

*VILLAGE OF*  
**STEGER**

**BOARD OF TRUSTEES**  
**REGULAR MEETING AGENDA**  
Also being held VIA Teleconference/Zoom  
**Meeting ID: 894 1465 9377**  
**Passcode: 077576 312-626-6799**  
**3320 Lewis Avenue, Steger IL 60475**

**MONDAY, APRIL 4, 2022 7:00pm**

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS, AND SPECIAL RECOGNITION
- D. MINUTES of MARCH 23, 2022 Public Hearing  
MINUTES of MARCH 23, 2022 Regular Board 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
  - 4. Treasurer

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

**MONDAY, APRIL 4, 2022 BOARD OF TRUSTEE REGULAR MEETING AGENDA**

- 5. Mayor's Report
  - Appointments
- 6. Clerk's
- 7. Trustee/Liaison Report

G. PAYING OF THE BILLS:

H. CORRESPONDENCE

I. UNFINISHED 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 VILLAGE OF STEGER, COUNTIES OF COOK/WILL, STATE OF ILLINOIS.**

Discussion and Approval of 2022 Steger Summer Band

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

J. NEW BUSINESS

**ORDINANCE NO. 1274-** **AN ORDINANCE AMENDING CHAPTER 86, SECTION 86-4 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING UTILITY RATES FOR THE VILLAGE OF STEGER, ILLINOIS.**

**ORDINANCE NO. 1275-** **AN ORDINANCE AMENDING CHAPTER 6, SECTION 6-46 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING VIDEO GAMING FOR THE VILLAGE OF STEGER**

**ORDINANCE NO. 1276-** **AN ORDINANCE AUTHORIZING AND APPROVING THE DISPOSAL OF PERSONAL PROPERTY FOR THE VILLAGE OF STEGER, ILLINOIS.**

**ORDINANCE NO. 1277-** **AN ORDINANCE AMENDING CHAPTER 6, SECTION 6-76 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING LIQUOR LICENSES FOR THE VILLAGE OF STEGER, ILLINOIS.**

**ORDINANCE NO. 1278-** **AN ORDINANCE AUTHORIZING THE VILLAGE OF STEGER TO ENTER INTO A THIRD AMENDMENT TO THAT CERTAIN SITE LEASE WITH OPTION BETWEEN THE VILLAGE OF STEGER AND T-MOBILE USA TOWER LLC FOR THE VILLAGE OF STEGER, ILLINOIS.**

Discussion on Water Main Break Notifications

Special events license application- Boy Scouts of America Calumet Spring Camporee

Liquor License Application Raspberry's Restaurant 3145 Chicago Road

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 PUBLIC HEARING  
BEFORE THE BOARD OF TRUSTEES OF THE  
VILLAGE OF STEGER, WILL & COOK  
COUNTIES, ILLINOIS

The Public Hearing convened at 6:45 P.M. on this 23<sup>rd</sup> day of March, 2022 in the Municipal Building of the Village of Steger and via Teleconference for the Village of Steger. Village Clerk Zagone led all in attendance in the Pledge of Allegiance to the flag.

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

Also present via Zoom were: Village Administrator Mary Jo Seehausen, Director of Public Infrastructure Dave Toepper, Deputy Fire Chief James Baine, Police Chief Greg Smith, EMA Chief Tom Johnston and Community Center Director Diane Rossi.

Trustee Perchinski made a motion to appoint Trustee Lopez Chairman Pro-tem for the meeting. Trustee Trotier seconded the motion. Roll was called. The following Trustees voted aye; Lopez, Kozy, Trotier, Joyce and Perchinski. Motion carried.

Clerk Zagone read the purpose of the Public Hearing: PUBLIC HEARING REGARDING THE PROPOSED ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2022 AND A CERTIFIED ESTIMATE OF REVENUES BY SOURCE.

Trustee Lopez asked if there was any public comment from Zoom Participants. Hearing none, he asked anyone present if there was any comment. Being none.

Trustee Joyce pointed out that his only comment on the budget is that as long as we are budgeting it, but with the understanding that with payroll that need for budgeted items for the potential of raising the payroll for individuals for the year, but we are not expending that until we approve that on a separate ordinance, correct? Trustee Lopez pointed out that is correct.

**REPORTS**

None

Public Hearing March 23, 2022 page 2

There 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 6:50 pm.

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Ernie Lopez, Jr., Chairman Pro-tem

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Joseph M. Zagone, Jr., Village Clerk

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 23<sup>rd</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; Lopez, Kozy, Trotier, Joyce and Perchinski. Mayor Peterson and Trustee Thurmond were present via zoom.

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

**AWARDS, HONORS AND SPECIAL RECOGNITION**

Sergeant Peter Fajman was sworn in as new Deputy Chief of Police by Clerk Zagone. Patrolman George Hillman was sworn in as new Sergeant for the Steger Police Department by Clerk Zagone. Both were pinned by family members and presented their new badges. Both were congratulated by all.

**MINUTES**

Trustee Perchinski made a motion to approve the minutes of the March 7<sup>th</sup> Regular Meeting as all members have copies with one correction to Trustee Joyces' vote on paying bills. Correction stated he voted aye to pay all bills except Gianopolis to which he voted no. Trustee Kozy seconded the motion. Voice vote; all ayes. Motion carried.

**AUDIENCE PARTICIPATION**

None

**REPORTS**

**Village Administrator Mary Jo Seehausen** Last week Dave Toepper and I had our first meeting with Robinson Engineering regarding lead pipe replacement. They have acquired good maps from the Cook County GIS and are working with Will County. There will be meetings planned. Trustee Perchinski asked if this was about flooding, and Ms. Seehausen explained that it was for lead pipe replacement and that some of the flooding work would have to wait to be done at the same time as the pipes because grant money will not pay to open the roads twice for separate fixes. Additionally, we had done the Capital Improvement Plan with CMAP and there was extra money so CMAP

asked if we would be interested in them putting together our Capital Improvement plan. The first meeting has been held to kick off this program. The correct Appropriations numbers have been distributed and you will be asked to vote on that today. Further discussion on the flooding issues, she pointed out that there are seven areas to be addressed to help with the flooding problems. It will be necessary to coincide with lead pipe replacement to make both projects financially feasible. It is our hope that our relationship with MWRD will help get us help from the Army Corp of Engineers. Finally, there are three ordinances on the agenda dealing with Village owned properties that we want to get into the hands of the Village EDC. Since Mayor Peterson is not here to make appointments to the EDC, I am asking that we table these three ordinances until our next board meeting.

**Director of Public Infrastructure Dave Toepper** We will be meeting with Cook County on Friday to get details regarding the paving of Steger Road from Union Avenue to Kings Road.

**Deputy Fire Chief James Baine** Announced that the Fire Department is having their Easter Egg Hunt this year on Sunday April 10<sup>th</sup>.

**Police Chief Greg Smith** We have registered for National Night Out on Tuesday August 2<sup>nd</sup>. We will be planning that and getting information out as details become available.

**EMA Chief Tom Johnston** Director from Crete EMA reached out to let us know that IDOT will be replacing the bridge on Main St./Rt.1 just south of the Chicago Rd/Union Ave merge. When this occurs later this year, Union Avenue will be closed at Richton Rd for 90 days.

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

**Village Attorney**

**Treasurer**

**MAYORS REPORT** No Report.

**VILLAGE CLERK** No Report.

### **TRUSTEES' REPORTS**

**Trustee Thurmond** I look forward to seeing everyone at the Kiwanis Pancake Breakfast this coming Sunday morning at the VFW Hall.

**Trustee Trotier** Trustee Lopez and I took time to tour the area to designate areas to concentrate on during our Earth Day Cleanup on April 23<sup>rd</sup>. Volunteers are needed and can call Village Hall. There are areas that we will be looking into. Veteran's Park has

areas to be worked on including cleaning up remnants of the last bonfire. Also, some parks are in need of some attention. Other areas have been selected to concentrate on.

