

VILLAGE OF
STEGER
BOARD OF TRUSTEES
REGULAR MEETING AGENDA
Also being held VIA Teleconference/Zoom
Meeting ID: 869 3788 7372 Passcode: 221987
312-626-6799
3320 Lewis Avenue, Steger IL 60475

TUESDAY, JANUARY 3, 2023 7:00pm

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS, AND SPECIAL RECOGNITION
Announcement of the 2022 Christmas Decoration winners!
- D. MINUTES of December 19, 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

TUESDAY, JANUARY 3, 2023 BOARD OF TRUSTEE REGULAR MEETING AGENDA

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

G. PAYING OF THE BILLS:

H. CORRESPONDENCE

I. UNFINISHED BUSINESS

ORDINANCE NO. 1285

- **AN ORDINANCE APPROVING AND CONSENTING TO AN APPLICATION BY 3300 HOLEMAN, LLC AND JDM COATINGS, INC. FOR A CLASS 6B DESIGNATION UNDER THE COOK COUNTY REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE, AS AMENDED, FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE VILLAGE OF STEGER, STATE OF ILLINOIS.**

J. NEW BUSINESS

RESOLUTION NO. 1173

- **A RESOLUTION PROVIDING AN INDUCEMENT TO THE VILLAGE OF STEGER AND GD ENTERPRISES, LLC IN CONNECTION WITH THE REDEVELOPMENT OF REAL PROPERTY LOCATED AT 3145 CHICAGO ROAD IN THE VILLAGE OF STEGER, COUNTIES OF COOK AND WILL, STATE OF ILLINOIS**

Discussion and approval of contract for 2023 with Absolute Best Cleaning Services, Inc.

K. ADJOURNMENT

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

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF STEGER, WILL & COOK
COUNTIES, ILLINOIS

The Board of Trustees convened in regular session at 7:00 P.M. on this 19th day of December, 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.

The roll was called. The following Trustees were present; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Mayor Peterson was present.

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

AWARDS, HONORS AND SPECIAL RECOGNITION

None

MINUTES

Trustee Perchinski made a motion to approve the minutes of the December 5th meeting as all members have copies. Trustee Lopez seconded the motion. Voice vote; all ayes. Motion carried.

AUDIENCE

None

REPORTS

Village Administrator Mary Jo Seehausen No Report.

Director of Public Infrastructure Dave Toepper We are out working on a couple water main breaks. Preparing for some coming snow.

Fire Chief Michael Long I would like to thank Trustee Perchinski for his hard work putting together a fundraiser for the Firefighters Association. We appreciate all the support. Trustee Perchinski responded that there were a lot of people who made the event successful.

Police Chief Greg Smith End of the year report: we will finish with about 16,100 calls. We are up 2,172 from last year. Compared to 2020 we are only up 619.

Community Center Director Diana Rossi We had about 780 people who enjoyed the Community Center over the past two weeks. I want to thank everybody that made an effort to come to the Senior Luncheon and make it a success. I want to wish everyone a Merry Christmas.

EMA Chief Tom Johnston As mentioned earlier, we are anticipating snow later this week, but it is hard to be sure how much we will get until about 24 hours out. I hope everyone has a good Christmas.

Village Attorney No report.

Treasurer Trustees should all have results from August and September audits. One of the interesting things to notice is Sales Tax improvements. Just a reminder, the real estate tax bills just came out, but they are due December 31st. I would also like to wish everyone a Happy Holiday Season. Be safe.

MAYORS REPORT I want to echo everyone here, I hope everyone has a wonderful Christmas and New Year's. I hope everyone stays safe during this inclement weather. Hopefully it won't be as bad as being predicted.

VILLAGE CLERK I am working on communications with resident John Cashman who has disability with his eyesight. He is hoping to get electronic communication from us regarding minutes and agendas. Our IT people are working on a way to get it posted to the website. Mayor Peterson stated that we will find an accommodation.

TRUSTEES REPORTS

Trustee Joyce Garbage pick-up will be delayed one day for the next two weeks due to the Christmas and New Years holidays. I hope everyone has a safe and Merry Christmas.

