shall be thereafter shared equally between the Village and the EDC.

#### VI. LIEN RIGHTS

This agreement shall allow for the EDC to have the right to lien the said property for any uncompensated amount in an instance where the value of services rendered are not otherwise adequately compensated.

IN WITNESS WHEREOF, the Village and EDC have executed this MSA as of the Effective Date.

VILLAGE OF STEGER, COUNTIES OF COOK/WILL ILLINOIS  
an Illinois Municipal corporation.

By: \_\_\_\_\_

Name: Kenneth A. Peterson, Jr.

Its: Village President

STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP.  
an Illinois corporation.

By: \_\_\_\_\_

Name: James Vasselli

Its: Attorney for the Steger Economic Development Corp., NFP.

**Exhibit "A"**

Property Address: 3301 UNION AVENUE, Steger, IL 60475.

**Legal Description**

LOTS 45 & 46, IN BLOCK 27 IN KEENEY'S FIRST ADDITION TO COLUMBIA HEIGHTS, A SUBDIVISION OF THE SOUTH HALF (S1/2) OF THE SOUTH EAST QUARTER (SE1/4) OF SECTION THIRTY-TWO (32), AND THE SOUTH WEST QUARTER (SW1/4) OF THE SOUTH WEST QUARTER (SW1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 32-33-326-001 & 002-0000.





**Quit Claim Deed  
Statutory (ILLINOIS)  
(Corporation to Corporation)**

Above Space for Recorder's Use Only

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a Municipal Corporation created and existing under and by the virtue of the laws of the State of Illinois, having its principal office in the Village of Steger, County of Cook/Will, and State of Illinois, and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid,

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SUBJECT TO: Restrictions contained in the Municipal Services Agreement Dated March 23, 2022, including but not limited to the thirty-six month "Right of Reversion" if property is not disposed of as contemplated in the said agreement; Covenants, conditions and restrictions of record, and to General Taxes for 2020 and subsequent years.

**Permanent Real Estate Tax Number: 32-33-326-001 & 002-0000**

**Address of Real Estate: 3301 Union Avenue, Steger, Illinois.**

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Village President, and attested by its Village Clerk, this 23rd day of March, 2022.

IMPRESS CORPORATE  
SEAL HERE

The Village of Steger, a municipal corporation,

By: \_\_\_\_\_  
Kenneth A. Peterson, Jr., President

**ATTEST:**

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

State of Illinois )  
                          ) ss,  
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth A. Peterson, Jr., personally known to me to be the Village President of the Village of Steger, a municipal corporation, and Joseph M. Zagone, Jr., personally known to me to be the Village Clerk of the Village of Steger, a municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Clerk, they signed and delivered the said instrument as President and Clerk of said Corporation, and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority, given by said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of March, 2022.

Commission expires \_\_\_\_\_, \_\_\_\_\_  
NOTARY PUBLIC

Exempt under provision of Paragraph B, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

\_\_\_\_\_ Date

\_\_\_\_\_ Buyer, Seller or Representative

This instrument was prepared by: Law Offices of Dennis G. Gianopolus P.C., 18511 Torrence Avenue Lansing, Illinois 60438

**MAIL TO:**  
Law Offices of Dennis G. Gianopolus, P.C.  
18511 Torrence Avenue  
Lansing, IL 60438

**SEND SUBSEQUENT TAX BILLS TO:**  
Village of Steger  
3320 Lewis Avenue  
Steger, IL 60475

**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: \_\_\_\_\_

Signature: \_\_\_\_\_

Subscribed and Sworn to before me  
this 23<sup>rd</sup> day of March, 2022.

Notary Public \_\_\_\_\_

The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: \_\_\_\_\_

Signature: \_\_\_\_\_

Subscribed and sworn to before me  
this 23<sup>rd</sup> day of March, 2022.

Notary Public \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Quit Claim Deed  
Statutory (ILLINOIS)  
(Corporation to Corporation)**

Above Space for Recorder's Use Only

**THE GRANTOR (S)**

**THE VILLAGE OF STEGER**

a Municipal Corporation created and existing under and by the virtue of the laws of the State of Illinois, having its principal office in the Village of Steger, County of Cook/Will, and State of Illinois, and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid,

**CONVEYS and QUIT CLAIMS to**

**STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP,**

a Not For Profit Corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOTS 45 & 46, IN BLOCK 27 IN KEENEY'S FIRST ADDITION TO COLUMBIA HEIGHTS, A SUBDIVISION OF THE SOUTH HALF (S1/2) OF THE SOUTH EAST QUARTER (SE1/4) OF SECTION THIRTY-TWO (32), AND THE SOUTH WEST QUARTER (SW1/4) OF THE SOUTH WEST QUARTER (SW1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Restrictions contained in the Municipal Services Agreement Dated March 23, 2022, including but not limited to the thirty-six month "Right of Reversion" if property is not disposed of as contemplated in the said agreement; Covenants, conditions and restrictions of record, and to General Taxes for 2020 and subsequent years.

**Permanent Real Estate Tax Number: 32-33-326-001 & 002-0000**

**Address of Real Estate: 3301 Union Avenue, Steger, Illinois.**

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Village President, and attested by its Village Clerk, this 23rd day of March, 2022.