**Trustee Joyce** In addition to the Pancake Breakfast on Sunday, I am continuing to work on the Village inventory.

**Trustee Lopez** In coordination with Earth Day Cleanup, we will be having the first street sweeping of the year. It is planned the week of the 24<sup>th</sup> of April. If it rains it will be pushed to the end of the week after garbage collection. April 6<sup>th</sup> will be our first yard waste pick-up in the Village.

**Trustee Perchinski** I would like to congratulate Deputy Chief Fajman and Sergeant Hillman. They are very dedicated to our Village. I would like to offer condolences to the family of Robert Costello and Hunter Conner who died tragically in car wreck. Also, looking at another grant for park land. Though we do not qualify for one grant, but looking at others including one to extend the Crete bike trail to Steger Road. The K-Mart project, the developers are working with a new finance company and hope to hear something soon on that.

**Trustee Kozy** Steger Velocity Softball 18U has been able assist three deserving athletes for scholarships. There may be two more scholarships yet to come. Open gym night on Sundays has had a good turnout.

### **BILLS**

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

### **CORRESPONDENCE**

None

### **UNFINISHED BUSINESS**

Trustee Perchinski made a motion to table consideration of the 2022 Steger Summer Band program until more information is gathered. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Kozy, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.



**NEW BUSINESS:**

Trustee Perchinski made a motion to table consideration of Ordinance Numbers: 1268, 1269 and 1270. Trustee Joyce seconded the motion.

Roll was called. Voice vote; all ayes. Motion carried.

Trustee Joyce made a motion to adopt 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. Trustee Lopez seconded the motion.

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

Trustee Lopez made a motion to adopt 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. Trustee Perchinski seconded the motion.

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

Trustee Joyce made a motion to adopt 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.

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

Trustee Perchinski made a motion to adopt RESOLUTION NO. 1165: A RESOLUTION TO APPOINT A REPLACEMENT LOCAL GOVERNMENT DIRECTOR OF THE SOUTH SUBURBAN LAND BANK AND DEVELOPMENT. Trustee Lopez seconded the motion.

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

Trustee Lopez and Mayor Peterson thanked Alice Peterson for serving on this board in the past and wished Trustee Trotier good luck as she moves into the position.

Trustee Perchinski made a motion to accept the proposal from B&K Industries for water tower restoration. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Kozy, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

Being no further business:

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

Meeting adjourned at 8:05 pm.

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Kenneth A. Peterson, Jr., Village President

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Joseph M. Zagone, Jr., Village Clerk

SYS DATE:03/31/22

VILLAGE OF STEGER  
A / P W A R R A N T L I S T  
REGISTER # 46

SYS TIME:13:34  
[NW2]

DATE: 03/31/22

Thursday March 31, 2022

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
PIONEER OFFICE FORMS INC.	95241	01-00-33400		PRINTING-SUPPLIES	385.70
CINTAS CORPORATION LOCKBOX	5100806052	01-00-33500		OFFICE SUPPLIES	109.99
RUNCO OFFICE SUPPLIES AND EQUIP CO.	861368-0	01-00-33500		OFFICE SUPPLIES	220.85
AT&T	708754369003	01-00-33700		TELEPHONE	.21
DEL GALDO LAW GROUP LLC	28207	01-00-34100		LEGAL SERVICES	1621.25
DEL GALDO LAW GROUP LLC	28208	01-00-34100		LEGAL SERVICES	48.75
GIANOPOLUS, DENNIS G. P.C.	3-24-2022	01-00-34100		LEGAL SERVICES	4211.38
B&F CONSTRUCTION CODE SERVICES, INC	58644	01-00-34102		PRO SRVICE OTHER	225.00
JEANNE M. VONHOF	190713	01-00-34102		PRO SERV. OTHER	3150.00
KNIGHT ENGINEERS & ARCHITECTS	27261-40	01-00-34300		ENGINEERING SERVI	3243.19
KNIGHT ENGINEERS & ARCHITECTS	27173-07	01-00-34350		UNION AVE PROJECT	5071.48
KNIGHT ENGINEERS & ARCHITECTS	27260-08	01-00-34350		UNION AVE PROJECT	5748.48
INTERNATIONAL LEAGUE OF CITIES ANNUAL 2022		01-00-38901		DUES, SUBSCRIPTIO	250.00
TOTAL FOR FUND 01		DEPT. 00			24286.28
REGENCY ELECTRIC LLC	3-28-22	01-01-30260		SALARY-ELECTRICIA	210.00
TOTAL FOR FUND 01		DEPT. 01			210.00
RICHMOND APPRAISALS LLC	2-6-22	01-08-34500		CONSULTING SERVIC	675.00
TOTAL FOR FUND 01		DEPT. 08			675.00
JW PEPPER	923786	01-18-38900		MUSIC SUPPLIES	47.57
TOTAL FOR FUND 01		DEPT. 18			47.57
MONARCH AUTO SUPPLY INC	6981-554546	01-20-31805		MAINT-VECHICLES	72.39
MONARCH AUTO SUPPLY INC	6981-554585	01-20-31805		MAINT-VECHICLES	399.88
R&R MAINTENANCE FIRE & FLEET	13251	01-20-31805		MAINT-VECHICLES	875.00

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
HERITAGE F/S, INC.	35009906	01-20-33300		GAS	158.99
HERITAGE F/S, INC.	35009949	01-20-33300		GAS	249.01
RUNCO OFFICE SUPPLIES AND EQUIP CO.	860992-0	01-20-33500		OFFICE SUPPLIES	38.05
RUNCO OFFICE SUPPLIES AND EQUIP CO.	861465-0	01-20-33500		OFFICE SUPPLIES	84.39
CINTAS CORPORATION LOCKBOX	5100806052	01-20-33501		OFFICE SUPPLIES	110.00
COMCAST	54689 3-20-22	01-20-33700		TELEPHONE	235.48
AIRGAS USA LLC	9121389746	01-20-33702		AMBULANCE SUPPLTF	273.79
AIRGAS USA LLC	9985033916	01-20-33702		AMBULANCE SUPPI TE	130.90
METRO PARAMEDIC SERVICES INC.	22-96142	01-20-34250		AMBULANCE SERVICE	23199.40
TOTAL FOR FUND 01				DEPT. 20	26827.28
ACE HARDWARE IN STEGER	152886	01-40-31800		MAINT-TOOLS	19.79
JAMES HERR & SONS	117679	01-40-31805		MAINT-VECHICLES	111.27
JAMES HERR & SONS	117869	01-40-31805		MAINT-VECHICLES	695.82
JAMES HERR & SONS	117873	01-40-31805		MAINT-VEHICLES	52.26
JAMES HERR & SONS	117881	01-40-31805		MAINT-VEHICLES	985.61
O'REILLY AUTO PARTS	3414-215494	01-40-31805		MAINT-VECHICLES	36.95
POMP'S TIRE SERVICE INC.	WO 410940292	01-40-31805		MAINT-VECHICLES	282.88
SCOTT'S-U-SAVE	404433	01-40-31805		MAINT-VECHICLES	92.01
SUTTON FORD INC	543342	01-40-31805		MAINT-VECHICLES	32.26
SUTTON FORD INC	670734	01-40-31805		MAINT-VECHICLES	2855.26
HERITAGE F/S, INC.	35009906	01-40-33300		GAS	586.80
HERITAGE F/S, INC.	35009949	01-40-33300		GAS	875.98
DACAV INDUSTRIES	1673	01-40-33400		PRINTING SUPPLIES	113.44
DACAV INDUSTRIES	1698	01-40-33400		PRINTING SUPPLIES	186.00
RUNCO OFFICE SUPPLIES AND EQUIP CO.	861836-0	01-40-33500		OFFICE SUPPLIES	195.96
RUNCO OFFICE SUPPLIES AND EQUIP CO.	862218-0	01-40-33500		OFFICE SUPPLIES	125.99
RUNCO OFFICE SUPPLIES AND EQUIP CO.	862373-0	01-40-33500		OFFICE SUPPLIES	24.99