IMPRESS CORPORATE  
SEAL HERE

The Village of Steger, a municipal corporation,

By: \_\_\_\_\_  
Kenneth A. Peterson, Jr., President

**ATTEST:**

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

State of Illinois )  
                                ) ss,  
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth A. Peterson, Jr., personally known to me to be the Village President of the Village of Steger, a municipal corporation, and Joseph M. Zagone, Jr., personally known to me to be the Village Clerk of the Village of Steger, a municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Clerk, they signed and delivered the said instrument as President and Clerk of said Corporation, and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority, given by said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of March, 2022.

Commission expires \_\_\_\_\_, \_\_\_\_\_ NOTARY PUBLIC

Exempt under provision of Paragraph B, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

\_\_\_\_\_ Date \_\_\_\_\_ Buyer, Seller or Representative

This instrument was prepared by: Law Offices of Dennis G. Gianopolus P.C., 18511 Torrence Avenue Lansing, Illinois 60438

**MAIL TO:**  
Law Offices of Dennis G. Gianopolus, P.C.  
18511 Torrence Avenue  
Lansing, IL 60438

**SEND SUBSEQUENT TAX BILLS TO:**  
Village of Steger  
3320 Lewis Avenue  
Steger, IL 60475

**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: \_\_\_\_\_ Signature: \_\_\_\_\_

Subscribed and Sworn to before me  
this 23<sup>rd</sup> day of March, 2022.

Notary Public \_\_\_\_\_

The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: \_\_\_\_\_ Signature: \_\_\_\_\_

Subscribed and sworn to before me  
this 23<sup>rd</sup> day of March, 2022.

Notary Public \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**ORDINANCE NO. 1271**

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

**AN ORDINANCE AMENDING CHAPTER 74, SECTION 74-272 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING SPECIAL EVENT LICENSES FOR THE VILLAGE OF STEGER, ILLINOIS.**

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

**WHEREAS**, the Municipal Code of Steger, Illinois (the "Village Code") currently contains regulations regarding special events licenses (the "Existing Regulations"); and

**WHEREAS**, the President and Board of Trustees of the Village (the "Village Board" and together with the President, the "Corporate Authorities") have determined that it is necessary, advisable and in the best interests of the Village to revise the Existing Regulations in order to clarify the regulations regarding special event licenses; and

**WHEREAS**, in light of the foregoing, the Corporate Authorities have determined that it is in the best interests of the Village and its residents to amend Chapter 74, Section 74-272 of the Village Code as set forth herein;

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

**ARTICLE I.  
IN GENERAL**

**SECTION 1.0: Incorporation Clause.**

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

**SECTION 2.0: Purpose.**

The purpose of this Ordinance is to amend Chapter 74, Section 74-272 of the Village Code to clarify the Village's regulations on special event licenses.

**ARTICLE II.  
AUTHORIZATION; AMENDMENT OF CHAPTER 74, SECTION 74-272 OF THE  
MUNICIPAL CODE OF STEGER, ILLINOIS**

**SECTION 3.0: Amendment of Chapter 74, Section 74-272.**

That the Municipal Code of Steger, Illinois is hereby amended, notwithstanding any provision, ordinance, resolution or Village Code section to the contrary, by amending Chapter 74, Section 74-272 as follows:

**Sec. 74-272. – Special Event**

(a) Special event defined. A special event is any outdoor temporary event which is held on village owned property, including streets and sidewalks, or which is held on non-village owned property and significantly impacts the village. Events which significantly impact the village shall include, but are not limited to, those that include any of the following:

- (1) Street closures or the posting of "No Parking, Tow Zone" signs;
- (2) Support services provided by the village police, fire, or public works departments;
- (3) Closures of required parking facilities or portions thereof;
- (4) The preparation and/or sale of food or drink or alcoholic beverages;
- (5) Fireworks;



- (6) Live music, recorded music, and/or the use of amplifiers;
- (7) The use of tents or canopies larger than three hundred (300) square feet;
- (8) Gatherings of more than fifty (50) people;
- (9) Farmers' market/farm stand; or
- (10) Holiday tree sales.

(b) Examples of special events include, but are not limited to, festivals, block parties, street dances, car wash fundraising events, carnivals, circuses, marathons, parades, vehicle exhibitions, Fourth of July fireworks, tent sales and outdoor concerts and/or musical events.

(c) Provided a holder of a special event license fulfills the conditions set forth in Section 74-275, and all other applicable requirements of a special event license, a holder of a special event license shall not be fined or receive a citation for actions that are consistent with an approved special event license.

**SECTION 3.1: Other Actions Authorized.**

The officers, employees and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to and consummate the amendment contemplated by this Ordinance and shall take all action necessary in conformity therewith. The officers, employees and/or agents of the Village are specifically authorized and directed to draft and disseminate any and all necessary forms or notices to be utilized in connection with the intent of this Ordinance.