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
SCHINDLER ELEVATOR CORPORATION	7100485149	01-40-33703		MAINT. CONTRACTS	1450.00
CINTAS CORPORATION LOCKBOX	5100806096	01-40-33900		ALL OTHER SUPPLIE	133.14
RAY O'HERRON CO INC	2182683	01-40-33902		AMMUNITION, TARGE	348.00
CLAUSS ADR, INC. (BRIAN CLAUSS)	1144	01-40-34102		PRO SERV. OTHER	2550.00
C.O.P.S. AND F.I.R.E. PERSONNEL TESTING	107097	01-40-34202		POLYGRAPG TESTING	450.00
RIDGEWAY SERVICE TOWING AND RECOVERY PRO	550821	01-40-34600		IMPOUNDING FEES	405.00
THE EAGLE UNIFORM COMPANY INC	INV-6726	01-40-37302		NEW-UNIFORMS	183.00
THE EAGLE UNIFORM COMPANY INC	INV-6727	01-40-37302		NEW-UNIFORMS	1339.00
THE EAGLE UNIFORM COMPANY INC	INV-6837	01-40-37302		NEW UNIFORMS	200.00
HILLMAN, GEORGE	REIMBURSEMENT	01-40-38700		POLICE TRAINING	797.07
HILLMAN, GEORGE	REIMBURSEMENT	01-40-38840		TRAVEL REIMBURSEM	88.03
LEXISNEXIS RISK SOLUTIONS	1213944-2022022	01-40-38901		DUES, SUBSCRIPTIO	150.00
SOUTH SUBURBAN MAJOR CRIMES TASK FORCE	3-21-22	01-40-38901		DUES, SUBSCRIPTIO	1100.00
PROSHRED SECURITY	990112738	01-40-38917		RECORD DISPOSAL	56.10
TOTAL FOR FUND 01		DEPT. 40			16522.61
C.O.P.S. AND F.I.R.E. PERSONNEL TESTING	107097	01-42-34203		POLYGRAPG TESTING	160.00
TOTAL FOR FUND 01		DEPT. 42			160.00
TOTAL FOR FUND 01				68728.74	
ACE HARDWARE IN STEGER	152899	03-30-31100		MAINT-BUILDING	1.42
FIRE SCIENCE TECHNIQUES LTD	12056993	03-30-31100		MAINT-BUILDING	157.00
ACE HARDWARE IN STEGER	152882	03-30-31800		MAINT-TOOLS-WORK	58.68
UNIFIRST CORPORATION	062 0496088	03-30-32900		MAINT-MATS	49.16
RUNCO OFFICE SUPPLIES AND EQUIP CO.	861197-0	03-30-33500		OFFICE SUPPLIES	237.26
SOUTH HOLLAND PAPER CO.	531374	03-30-33500		OFFICE SUPPLIES	139.89
COMCAST	07202 3-12-22	03-30-33701		INTERNET	259.90

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

TOTAL FOR FUND 03		DEPT. 30			903.31	
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TOTAL FOR FUND 03					903.31	
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BRITES TRANSPORTATION LTD 78398		06-00-31204	MAINT-PATCHING		1296.85	
CORE & MAIN Q522651		06-00-31504	MAINT-MAINS		780.77	
GEMINI II SEWER RODDING IRRIGATION, LLC 3-14-22		06-00-31506	MAINT SEWERS		275.00	
GEMINI II SEWER RODDING IRRIGATION, LLC 3-22-2022		06-00-31507	MAINT-METERS		375.00	
KEITH'S POWER EQUIPMENT INC 112712		06-00-31700	MAINT MOTORIZED E		145.65	
GEMINI II SEWER RODDING IRRIGATION, LLC 3-18-2022		06-00-32900	MAINT-OTHER		425.00	
GEMINI II SEWER RODDING IRRIGATION, LLC 3-21-22		06-00-32900	MAINT-OTHER		375.00	
COMED 52003 3-15-22		06-00-33100	ELECTRIC		.01	
COMED 76056 3-15-22		06-00-33100	ELECTRIC		709.93	
COMED 67036 3-15-22		06-00-33101	ELECTRIC-WATER PU		1380.14	
HERITAGE F/S, INC. 35009906		06-00-33300	GAS		254.16	
HERITAGE F/S, INC. 35009949		06-00-33300	GAS		455.55	
CINTAS CORPORATION LOCKBOX 5100806041		06-00-33501	SHOP SUPPLIES		40.40	
HINCKLEY SPRINGS 17155979 032322		06-00-33501	SHOP SUPPLIES		24.91	
USA BLUE BOOK 901652		06-00-33501	SHOP SUPPLIES		176.40	
USA BLUE BOOK 914460		06-00-33501	SHOP SUPPLIES		330.48	
JOHNSON CONTROLS SECURITY SOLUTIONS 37114655		06-00-33704	SECURITY SYSTEM		243.68	
JOHNSON CONTROLS SECURITY SOLUTIONS 37114656		06-00-33704	SECURITY SYSTEM		272.36	
REPUBLIC SERVICES #721 0721-007111144		06-00-33710	GARBAGE CONTRACT		5310.90	
WATER RESOURCES INC 35470		06-00-37507	NEW METERS		1350.00	
WATER RESOURCES INC 35471		06-00-37507	NEW METERS		4158.10	
WATER RESOURCES INC 35506		06-00-37507	NEW-METERS		1033.48	

TOTAL FOR FUND 06		DEPT. 00			149413.77	
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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
TOTAL FOR FUND 06			149413.77		
KEITH'S POWER EQUIPMENT INC 112712		07-00-31700		MAINT MOTORIZED E	145.65
HERITAGE F/S, INC. 35009906		07-00-33300		GAS	254.16
HERITAGE F/S, INC. 35009949		07-00-33300		GAS	455.56
HINCKLEY SPRINGS 17155979 032322		07-00-33500		SHOP SUPPLIES	24.90
CINTAS CORPORATION LOCKBOX 5100806041		07-00-33501		SHOP SUPPLIES	40.40
TOTAL FOR FUND 07			DEPT. 00	920.67	
TOTAL FOR FUND 07			920.67		
COMED 84103 3-16-22		08-00-33102		ELECTRICITY-TRAFF	159.09
COMED 99093 3-21-22		08-00-33102		ELECTRICITY-TRAFF	4466.20
COMPASS MINERALS AMERICA INC 973196		08-00-33910		ROCK SALT/SNOW	2584.88
COMPASS MINERALS AMERICA INC 974712		08-00-33910		ROCK SALT/SNOW	2571.55
COMPASS MINERALS AMERICA INC 975530		08-00-33910		ROCK SALT/SNOW	6370.90
KNIGHT ENGINEERS & ARCHITECTS 27172-03		08-00-34300		ENGINEERING FEES	20732.32
TOTAL FOR FUND 08			DEPT. 00	36884.94	
TOTAL FOR FUND 08			36884.94		
PRO-AM TEAM SPORTS 2196		13-55-37307		NEW-EQUIPMENT-VOL	16.98
TOTAL FOR FUND 13			DEPT. 55	16.98	
TOTAL FOR FUND 13			16.98		
ILLINOIS COUNTIES RISK MANAGMENT TRUST RCB28745/29437		15-00-36100		CASUALTY	33239.75
ILLINOIS COUNTIES RISK MANAGMENT TRUST RCB28745/29437		15-00-36200		WORKMANS COMPENSA	29629.63
HUMANA DENTAL INSURANCE COMPANY 181931916		15-00-36903		DENTAL INSURANCE	2915.44

SYS DATE:03/31/22

VILLAGE OF STEGER  
A / P W A R R A N T L I S T  
REGISTER # 46

SYS TIME:13:34  
[NW2]

DATE: 03/31/22

Thursday March 31, 2022

PAGE 6

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
TOTAL FOR FUND 15		DEPT. 00			65784.82	
TOTAL FOR FUND 15					65784.82	
HERITAGE F/S, INC.						
35009949		16-00-33300		GAS	100.48	
COMCAST						
72350 3-10-22		16-00-33700		TELEPHONE	165.44	
TOTAL FOR FUND 16		DEPT. 00			265.92	
TOTAL FOR FUND 16					265.92	
MICHAEL A PIZZUTO						
M.P.(TIFF3/22)		22-00-38900		PAYOUT EXPENSE (S	70000.00	
MICHAEL A PIZZUTO						
M.P.(TIFF3/22)		22-00-38900		PAYOUT EXPENSE (J	8580.00	
TOTAL FOR FUND 22		DEPT. 00			78580.00	
TOTAL FOR FUND 22					78580.00	
3760 CORPORATION						
2021 DISBURSEME		23-00-38900		PAYOUT EXPENSE	73256.10	
TOTAL FOR FUND 23		DEPT. 00			73256.10	
TOTAL FOR FUND 23					73256.10	
** TOTAL CHECKS TO BE ISSUED					474755.25	
01		CORPORATE			68728.74	
03		PLAYGROUND/RECREATION			903.31	
06		WATER/SEWER FUND			149413.77	
07		ROAD & BRIDGE			920.67	
08		MOTOR FUEL TAX			36884.94	
13		BOOSTER CLUB			16.98	
15		LIABILITY INSURANCE FUND			65784.82	



SYS DATE:03/31/22

VILLAGE OF STEGER  
A / P W A R R A N T L I S T  
REGISTER # 46  
Thursday March 31, 2022

SYS TIME:13:34  
[NW2]

DATE: 03/31/22

PAGE 7

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	DESCRIPTION	AMOUNT	DIST
						265.92	
						78580.00	
						73256.10	
TOTAL FOR REGULAR CHECKS:						474,755.25	

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

PAYABLE TO	INV NO	REG NO G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
RUNCO OFFICE SUPPLIES AND E873P CO.	859034-0	01-00-33500	03/25/22	14259 OFFICE SUPPLIES	19.95
TOTAL FOR FUND 01		DEPT. 00			19.95
RUNCO OFFICE SUPPLIES AND E873P CO.	859034-0	01-20-33500	03/25/22	14259 OFFICE SUPPLIES	98.64
	859034-0	01-20-33500		OFFICE SUPPLIES	27.99
TOTAL FOR FUND 01		DEPT. 20			126.63
RUNCO OFFICE SUPPLIES AND E873P CO.	859034-0	01-40-33500	03/25/22	14259 OFFICE SUPPLIES	130.99
	859034-0	01-40-33500		OFFICE SUPPLIES	211.89
TOTAL FOR FUND 01		DEPT. 40			342.88
TOTAL FOR FUND 01					489.46
TROPHIES & AWARDS PLUS 561		873 13-50-38102	03/25/22	14261 TROPHIES	1200.00
TOTAL FOR FUND 13		DEPT. 50			1200.00
AMBER MULDER 3-18-22		873 13-55-33200	03/18/22	14189 OFFICIALS-VOLLEYB	15.00
AMBER MULDER 3-25-22		873 13-55-33200	03/25/22	14255 OFFICIALS-VOLLEYB	45.00
DESTINY CECHOWSKI 3-18-2022		873 13-55-33200	03/18/22	14190 OFFICIALS-VOLLEYBA	60.00
DESTINY CECHOWSKI 3-25-22		873 13-55-33200	03/25/22	14256 OFFICIALS-VOLLEYB	60.00
KATELYN GOURLEY 3-18-22		873 13-55-33200	03/18/22	14191 OFFICIALS-VOLLEYR	100.00
KATELYN GOURLEY 3/25/2022		873 13-55-33200	03/25/22	14257 OFFICIALS-VOLLEYB	100.00
LUKE RAYMOND 3-18-22		873 13-55-33200	03/18/22	14192 OFFICIALS-VOLLEYB	30.00
LUKE RAYMOND 3-25-22		873 13-55-33200	03/25/22	14258 OFFICIALS-VOLLEYB	30.00
HANNAH STALEY 03-25-22		873 13-55-33200	03/25/22	14264 OFFICIALS-VOLLEYB	65.00
HANNAH STALEY 3-18-22		873 13-55-33200	03/18/22	14193 OFFICIALS-VOLLEYB	50.00
ZEMAN, STEVE 3-18-22		873 13-55-37307	03/18/22	14194 NEW EQUIPMENT	217.32
ZEMAN, STEVE 3/9/2022		873 13-55-38101	03/25/22	14263 MISC EXPENSE	359.02
TROPHIES & AWARDS PLUS 565		873 13-55-38102	03/25/22	14262 TROPHIES	475.00

SYS DATE:03/31/22

VILLAGE OF STEGER  
A / P W A R R A N T L I S T

SYS TIME:13:34  
[NW2]

DATE: 03/31/22

Thursday March 31, 2022

PAGE 9

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

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

TOTAL FOR FUND 13	DEPT. 55			1606.34
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TOTAL FOR FUND 13			2806.34	
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** TOTAL MANUAL CHECKS LISTED			3295.80	
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** TOTAL OF ALL LISTED CHECKS			478051.05	
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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.**

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**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 4<sup>th</sup> Day of April, 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 April 4, 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.

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: 3222 KEENEY AVENUE, Steger, IL 60475.

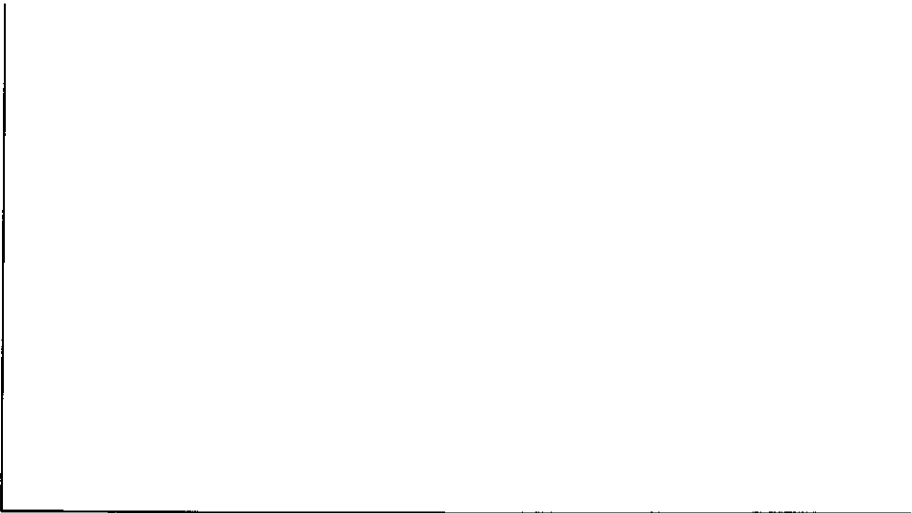
**Legal Description**

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 April 4, 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 4<sup>th</sup> day of April, 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 4<sup>th</sup> day of April, 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 4<sup>th</sup> day of April, 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 4<sup>th</sup> day of April, 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.

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

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**ORDINANCE NUMBER 1269**

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**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 4<sup>TH</sup> Day of April, 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 April 4, 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.