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

**SECTION 4.0: Headings.**

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

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**THE VILLAGE OF STEGER**

**COOK COUNTY, ILLINOIS  
WILL COUNTY, ILLINOIS**

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**ORDINANCE**

**NUMBER**

**1272**

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**THE ANNUAL APPROPRIATIONS ORDINANCE OF THE VILLAGE OF  
STEGER, COOK COUNTY AND WILL COUNTY, ILLINOIS FOR THE FISCAL YEAR  
BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022**

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**Village of Steger**  
**Appropriations**  
**January 1, 2022 - December 31, 2022**

<u>GENERAL FUND</u>	<u>BUDGET</u>	<u>APPROPRIATION</u>
<b>ADMINISTRATION DEPARTMENT</b>		
SALARY - VILLAGE PRESIDENT	\$ 17,700	\$ 18,585
SALARY - VILLAGE CLERK	13,500	14,175
SALARY - VILLAGE ADMINISTRATOR	115,000	120,750
SALARY - TRUSTEE	14,750	15,488
SALARY - LIQUOR COMMISSIONER	2,010	2,111
SALARY - BUS DRIVER	2,900	3,045
SALARY- SOCIAL MEDIA	20,000	21,000
SALARY - CLERICAL	108,000	113,400
MAINT. - BUILDING	2,500	2,625
MAINT. - OTHER ELECTRICAL/LIGHTS	1,000	1,050
MAINT. - VEHICLES	1,000	1,050
MAINT. - OFFICE EQUIPMENT	500	525
MAINT. - GROUNDS	3,000	3,150
MAINT. - COMPUTER SOFTWARE	18,000	18,900
MAINT. - COMPUTER HARDWARE	1,000	1,050
ELECTRICITY	500	525
HEAT	1,500	1,575
GASOLINE & OIL	1,000	1,050
PRINTING & SUPPLIES	1,000	1,050
OFFICE SUPPLIES	7,500	7,875
CLEANING SERVICE	9,000	9,450
POSTAGE	10,000	10,500
TELEPHONE	15,000	15,750
CABLE/INTERNET SERVICE	4,000	4,200
RENTAL - EQUIPMENT	13,000	13,650
SENIOR BUS LEASE	1,200	1,260
EPAY & LEIN FEES	1,000	1,050
LEGAL SERVICES	100,000	105,000
PROFESSIONAL SERVICES OTHER	7,500	7,875
DOG TAG PRINTING EXPENSE	250	263
MEDICAL SERVICES	500	525
PHYSICALS	1,000	1,050
ENGINEERING SERVICES	5,000	5,250
CONSULTING SERVICES	65,000	68,250
NOTICES - ALL OTHER	2,500	2,625
NEW - TOOLS & WORK EQUIPMENT	500	525

**Village of Steger**  
**Appropriations**  
**January 1, 2022 - December 31, 2022**

NEW - OFFICE EQUIPMENT/FURNITURE	2,000	2,100
NEW - COMPUTER HARDWARE	2,000	2,100
NEW - COMPUTER SOFTWARE	500	525
EMPLOYEE TRAINING	1,000	1,050
BOOKS/MANUALS	1,500	1,575
MEETING/CONFERENCE FEES	2,000	2,100
TRAVEL/MEALS REIMBURSEMENT	2,500	2,625
ENTERTAINMENT EXPENSE	1,150	1,208
MISCELLANEOUS	1,000	1,050
DUES & SUBSCRIPTIONS	25,000	26,250
DRIVING THE DIXIE EXPENSES	1,000	1,050
HOLIDAY DECORATIONS/SUPPLIES	1,500	1,575
STEGER EVENTS	30,000	31,500
SALARY - ELECTRICAL INSPECTOR	1,500	1,575
SALARY - PLUMBING INSPECTOR	1,000	1,050
PRINTING & SUPPLIES	1,750	1,838
HEARING OFFICER	2,500	2,625
C-TICKET EXPENSES	1,500	1,575
SALARY - CODE ENFORCEMENT OFFICER	54,000	56,700
SALARY - CODE ENFORCEMENT OT	2,000	2,100
MAINT. - VEHICLE	2,500	2,625
PRINTING AND SUPPLIES	500	525
TELEPHONE	1,000	1,050
HEARING OFFICER	2,500	2,625
ADMIN BLDG CODE & MOVE EXPENSES	5,000	5,250
NEW - UNIFORMS	500	525
TRAINING EXPENSES	2,000	2,100
CONSULTING SERVICES	10,000	10,500
DUES & SUBSCRIPTIONS	100	105

**TOTAL ADMINISTRATION DEPARTMENT**

**727,310**

**763,676**

**FIRE DEPARTMENT**

SALARY - TRUSTEE	7,350	7,718
SALARY - FIRE CHIEF	30,000	31,500
SALARY - FIREMEN	30,000	31,500
SALARY - FIREMEN 2	70,000	73,500
SALARY - PARAMEDICS	60,000	63,000
SALARY - PARAMEDICS 2	80,000	84,000
SALARY - CLERICAL	5,000	5,250
MAINT. - BUILDING	22,000	23,100
MAINT. - MOTORIZED EQUIPMENT	500	525