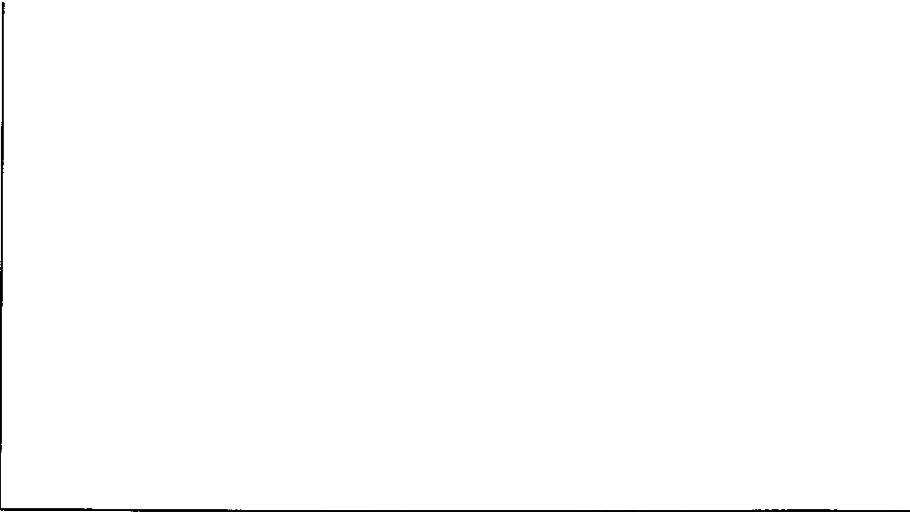
**Legal Description**

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 April 4, 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 4th day of April, 2022.

IMPRESS CORPORATE  
SEAL HERE

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

The Village of Steger, a municipal corporation,

ATTEST:

\_\_\_\_\_  
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 4th day of April, 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 4th day of April, 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 4<sup>th</sup> day of April, 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.

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

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**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.**

---

**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 4<sup>th</sup> Day of April, 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 April 4, 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.



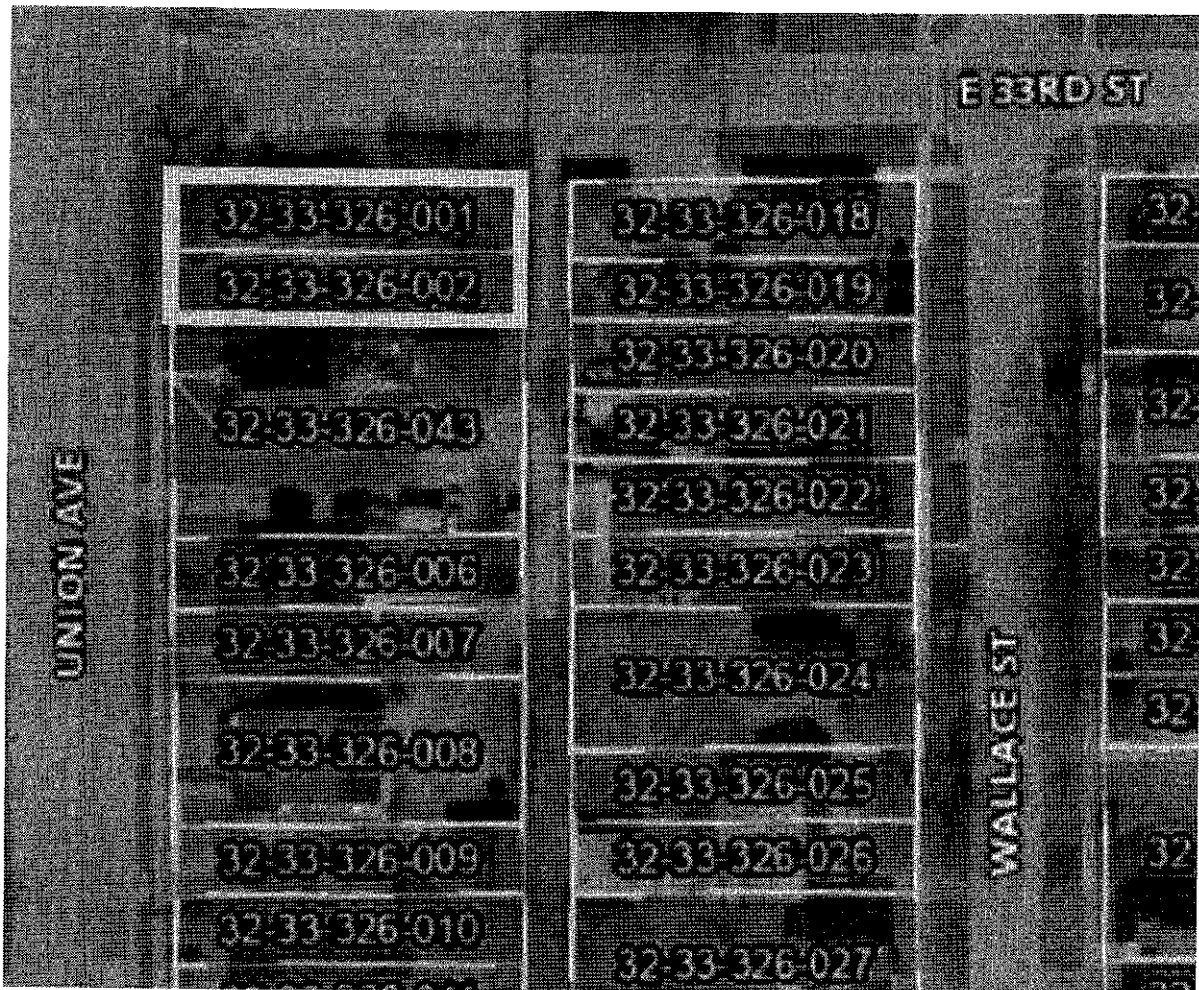
**Exhibit "A"**

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

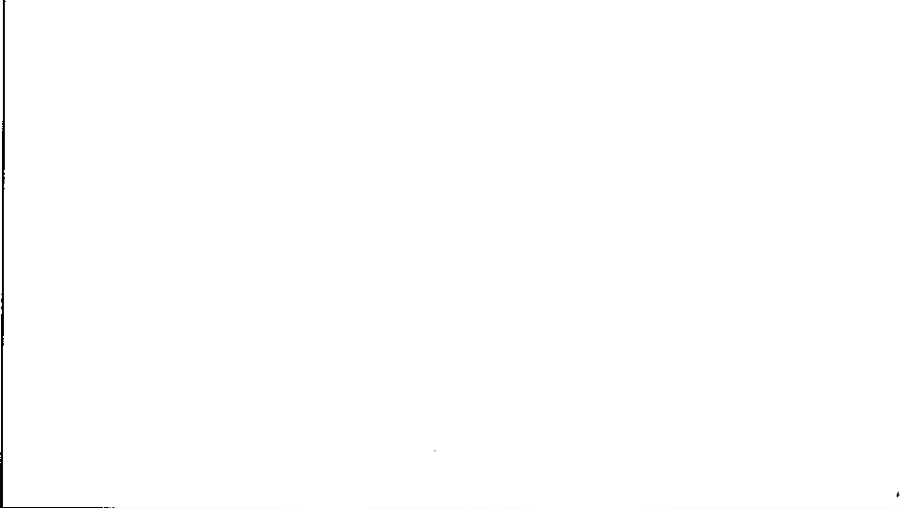
**Legal Description**

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

**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 April 4, 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 4<sup>th</sup> day of April, 2022.

IMPRESS CORPORATE  
SEAL HERE

The Village of Steger, a municipal corporation,

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

**ATTEST:**

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



**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 4<sup>th</sup> day of April, 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 4<sup>th</sup> day of April, 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. 1274**

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

**AN ORDINANCE AMENDING CHAPTER 86, SECTION 86-4 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING UTILITY RATES FOR THE VILLAGE OF STEGER, ILLINOIS.**

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

**WHEREAS**, the Village President (the "Village President"), and the Board of Trustees (the "Village Board" and together with the Village President, the "Corporate Authorities"), are committed to ensuring the effective administration of government; and

**WHEREAS**, Chapter 86 of the Municipal Code of Steger, Illinois (the "Village Code") provides for certain water rates and regulations (the "Water Rates"); and

**WHEREAS**, the Corporate Authorities desire to amend the Village Code to update the Water Rates; and

**WHEREAS**, with the foregoing in mind, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the Village and its residents to amend Chapter 86, Section 86-4 of the Village Code as set forth herein to reflect the increase in water related fees and costs;

**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 86, Section 86-4 of the Village Code regarding the water rates and regulations for the Village.