**Village of Steger  
Appropriations  
January 1, 2022 - December 31, 2022**

MAINT. - TOOLS & WORK EQUIPMENT	4,500	4,725
MAINT. - RADIOS	500	525
MAINT. - AMBULANCE EQUIPMENT	500	525
MAINT. - VEHICLES	15,000	15,750
MAINT. - OFFICE EQUIPMENT	500	525
MAINT. - COMPUTER SOFTWARE	7,500	7,875
NATURAL GAS	1,750	1,838
GASOLINE & OIL	12,000	12,600
PRINTING & SUPPLIES	500	525
OFFICE SUPPLIES	5,000	5,250
SHOP SUPPLIES	5,000	5,250
TELEPHONE/CELL/AIRCARDS	7,500	7,875
CABLE/INTERNET	3,600	3,780
AMBULANCE SUPPLIES	5,500	5,775
MAINTENANCE CONTRACTS	4,000	4,200
SECURITY SYSTEM	500	525
OTHER SUPPLIES/SERVICES	800	840
RENTAL EQUIPMENT	4,000	4,200
MEDICAL SERVICES/PHYSICALS	5,000	5,250
AMBULANCE SERVICE	280,000	294,000
EASTCOM DISPATCH SERVICE	57,000	59,850
NEW - UNIFORMS	2,500	2,625
NEW-VEHICLES	240,000	252,000
NEW - TOOLS & WORK EQUIPMENT	2,500	2,625
NEW - TRAINING EQUIPMENT	500	525
NEW - PERSONAL EQUIPMENT	5,000	5,250
NEW - RESCUE EQUIPMENT	500	525
NEW - RADIOS	1,000	1,050
NEW - OFFICE EQUIP & FURNITURE	750	788
NEW - COMPUTER HARDWARE	1,500	1,575
NEW - COMPUTER SOFTWARE	500	525
EMPLOYEE TRAINING	12,000	12,600
FIREFIGHTER TRAINING	2,500	2,625
BOOKS/MANUALS (NON-SUBSCRIPTION)	200	210
MEETING/CONFERENCE FEES	500	525
TRAVEL/MEALS REIMBURSEMENT	500	525
AWARDS/FLAGS	500	525
DUES & SUBSCRIPTIONS	10,000	10,500
	<hr/>	<hr/>
<b>TOTAL FIRE DEPARTMENT</b>	<b>1,006,450</b>	<b>1,056,773</b>

**Village of Steger  
Appropriations  
January 1, 2022 - December 31, 2022**

**POLICE DEPARTMENT**

SALARY - TRUSTEE	7,500	7,875
SALARY - POLICE CHIEF	112,000	117,600
SALARY - SERGEANT	275,000	288,750
SALARY - SERGEANT OT	35,000	36,750
SALARY - PATROLMEN	750,000	787,500
SALARY - PATROLMEN OT	75,000	78,750
SALARY - PART TIME POLICE	100,000	105,000
SALARY - OFFICER IN CHARGE	3,000	3,150
SALARY - DEPUTY CHIEF	93,962	98,660
SALARY - EVIDENCE TECHNICIAN	15,000	15,750
SALARY - CLERICAL	37,500	39,375
SALARY - PART TIME CLERICAL	31,200	32,760
MAINT. - BUILDING	5,500	5,775
MAINT. - TOOLS & WORK EQUIPMENT	2,000	2,100
MAINT. - RADIOS	2,000	2,100
MAINT. - VEHICLES	25,000	26,250
MAINT. - OFFICE EQUIPMENT	1,000	1,050
MAINT. - OTHER	500	525
MAINT. - SOFTWARE/UPGRADES	20,000	21,000
HEAT	3,000	3,150
GASOLINE & OIL	25,000	26,250
PRINTING & SUPPLIES	2,000	2,100
OFFICE SUPPLIES	6,000	6,300
CLEANING SERVICE	9,500	9,975
POSTAGE	300	315
TELEPHONE	35,000	36,750
CABLE/INTERNET/AIRCARDS	12,000	12,600
RADIO SERVICE	20,000	21,000
MAINTENANCE CONTRACTS	25,000	26,250
ALL OTHER SUPPLIES/SVCS	10,000	10,500
RENTAL EXPENSE	5,000	5,250
AMMUNITION,TARGETS,ETC.	3,500	3,675
COMPUTER IT	6,000	6,300
MEDICAL	1,000	1,050
PHYSICALS	500	525
PSYCHOLOGICAL TESTING	5,000	5,250
POLYGRAPH TESTING	500	525
EASTCOM DISPATCH SERVICES	261,849	274,941