**ARTICLE II.  
AUTHORIZATION;  
AMENDMENT TO CHAPTER 86, SECTION 86-4 OF  
THE MUNICIPAL CODE OF STEGER, ILLINOIS**

**SECTION 3.0: Amendment to Chapter 86, Section 86-4.**

That the Municipal Code of Steger, Illinois is hereby amended, with additions identified in bold and underlined, notwithstanding any provision, ordinance, resolution or Village Code section to the contrary, by amending Chapter 86, Section 86-4 as follows:

That there shall be, and there are hereby established charges and rates for the use of, and for the service supplied by the combined waterworks, and sewerage system of the village. Cook and Will Counties, Illinois, based upon the amount of water consumed as shown by the water meters as follows:

*(1) Inside corporate limits of the village:*

- a. *Water Service Rate.* For all metered users of the village water service, rates will be as follows: All water will be billed at 1 Cubic Foot with a minimum per bi-monthly billing at 670 cubic feet. See Sec. 86-4 (3) (table 1) for current rate.
- b. For all metered users of the village water service connected to the sewer system, sewer rates will be charged based on rates established by Thorn Creek Basin Sanitary District rate tables. Effective July 1, 2010, the rate is per 100 cubic feet plus a flat rate per bill handling fee determined by current agreement with Thorn Creek Basin Sanitary District.
- c. *Sewer service only.* The charge for sewer service only for residential and small business users being billed and metered from other than the Village of Steger for water usage shall be charged a flat rate per quarter in accordance with Thorn Creek Basin Sanitary District Rate Table.
  1. Flat rate established by the village to cover costs due to use of village sewers: \$19.90 per quarter, plus rehabilitation charge.
  2. The charge for sewer service only for high volume users being billed and metered from other than the Village of Steger for water usage shall be charged a flat rate of \$400.00 per quarter.
- d. *Sewer rehabilitation charge.*
  1. *Residential user:* \$80.00 per annum.

2. *Residential user (Senior Rate): \$40.00 per annum.*
    - a. Must apply for rate and be verified by the Village.
    - b. Must be owner occupied
    - c. Must be 65 years of age or older
  3. *Commercial and multi-family user (four units or more) with usage under 10,000 cubic feet per quarter of one year: \$200.00 per annum.*
  4. *Commercial and multi-family user in excess of 10,000 cubic feet per quarter of year: \$800.00 per annum.*
  - e. *Sewer maintenance fee for Saukview School. Saukview School shall be charged a flat rate of \$250.00 per quarter for sewer maintenance.*
- (2) *Outside the corporate limits of the village.*
- a. *Water Service Rate.* For all metered users of the village water service, rates will be as follows: All water will be billed at 1 Cubic Foot with a minimum per bi-monthly billing at 670 cubic feet. See Sec. 86-4 (3) (table 2) for current rate.
  - b. *Sewer service:* The charges for sewer service only to single family residential users shall be \$35.00 per bi-monthly.
  - c. The charges for sewer service to other than single family residential users shall be by contract.
- (3) Rate Table:

Table 1  
Inside corporate limits of the village

FY17	FY18	FY19	FY20	FY21	<b><u>FY22</u></b>	<b><u>FY23</u></b>
\$0.0242	\$0.0426	\$0.0440	\$0.0453	\$0.0467	<b><u>\$0.0481</u></b>	<b><u>\$0.0495</u></b>

Table 2  
Outside the corporate limits of the village

FY17	FY18	FY19	FY20	FY21	<b><u>FY22</u></b>	<b><u>FY23</u></b>
\$0.0450	\$0.0626	\$0.0645	\$0.0664	\$0.0684	<b><u>\$0.0705</u></b>	<b><u>\$0.0723</u></b>

**SECTION 3.2: 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.

**SECTION 5.0: Severability.**

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

**SECTION 6.0: Superseder.**

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

**SECTION 7.0: Publication.**

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

**SECTION 8.0: Effective Date.**

This Ordinance shall be effective immediately subject to its passage, approval and publication in accordance with applicable law.

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PASSED this 4<sup>th</sup> day of April, 2022.

---

Joseph M. Zagone, Jr., Village Clerk

APPROVED this 4<sup>th</sup> day of April, 2022.

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Kenneth A. Peterson, Jr., Mayor

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



**WHEREAS**, based upon the above findings of fact, the Corporate Authorities have determined that it is necessary, advisable, and in the best interests of the Village and its residents to amend Chapter 6, Section 6-46, of the Village Code as set forth below;

**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: 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: Purpose.**

The purpose of this Ordinance is to amend the Village Code to regulate video gaming within the Village and to revise the fee requirement in accordance with the Act, to authorize the President or his designee to take such steps as are necessary to carry out the intent of this Ordinance, and to ratify any actions previously taken that are consistent with the intent of this Ordinance.

**ARTICLE II.  
AMENDMENT TO CHAPTER 6, SECTION 6-46,  
OF THE MUNICIPAL CODE OF STEGER, ILLINOIS**

**SECTION 3: Amendment to Chapter 6, Section 6-46.**

That the Village Code is hereby amended, notwithstanding any provision, ordinance, resolution, or Village Code section to the contrary, by amending Chapter 6, Section 6-46, as follows:

- (a) An annual fee of ~~\$25.00~~ \$250.00 is hereby imposed on each video gaming terminal within the village. The license fee shall be paid in advance. There shall be no refund of any portion of the same except that the fee to be paid shall be reduced in proportion to the full calendar months which have expired in the year prior to the issuance of such license. An establishment licensed by the state gaming board to operate video gaming terminals shall supply information about the location and operation of such video gaming terminals on a form supplied by the village, shall provide a copy of the licensee's application to the state gaming board and a copy of the license issued by the state gaming board, and shall pay the fee each year on or before December 31st.

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

**SECTION: 4 Headings.**

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

**SECTION: 5 Severability.**

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

**SECTION: 6 Superseder.**

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

**SECTION: 7 Publication.**

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

**SECTION 8: Effective Date.**

This Ordinance shall be effective and in full force immediately upon passage and approval.

PASSED this 4<sup>th</sup> day of April 2022.

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

APPROVED this 4<sup>th</sup> day of April, 2022.

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

Roll Call Vote:  
Voting in favor:  
Voting against:  
Not voting:



**WHEREAS**, the Village has identified a vehicle and/or related equipment (attached hereto as "Exhibit A" and referred to herein as the "Personal Property") that has been taken out of service or is otherwise cost-prohibitive to maintain due to the cost of maintenance, discontinued parts, and expensive upgrades being necessary to safely and efficiently use said Personal Property; and

**WHEREAS**, the President and the Village Board have determined that the Personal Property is no longer necessary or useful to, or for the best interest of the Village to retain; and

**WHEREAS**, appointed officers of the Village have requested the authority to sell said Personal Property; and

**WHEREAS**, to ensure that the Village operates in an efficient and economical manner, it is necessary to dispose of equipment that is no longer functional or useful, or is too expensive to maintain; and

**WHEREAS**, based on the foregoing, the Corporate Authorities find that it is necessary for conducting Village business and for the effective administration of government to authorize the sale of the Personal Property on such terms as determined to be in the best interests of the Village and its residents;

**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 authorize the Village to sell the Personal Property which is no longer necessary or useful for conducting the business of the Village.

**ARTICLE II.  
AUTHORIZATION**

**SECTION 3.0: Authorization.**

The Village hereby authorizes and directs authorized village personnel to sell the Personal Property on such terms as determined to be in the best interest of the Village and is further authorized to execute any and all documentation deemed necessary to effectuate the intent of this Ordinance. The Village Board further authorizes the President or his designee to approve and execute any and all documentation deemed necessary to effectuate the intent of this Ordinance. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to such documentation as is deemed necessary to effectuate the intent of this Ordinance. No insertions, omissions or changes may be made to the documents approved herein without further authorization by the Corporate Authorities. The Corporate Authorities hereby ratify any previous actions taken to effectuate the goals of this Ordinance.

The officers, employees and/or agents of the Village shall take all action necessary or reasonably required to carry out and give effect to 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 to be utilized in connection with this Ordinance.



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

**SECTION 4.0: Headings.**

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

**SECTION 5.0: Severability.**

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

**SECTION 6.0: Superseder.**

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

**SECTION 7.0: Publication.**

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

**SECTION 8.0: Effective Date.**

This Ordinance shall be effective immediately upon its passage, approval and publication in accordance with applicable law.

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PASSED this 4<sup>th</sup> day of April 2022.

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Joseph M. Zagone, Jr., Village Clerk

APPROVED this 4<sup>th</sup> day of April 2022.

---

Kenneth A. Peterson, Jr., Village President

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



2010 Ford Crown Victoria VIN

**ORDINANCE NO. 1277**

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

**AN ORDINANCE AMENDING CHAPTER 6, SECTION 6-76 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING LIQUOR 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**, Section 4-1 of the Liquor Control Act of 1934 (235 ILCS 5/4-1, *et seq.*) (the "Act") provides that in every city, village or incorporated town, the city council or president and board of trustees shall have the power by general ordinance or resolution to establish regulations and restrictions upon the issuance and operations under local licenses not inconsistent with law as the public good and convenience may require; and

**WHEREAS**, to support local businesses, provide neighborhood venues for social gatherings and to enhance the Village's ability to monitor the sale of alcohol within the Village, 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 and its residents to clarify the provisions of the Municipal Code of Steger, Illinois (the "Village Code") governing liquor licenses and the operation of licensed premises; and

**WHEREAS**, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the Village and its residents to amend Chapter 6, Section 6-76 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 6, Section 6-76 of the Village Code to clarify the provisions governing liquor licenses and the operation of licensed premises.

**ARTICLE II.  
AUTHORIZATION; AMENDMENT TO CHAPTER 6, SECTION 6-76  
OF THE MUNICIPAL CODE OF STEGER, ILLINOIS**

**SECTION 3.1: Amendment to Chapter 6, Section 6-76.**

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 6, Section 6-76 as follows [added text appears underlined and deleted text appears with a strike-through line]:

**Sec. 6-76. – Limitation on Licenses.**

The total or aggregate number of liquor licenses, excluding any special events liquor licenses, to be issued by the village regardless of classification shall not exceed ~~20~~ 21 in number. There shall be no limit for special events liquor licenses. For each classification of liquor licenses, other than special events liquor licenses, the following limits are hereby established:

A-1	<del>4</del> <u>2</u>
A-2	2
B-1	2
B-2	0
P-1	8
P-2	0
PC-1	2
V-1	0
H-1	0
BYOB-1	0
BH-1	0
EH	0
ENT	0
S-2	1

If the above limits are met for any of the classifications, applicants may still

apply for a liquor license under such classification, however, the license will be granted only if (i) approved by the village president and the village board and (ii) the limit of the number of licenses under such classification is increased upon approval by the village president and the village board.

**SECTION 3.2: 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. This Ordinance is a declaration of existing law and policy of the Village.

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

**SECTION 4.0: Headings.**

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

**SECTION 5.0: Severability.**

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



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

**SECTION 6.0: Superseder.**

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

**SECTION 7.0: Publication.**

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

**SECTION 8.0: Effective Date.**

This Ordinance shall be effective and in full force immediately upon passage and approval.

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PASSED this 4<sup>th</sup> day of April 2022.

Joseph M. Zagone, Jr., Village Clerk

APPROVED this 4<sup>th</sup> day of April 2022.

Kenneth A. Peterson, Jr., Village President

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

ORDINANCE NO. 1278

STATE OF ILLINOIS )  
 )  
COUNTIES OF COOK AND WILL )

**AN ORDINANCE AUTHORIZING THE VILLAGE OF STEGER TO ENTER INTO A  
THIRD AMENDMENT TO THAT CERTAIN SITE LEASE WITH OPTION BETWEEN THE  
VILLAGE OF STEGER AND T-MOBILE USA TOWER LLC 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 President and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") are committed to the health, safety and general welfare of the residents of the Village; and

**WHEREAS**, the Village previously entered into a Site Lease With Option dated March 3, 2004, together with an Addendum to Site Lease with Option dated March 3, 2004 (the "Original Lease") to lease certain real property (the "Premises") to Voicestream GSM I Operating Co., LLC (the "Original Tenant") for the purpose of constructing, maintaining and operating a communications facility, including tower structures; and

**WHEREAS**, the Original Lease was amended by that certain First Amendment to Site Lease with Option dated July 14, 2008, and by that certain Second Amendment to Site Lease with Option dated August 26, 2009 (collectively with the Original Lease, the "Lease"); and

**WHEREAS**, T-Mobile USA Tower LLC ("T-Mobile") is currently the tenant under the Lease as successor in interest to the Original Tenant; and

**WHEREAS**, T-Mobile intends to sublease a portion of the Premises to DISH Wireless L.L.C. or its affiliate ("DISH"); and

**WHEREAS**, there exists a certain agreement entitled Third Amendment to Site Lease with Option (the "Agreement"), attached hereto and incorporated herein as Exhibit A, which sets forth the terms, covenants and conditions under which T-Mobile desires to modify the Lease with the Village and sublease a portion of the Premises to DISH; and

**WHEREAS**, based on the foregoing, the Corporate Authorities find that it is in the best interests of the residents of the Village to approve, enter into and execute an agreement with terms substantially the same as the terms of the Agreement; and

**WHEREAS**, the President is authorized to enter into and the Village Attorney (the "Attorney") is authorized to revise agreements for the Village making such insertions, omissions and changes as shall be approved by the President and the Attorney;

**NOW, THEREFORE, BE IT ORDAINED** by the President 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 hereby find and determine that it is necessary and advisable and otherwise in the best interests of the Village to execute, enter into and approve an agreement with terms substantially the same as the terms of the Agreement.

**SECTION 3:** The Agreement is hereby approved with such insertions, omissions and changes as shall be approved by the President and the Attorney.

**SECTION 4:** The Attorney is hereby authorized to negotiate and undertake any and all actions on the part of the Village to effectuate the intent of this Ordinance.

**SECTION 5:** The President is hereby authorized and directed to execute the Agreement, with such insertions, omissions and changes as shall be approved by the President and the Attorney, and the Corporate Authorities further authorize the President

or his designee to execute any and all additional documentation that may be necessary to carry out the intent of this Ordinance. The Village Clerk is hereby authorized and directed to attest to and countersign any such documents, as required.

**SECTION 6:** 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 7:** The provisions of this Ordinance are hereby declared to be severable, and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**SECTION 8:** All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**SECTION 9:** This Ordinance shall be immediately in full force and effect after passage, approval and publication. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

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PASSED this 4<sup>th</sup> day of April 2022.

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

APPROVED this 4<sup>th</sup> day of April 2022.

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

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

**EXHIBIT A**

### THIRD AMENDMENT TO SITE LEASE WITH OPTION

THIS THIRD AMENDMENT TO SITE LEASE WITH OPTION (this "Third Amendment") is entered into this 4<sup>th</sup> day of April, 2022 ("Effective Date"), by and between THE VILLAGE OF STEGER ("Landlord"), with a mailing address of 3220 Lewis Avenue, Steger, Illinois 60475, and T-MOBILE USA TOWER LLC, a Delaware limited liability company, by and through CCTMO LLC, a Delaware limited liability company, its attorney in fact ("Tenant"), with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317.