**Village of Steger  
Appropriations  
January 1, 2022 - December 31, 2022**

IMPOUNDING FEES	2,500	2,625
NOTICES-HELP WANTED	500	525
NEW - UNIFORMS	20,600	21,630
NEW-VEHICLES	46,650	48,983
NEW - TOOLS & WORK EQUIPMENT	26,820	28,161
PERSONAL EQUIPMENT	62,000	65,100
NEW - OFFICE EQUIPMENT	1,000	1,050
NEW - COMPUTER HARDWARE	10,000	10,500
EMPLOYEE TRAINING/CIVILIAN	500	525
BOOKS/MANUALS (NON-SUBSCRPTN)	500	525
POLICE TRAINING	37,440	39,312
MEETING/CONFERENCE FEES	1,500	1,575
TRAVEL/MEALS REIMBURSEMENT	500	525
COMMUNITY RELATIONS/PROMOTION	750	788
DUES & SUBSCRIPTIONS	25,000	26,250
PRISONER HOUSING	1,000	1,050
RECORDS DISPOSAL	700	735
TELEPHONE	225	236
POLICE TESTING	500	525
TRAVEL/MEALS REIMBURSEMENT	250	263
POLICE PENSION CONTRIBUTION	565,000	593,250
	<hr/>	<hr/>
<b>TOTAL POLICE DEPARTMENT</b>	<b>2,826,246</b>	<b>2,967,558</b>
	<hr/>	<hr/>
<b>PUBLIC BENEFIT DEPARTMENT</b>		
MAINT.- STREETS/IMPROVEMENTS	500	525
MISCELLANEOUS	2,000	2,100
	<hr/>	<hr/>
<b>TOTAL PUBLIC BENEFIT DEPARTMENT</b>	<b>2,500</b>	<b>2,625</b>
	<hr/>	<hr/>
<b>MUNICIPAL BAND DEPARTMENT</b>		
SALARY - DIRECTOR	2,200	2,310
MUSIC SUPPLIES	1,000	1,050
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<b>TOTAL MUNICIPAL BAND DEPARTMENT</b>	<b>3,200</b>	<b>3,360</b>
	<hr/>	<hr/>

**Village of Steger  
Appropriations  
January 1, 2022 - December 31, 2022**

**SCHOOL CROSSING GUARD DEPARTMENT**

SALARY - SCHOOL CROSSING GUARD	35,000	36,750
<b>TOTAL SCHOOL CROSSING GUARD DEPARTMENT</b>	<b>35,000</b>	<b>36,750</b>

**TRANSFERS**

TRANSFER TO PLAYGROUND	136,500	143,325
TRANSFER TO ROAD & BRIDGE	220,000	231,000
TRANSFER TO WATER	1,254,000	1,316,700
TRANSFER TO LIABILITY	100,000	105,000
TRANSFER TO H.S.E.M.	75,000	78,750
TRANSFER TO DEBT SERVICE	180,000	189,000

<b>TOTAL TRANSFERS</b>	<b>1,965,500</b>	<b>2,063,775</b>
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<b>TOTAL GENERAL FUND</b>	<b>\$ 6,566,206</b>	<b>\$ 6,894,516</b>
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**PARKS AND RECREATION FUND**

**COMMUNITY CENTER DEPARTMENT**

SALARY - TRUSTEE (1/2)	\$ 3,660	\$ 3,843
SALARY - SUPERVISOR	45,000	47,250
SALARY - WORKMAN	5,000	5,250
SALARY - CLERICAL	45,000	47,250
MAINT. - BUILDING	24,000	25,200
MAINT. - MOTORIZED EQUIPMENT	2,500	2,625
MAINT. - TOOLS & WORK EQUIPMENT	1,000	1,050
MAINT. - MATS/CLEANING SUPPLIES	1,500	1,575
MAINT. - COMPUTERS	5,000	5,250
ELECTRICITY	750	788
HEATING	3,000	3,150
PRINTING & SUPPLIES	500	525
OFFICE SUPPLIES	6,000	6,300
CLEANING SERVICE	15,000	15,750
SUPPLIES - ART CLASSES	500	525
SUPPLIES - SENIOR PROGRAMS	1,500	1,575
SUPPLIES - AFTER SCHOOL CLUB	1,500	1,575
INSTRUCTOR - AEROBICS	3,000	3,150



**Village of Steger  
Appropriations  
January 1, 2022 - December 31, 2022**

POSTAGE	100	105
TELEPHONE	5,000	5,250
CABLE/INTERNET SERVICE	2,500	2,625
MAINTENANCE CONTRACTS	17,750	18,638
SECURITY SYSTEM	2,500	2,625
MEDICAL SUPPLIES	500	525
PHYSICALS	500	525
NEW-COMPUTER HARDWARE	2,000	2,100
NEW-COMPUTER SOFTWARE	1,000	1,050
EMPLOYEE TRAINING	500	525
ENTERTAINMENT EXPENSES	3,000	3,150
MISCELLANEOUS OTHER	1,000	1,050
DUES & SUBSCRIPTIONS	250	263
HOLIDAY DECORATIONS	500	525

<b>TOTAL COMMUNITY CENTER DEPARTMENT</b>	<b>201,510</b>	<b>211,586</b>
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**PARKS AND RECREATION DEPARTMENT**

SALARY - TRUSTEE (1/2)	3,660	3,843
SALARY - WORKMEN	2,500	2,625
MAINT. - BUILDING	500	525
MAINT. - PARKS/PLAYGROUNDS	10,000	10,500
MAINT. - MISCELLANEOUS	500	525
ELECTRICITY	10,000	10,500
HEATING	1,500	1,575
SECURITY SYSTEM	1,800	1,890
PARK BATHROOM PRODUCTS	100	105

<b>TOTAL PARKS AND RECREATION DEPARTMENT</b>	<b>30,560</b>	<b>32,088</b>
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<b>TOTAL PARKS AND RECREATION FUND</b>	<b>\$ 232,070</b>	<b>\$ 243,674</b>
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**WATER AND SEWER FUND**