#### RECITALS

WHEREAS, Landlord and Voicestream GSM I Operating Co., LLC, a Delaware limited liability company ("Original Tenant") entered into a Site Lease with Option dated March 3, 2004, together with an Addendum to Site Lease with Option dated March 3, 2004 (collectively, the "Original Lease"), a memorandum of which was recorded in the official records of Cook County, Illinois ("Official Records") on October 27, 2004 at Document No. 0430122166, whereby Original Tenant leased certain real property, together with access and utility easements, located in Cook County, Illinois from Landlord (the "Premises"), all located within certain real property owned by Landlord (the "Property"); and

WHEREAS, the Original Lease was amended by that certain First Amendment to Site Lease with Option dated July 14, 2008, and by that certain Second Amendment to Site Lease with Option dated August 26, 2009 (hereinafter the Original Lease and all subsequent amendments are collectively referred to as the "Lease"); and

WHEREAS, T-Mobile USA Tower LLC is currently the tenant under the Lease as successor in interest to Original Tenant; and

WHEREAS, the Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Lease had an initial five (5) year term that expired on June 13, 2009. The Lease provides for five (5) additional terms of five (5) years each, the first three (3) of which were exercised by Tenant. According to the Lease, the final additional term expires on June 13, 2034; and

WHEREAS, Landlord and Tenant desire to amend the Lease on the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Landlord and Tenant agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Lease.



2. DISH Collocation. Tenant intends to sublease a portion of the Premises to DISH Wireless L.L.C. or its affiliate (the "DISH Subtenant") and Landlord hereby waives the requirement set forth in Section 15 of the Original Lease that the DISH Subtenant rent its required ground space for equipment from Landlord. In lieu of such requirement, Tenant shall pay to Landlord the DISH Rent for the DISH Sublease as set forth below.

3. DISH Rent. If after full execution of this Third Amendment, Tenant subleases, licenses or grants a similar right of use or occupancy in the Premises to the DISH Subtenant (the "DISH Sublease"), Tenant shall pay to Landlord thirty percent (30%) of the rental, license or similar payments actually received by Tenant from the DISH Subtenant (excluding any reimbursement of taxes, construction costs, installation costs, or revenue share reimbursement) (the "DISH Rent") within thirty (30) days after receipt of said payments by Tenant, commencing upon the first day of the first month following commencement of construction activities within the Premises. Non-payment of such rental, license or other similar payment by the DISH Subtenant shall not be an event of default under the Lease. If the DISH Sublease expires or terminates for any reason, Tenant shall no longer be obligated to pay the DISH Rent for the DISH Sublease upon thirty (30) days' notice to Landlord. Tenant shall have sole discretion as to whether, and on what terms, to sublease, license or otherwise allow occupancy of the Premises to the DISH Subtenant. There shall be no express or implied obligation for Tenant to sublease, license or otherwise allow occupancy of the Premises to the DISH Subtenant.

4. Ratification.

a) Landlord and Tenant agree that Tenant is the current tenant under the Lease, the Lease is in full force and effect, as amended herein, and the Lease contains the entire agreement between Landlord and Tenant with respect to the Premises.

b) Landlord agrees that any and all actions or inactions that have occurred or should have occurred prior to the date of this Third Amendment are approved and ratified and that no breaches or defaults exist as of the date of this Third Amendment.

c) Landlord represents and warrants that Landlord is duly authorized and has the full power, right and authority to enter into this Third Amendment and to perform all of its obligations under the Lease as amended.

d) Landlord acknowledges that the Premises, as defined, shall include any portion of Landlord's Property on which communications facilities or other Tenant improvements exist on the date of this Third Amendment.

5. Remainder of Lease Unaffected. The parties hereto acknowledge that except as expressly modified hereby, the Lease remains unmodified and in full force and effect. In the event of any conflict or inconsistency between the terms of this Third Amendment and the Lease, the terms of this Third Amendment shall control. The terms, covenants and provisions of this Third Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Landlord and Tenant. This Third Amendment may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

6. Survey. Tenant reserves the right, at its discretion and at its sole cost, to obtain a survey ("Survey") specifically describing the Premises and any access and utility easements associated therewith. Tenant shall be permitted to attach the Survey as an exhibit to this Third Amendment and any related memorandum for recording, which shall update and replace the existing description, at any time prior to or after closing of this Third Amendment.

7. Recordation. Tenant, at its cost and expense, shall have the right to record a memorandum of this Third Amendment ("Memorandum") in the Official Records at any time following the execution of this Third Amendment by all parties hereto. In addition, Tenant shall have the right in its discretion, to record a notice of agreement, affidavit or other form to be determined by Tenant without Landlord's signature in form and content substantially similar to the Memorandum, to provide record notice of the terms of this Third Amendment.

8. Electronic Signatures. Each party agrees that the electronic signatures of the parties included in this Third Amendment are intended to authenticate this writing and to have the same force and effect as manual signatures. As used herein, "electronic signature" means any electronic sound, symbol, or process attached to or logically associated with this Third Amendment and executed and adopted by a party with the intent to sign such Third Amendment, including facsimile or email electronic signatures.

*[Execution Pages Follow]*

This Third Amendment is executed by Landlord as of the date first written above.

**LANDLORD:**  
THE VILLAGE OF STEGER

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_

*[Tenant Execution Page Follows]*

This Third Amendment is executed by Tenant as of the date first written above.

**TENANT:**  
T-MOBILE USA TOWER LLC,  
a Delaware limited liability company

By: CCTMO LLC,  
a Delaware limited liability company  
Its: Attorney In Fact

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_

# VILLAGE OF STEGER

## SPECIAL EVENT LICENSE APPLICATION

Village of Steger • 3320 Lewis Street • Steger, IL • Phone (708) 754-3395 • Fax (708) 754-1913

### APPLICANT INFORMATION

Sponsoring Organization: SCOUTS BSA  
Event Organizer/Contact Person: SHEILA LANGENFELD  
Organizer Address: 1471 ELIZABETH ST.  
City: CRETE State: IL Zip Code: 60417  
E-Mail Address: sheilalangenfeld@yahoo.com  
Phone: 708-414-9050 Fax: \_\_\_\_\_ Cell: \_\_\_\_\_  
Event Day On-Site Person in Charge: SHEILA LANGENFELD  
(If different from event organizer)  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: \_\_\_\_\_

### EVENT INFORMATION

Event Name: CALUMET SPRING CAMPOREE  
Description and Purpose of Event: TO FAMILIARIZE SCOUTS WITH WHAT HAPPENS IN DISASTER SITUATIONS  
Location: E. 35th AT PHILLIPS AVENUE GENERAL MEMORIAL PARK  
Date of event: 05-20-22 TO 05-22-22 Time: 6:00 PM to 11:00 AM  
(If multiple dates and/or times are requested, please attach a detailed list.)  
Set-Up Date: 05-20-22 Time: 12 NOON to 5:59 PM  
Teardown Date: 05-22-22 Time: 10:00 AM to 11:59 AM  
Estimated Attendance 100 Is the event open to the general public? Yes  No

The undersigned hereby agrees to defend, indemnify and hold harmless the Village of Steger (the "Village"), its officials, agents and employees, against injuries, deaths, loss, damages, claims, suits, liabilities, judgments, cost and expenses (including attorneys' fees), which may in anywise accrue against the Village, its officials, agents and employees, arising in whole or in part or in consequence of the organizer's event or which may in anywise result therefore, except that arising out of the sole legal cause of the Village, its agents or employees. The undersigned shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising herefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village, its officials, agents and employees, in any such action, the undersigned shall, at its own expense, satisfy and discharge the same. I have the authority from my organization to sign and submit this application on their behalf. I understand that any changes made to this application after approval are subject to Village approval.

Sheila Langenfeld  
Signature of Organizer

03-11-22  
Date

3-25-22