SALARY - TRUSTEE	\$ 7,350	\$ 7,718
SALARY - DIRECTOR	105,000	110,250
SALARY - WATER FOREMAN	65,750	69,038
SALARY - WATER FOREMAN OT	7,500	7,875
SALARY - WORKMEN	50,000	52,500
SALARY - WORKMEN OT	7,500	7,875
SALARY - CLERICAL	54,000	56,700
SALARY - CLERICAL OT	500	525

**Village of Steger**  
**Appropriations**  
**January 1, 2022 - December 31, 2022**

MAINT. - BUILDING	10,000	10,500
MAINT. - PATCHING (RESTORATION)	70,000	73,500
MAINT. - STORM SEWERS	5,000	5,250
MAINT. - WELLS	3,000	3,150
MAINT. - RESERVOIRS/TANKS	450,000	472,500
MAINT. - MAINS	100,000	105,000
MAINT. - MAINS OUTSIDE CONTRACTOR	100,000	105,000
MAINT. - HYDRANTS	12,000	12,600
MAINT. - SEWERS	5,000	5,250
MAINT. - CHLORINATORS	3,000	3,150
MAINT. - MOTORIZED EQUIPMENT	1,000	1,050
MAINT. - TOOLS & WORK EQUIPMENT	1,000	1,050
MAINT. - VEHICLES	25,000	26,250
MAINT.- OTHER	5,000	5,250
ELECTRIC	12,000	12,600
ELECTRIC - WATER PUMPING	15,000	15,750
HEATING	4,000	4,200
GASOLINE & OIL	20,000	21,000
PRINTING & SUPPLIES	1,000	1,050
OFFICE SUPPLIES	1,000	1,050
SHOP SUPPLIES	7,500	7,875
POSTAGE	5,000	5,250
TELEPHONE	6,500	6,825
CABLE/INTERNET SERVICE	1,500	1,575
MAINTENANCE CONTRACTS	500	525
SECURITY SYSTEM	3,000	3,150
GARBAGE CONTRACTS	780,000	819,000
UNIFORM SERVICE	6,000	6,300
RENTAL - EQUIP/TOOLS/ETC	3,000	3,150
CHEMICALS	35,000	36,750
ENGINEERING FEES	60,000	63,000
AUDITING & ACCOUNTING	31,500	33,075
WATER TESTING FEES	4,000	4,200
COMPUTER PROGRAMMING SERVICES	1,000	1,050
NEW - HYDRANTS	10,000	10,500
NEW - METERS	30,000	31,500
NEW - VEHICLES	225,000	236,250
NEW - TOOLS & WORK EQUIPMENT	5,000	5,250
NEW OFFICE EQUIP & FURNITURE	500	525
EMPLOYEE TRAINING	500	525
DUES & SUBSCRIPTIONS	3,500	3,675
J.U.L.I.E. CORRESPONDENCE	1,500	1,575
UNIFORM ALLOWANCE	500	525

**Village of Steger**  
**Appropriations**  
**January 1, 2022 - December 31, 2022**

GRANT EXPENSES	1,454,000	1,526,700
DEPRECIATION EXPENSE	146,500	153,825
TRANSFER TO LIABILITY INSURANCE	375,000	393,750
TRANSFER TO AUDIT	10,000	10,500
TRANSFER TO FICA/IMRF	55,000	57,750

<b>TOTAL WATER AND SEWER FUND</b>	<b>\$ 4,402,100</b>	<b>\$ 4,622,205</b>
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**ROAD AND BRIDGE FUND**

SALARY - SUPERVISOR	\$ 65,725	\$ 69,011
SALARY - SUPERVISOR OT	15,000	15,750
SALARY - WORKMEN	227,500	238,875
SALARY - WORKMEN OT	7,500	7,875
MAINT. - BUILDING	5,000	5,250
MAINT. - STREETS/IMPROVEMENTS	10,000	10,500
MAINT. - SIGNS	2,500	2,625
MAINT. - MOWING & PARKWAYS	15,000	15,750
MAINT. - TREES REMOVE/TRIM/TOP	10,000	10,500
MAINT. - MOTORIZED EQUIPMENT	2,500	2,625
MAINT. - TOOLS & WORK EQUIPMENT	5,000	5,250
MAINT. - VEHICLES	25,000	26,250
RENTAL EQUIPMENT	7,500	7,875
GASOLINE & OIL	17,500	18,375
OFFICE SUPPLIES	500	525
SHOP SUPPLIES	9,000	9,450
TELEPHONE	1,500	1,575
CABLE/INTERNET SERVICE	1,500	1,575
MAINTENANCE CONTRACTS	500	525
UNIFORM SERVICE	5,000	5,250
SOFTWARE	2,000	2,100
PRINTING - VEHICLE STICKERS	2,000	2,100
PRINTING - MOTORCYCLE TAGS	250	263
MEDICAL SERVICES	250	263
NEW - TOOLS & WORK EQUIPMENT	250	263
DUES & SUBSCRIPTIONS	60	63

<b>TOTAL ROAD AND BRIDGE FUND</b>	<b>\$ 438,535</b>	<b>\$ 460,463</b>
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**Village of Steger  
Appropriations  
January 1, 2022 - December 31, 2022**

**MOTOR FUEL TAX FUND**

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MAINT. - STREETS & IMPROVEMENTS	\$ 635,000	\$ 666,750	
MAINT. - TRAFFIC & STREET LIGHTS	50,000	52,500	
MAINT. - TRAFFIC & STREET LIGHTING	65,000	68,250	
ROCK SALT/SNOW & ICE	100,000	105,000	
ENGINEERING FEES	70,000	73,500	
<b>TOTAL MOTOR FUEL TAX FUND</b>	<b>\$ 920,000</b>	<b>\$ 966,000</b>	

**IMRF & FICA FUND**

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F.I.C.A. - VILLAGE CONTRIBUTION	\$ 90,000	\$ 94,500	
MEDICARE - VILLAGE CONTRIBUTION	40,000	42,000	
I.M.R.F. - VILLAGE CONTRIBUTION	60,000	63,000	
<b>TOTAL IMRF &amp; FICA FUND</b>	<b>\$ 190,000</b>	<b>\$ 199,500</b>	

**DEBT SERVICE FUND**

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DEBT CERTIFICATES EXP - PRINCIPAL	\$ 110,000	\$ 115,500	
FISCAL AGENT FEE	475	499	
DEBT CERTIFICATES PRINCIPAL - FIRE	11,718	12,304	
DEBT CERTIFICATES PRINCIPAL - POLICE	34,660	36,393	
DEBT CERTIFICATES EXP - INTEREST	114,125	119,831	
DEBT CERTIFICATES INTEREST - FIRE	1,248	1,310	
DEBT CERTIFICATES INTEREST - POLICE	2,898	3,043	
<b>TOTAL DEBT SERVICE FUND</b>	<b>\$ 275,124</b>	<b>\$ 288,880</b>	

**LIABILITY INSURANCE FUND**

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CASUALTY	\$ 266,500	\$ 279,825	
WORKMAN'S COMPENSATION	237,040	248,892	
UNEMPLOYMENT COMPENSATION	12,500	13,125	
HEALTH INSURANCE	775,000	813,750	
LIFE & DISABILITY	12,500	13,125	
DENTAL INSURANCE	36,000	37,800	
<b>TOTAL LIABILITY INSURANCE FUND</b>	<b>\$ 1,339,540</b>	<b>\$ 1,406,517</b>	

**Village of Steger**  
**Appropriations**  
**January 1, 2022 - December 31, 2022**

**HSEM (ESDA) FUND**

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SALARY - DEPUTY DIRECTOR	\$	5,000	\$	5,250
SALARY - DIRECTOR		7,500		7,875
WORKMEN		6,000		6,300
MAINT. - BUILDING		15,000		15,750
MAINT. - TOOLS & WORK EQUIPMENT		250		263
MAINT. - RADIOS		200		210
MAINT. - AIR WARNING EQUIPMENT		25,000		26,250
MAINT. - VEHICLES		1,000		1,050
MAINT. - OFFICE EQUIPMENT		100		105
MAINT. - OTHER		150		158
HEATING FUEL		500		525
GASOLINE & OIL		4,000		4,200
PRINTING & SUPPLIES		50		53
OFFICE SUPPLIES		50		53
SHOP SUPPLIES		200		210
TELEPHONE		4,000		4,200
CABLE/INTERNET SERVICE		2,000		2,100
SECURITY SYSTEM		970		1,019
NEW - UNIFORMS		500		525
NEW - RADIOS		1,000		1,050
NEW - OFFICE EQUIPMENT		1,000		1,050
EMPLOYEE TRAINING		200		210
		<hr/>		<hr/>
<b>TOTAL HSEM (ESDA) FUND</b>	<b>\$</b>	<b>74,670</b>	<b>\$</b>	<b>78,405</b>
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**AUDITING FUND**

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AUDITING & ACCOUNTING FEES	\$	34,000	\$	35,700
		<hr/>		<hr/>
<b>TOTAL AUDITING FUND</b>	<b>\$</b>	<b>34,000</b>	<b>\$</b>	<b>35,700</b>
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**TIF #1 FUND**

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AUDITING & ACCOUNTING FEES	\$	2,500		2,625
PAYOUT EXPENSE		240,468		252,491
		<hr/>		<hr/>
<b>TOTAL TIF #1 FUND</b>	<b>\$</b>	<b>242,968</b>	<b>\$</b>	<b>255,116</b>
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**Village of Steger  
Appropriations  
January 1, 2022 - December 31, 2022**

**TIF #2 FUND**

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AUDITING & ACCOUNTING FEES	\$ 3,500	\$ 3,675
PAYOUT EXPENSE	26,500	27,825
	<b>\$ 30,000</b>	<b>\$ 31,500</b>

**TIF #3 FUND**

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AUDITING & ACCOUNTING FEES	\$ 3,500	\$ 3,675
PAYOUT EXPENSE	78,580	82,509
	<b>\$ 82,080</b>	<b>\$ 86,184</b>

**TIF #4 FUND**

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AUDITING & ACCOUNTING FEES	\$ 3,500	\$ 3,675
PAYOUT EXPENSE	63,825	67,016
	<b>\$ 67,325</b>	<b>\$ 70,691</b>

**TIF #5 FUND**

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PROFESSIONAL SERVICES	\$ 50	\$ 53
AUDITING & ACCOUNTING SERVICES	3,500	3,675
PAYOUT EXPENSE	75,000	78,750
TRANSFER TO DEBT SERVICE	95,000	99,750
	<b>\$ 173,550</b>	<b>\$ 182,228</b>

**REBUILD IL MFT FUND**

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BONDABLE PROJECTS	630,702	662,237
	<b>\$ 630,702</b>	<b>\$ 662,237</b>

<b>TOTAL ALL FUNDS</b>	<b>\$ 15,698,870</b>	<b>\$ 16,483,816</b>
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**VILLAGE OF STEGER  
2022 APPROPRIATIONS  
SUMMARY OF FUNDS**

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	<b>BUDGET</b>	<b>APPROPRIATIONS</b>
<b>I. CORPORATE FUND</b>	<b>\$ 6,566,206</b>	<b>\$ 6,894,516</b>
<b>II. PLAYGROUND &amp; RECREATION FUND</b>	<b>\$ 232,070</b>	<b>\$ 243,674</b>
<b>III. WATER AND SEWER FUND</b>	<b>\$ 4,402,100</b>	<b>\$ 4,622,205</b>
<b>IV. ROAD AND BRIDGE FUND</b>	<b>\$ 438,535</b>	<b>\$ 460,463</b>
<b>V. MOTOR FUEL TAX FUND</b>	<b>\$ 920,000</b>	<b>\$ 966,000</b>
<b>VI. IMRF &amp; FICA FUND</b>	<b>\$ 190,000</b>	<b>\$ 199,500</b>
<b>VII. DEBT SERVICE FUND</b>	<b>\$ 275,124</b>	<b>\$ 288,880</b>
<b>VIII. LIABILITY INSURANCE FUND</b>	<b>\$ 1,339,540</b>	<b>\$ 1,406,517</b>
<b>IX. HSEM (ESDA) FUND</b>	<b>\$ 74,670</b>	<b>\$ 78,405</b>
<b>X. AUDITING FUND</b>	<b>\$ 34,000</b>	<b>\$ 35,700</b>
<b>XI. TIF #1 FUND</b>	<b>\$ 242,968</b>	<b>\$ 255,116</b>
<b>XII. TIF #2 FUND</b>	<b>\$ 30,000</b>	<b>\$ 31,500</b>
<b>XIII. TIF #3 FUND</b>	<b>\$ 82,080</b>	<b>\$ 86,184</b>
<b>XIV. TIF #4 FUND</b>	<b>\$ 67,325</b>	<b>\$ 70,691</b>
<b>XV. TIF #5 FUND</b>	<b>\$ 173,550</b>	<b>\$ 182,228</b>
<b>XVI. REBUILD IL FUND</b>	<b><u>\$ 630,702</u></b>	<b><u>\$ 662,237</u></b>
<b>TOTAL ALL FUNDS</b>	<b>\$ 15,698,870</b>	<b>\$ 16,483,816</b>

Each of said sums of money and the aggregate thereof are deemed necessary by this Board to defray the necessary expenses and liabilities of this Village during the fiscal year beginning the first day of January, 2022 and ending on the thirty-first day of December, 2022 for the respective purposes set forth.

All unexpended balances of the appropriations for the fiscal year ended December 31, 2022 and prior years are hereby specifically reappropriated for the same general purposes for which they were originally made and may be expended in making up any insufficiency of any other items provided in this appropriation ordinance in accordance with applicable law.

SECTION TWO: The amounts herein appropriated for salaries of the officials and employees of the Village and for any other purposes are not fixed and determined hereby, and instead shall be regarded only as maximum and shall not be construed as a commitment, agreement, obligation, or liability of the Village such amounts appropriated being subject to further approval as to the expenditure thereof by the Board of Trustees of the Village.

SECTION THREE: The unexpended balance of any item or items of any appropriation made by this Ordinance may be expended in making up any deficiency in any items in the same general appropriation made by this Ordinance.

SECTION FOUR: The Sections of this Ordinance shall be deemed to be separate and the invalidity of any portion or Section of this Ordinance shall not affect the validity of the remainder.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 23<sup>rd</sup> day of March 2022

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

APPROVED THIS 23<sup>rd</sup> day of March 2022

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KENNETH A. PETERSON, JR.  
VILLAGE PRESIDENT

ATTEST:

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JOSEPH M. ZAGONE, JR.  
VILLAGE CLERK



ORDINANCE NO. 1273

STATE OF ILLINOIS )  
 )  
COUNTIES OF COOK AND WILL )

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

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

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

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

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

within the Village; and

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

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

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

**WHEREAS**, there exists certain real property located in the Village commonly known as 3240 Loverock Avenue, Steger, Illinois with the following property index number: 32-33-409-049-0000 (the “Subject Property”); and

**WHEREAS**, DNM Management, LLC (the “Applicant”) is the contract purchaser of and future occupy of 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 approval 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 eliminate 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;

**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 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 23<sup>rd</sup> day of March 2022.

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Joseph M. Zagone, Jr., Village Clerk

APPROVED this 23<sup>rd</sup> day of March 2022.

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Kenneth A. Peterson, Jr., Village President

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