Trustee Trotier It is always a wonderful feeling when someone outside our village reaches out to me to say Steger really puts on a great event. This was in reference to the trees on the boulevard. They were happy to be able to participate and see people socializing on the boulevard enjoying the event. Additionally, people who received food baskets were very thankful. We had great volunteers with this event. Reminder, if you are not signed up for Code Red, it's probably a great idea to do so, especially with the inclement weather. If delivers information regarding weather and events in our town. We are planning on more events for 2023. If you ever consider volunteering, bring your organization/group and see how you would like to participate and help our town grow. A date for the April event has yet to be determined. I look forward to our April Event which is Earth Day. Happy Holiday, Merry Christmas to all and Happy New Year.

Trustee Lopez No Report.

Trustee Thurmond I want to remind residents to a little more patient with the Public Works Department during the cold weather and the main breaks. Be a little lenient on complaining about it. It's gonna be a tough winter and I think we have the best guys on the job who can take care of it. I want to thank Mrs Rossi and her crew for the great job that they do.

Trustee Stewart Happy Holidays to all! To all our First Responders, Dave and his crews; you guys do a great job keeping our town clean. I really appreciate it. I want to thank Diane Rossi for the great job, the seniors really enjoy it.

Trustee Perchinski I want to wish everyone Merry Christmas, Happy Holidays and a Happy New Year. Thanks for all of our First Responders including Public Works Department for all you guys do keeping us safe. Appreciate you guys.

BILLS

Trustee Joyce made a motion to pay all bills as listed when funds become available. Trustee Lopez seconded the motion.

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

CORRESPONDENCE

None

UNFINISHED BUSINESS

Trustee Perchinski made a motion to table ORDINANCE NO. 1285: AN ORDINANCE APPROVING AND CONSENTING TO AN APPLICATION BY 3300 HOLEMAN, LLC AND JDM COATINGS, INC. FOR A CLASS 6B DESIGNATION UNDER THE COOK COUNTY REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE, AS AMENDED, FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE VILLAGE OF STEGER, STATE OF ILLINOIS.

Trustee Trotier seconded the motion. Voice vote; The following Trustees voted aye; Thurmond, Lopez, Stewart Trotier and Perchinski. Trustee Joyce voted no. Motion carried.

NEW BUSINESS:

Trustee Perchinski made a motion to adopt ORDINANCE NO. 1289: AN ORDINANCE APPROVING CERTAIN LAND USE RELIEF (SPECIAL USE PERMIT) FOR THE PROPERTY LOCATED AT 1485 AND 1521 E. 231ST STREET, STEGER, ILLINOIS. As

recommended by the Steger Planning and Zoning Board. Trustee Lopez seconded the motion.

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

Trustee Perchinski made a motion to approve a lease agreement with Proven IT. Trustee Stewart seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried

Trustee Joyce made a motion to table consideration of a new business license application for A-Z Screening LLC at 3121 Chicago Road, Steger, Illinois.

Trustee Perchinski seconded the motion.

Voice vote; all ayes. Motion carried.

The owners of Crave VR Experience introduced themselves and presented their business plan for their Virtual Reality gaming experience.

Trustee Perchinski made a motion to approve a new business license application for Crave VR Experience at 3345 Chicago Road, Steger, Illinois pending inspections. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, 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 7:21 pm.

Kenneth A. Peterson, Jr., Village President

Joseph M. Zagone, Jr., Village Clerk

SYS DATE:12/29/22

VILLAGE OF STEGER
A / P W A R R A N T L I S T
REGISTER # 83

SYS TIME:09:29
[NW2]

DATE: 12/29/22

Thursday December 29, 2022

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0683	01-00-32901		MAINT-COMPUTER SO	779.00
HERITAGE F/S, INC.	35012302	01-00-33300		GAS	45.30
RUNCO OFFICE SUPPLIES AND EQUIP CO.	890144-0	01-00-33500		OFFICE SUPPLIES	99.99
RUNCO OFFICE SUPPLIES AND EQUIP CO.	891190-0	01-00-33500		OFFICE SUPPLIES	109.99
RUNCO OFFICE SUPPLIES AND EQUIP CO.	891203-0	01-00-33500		OFFICE SUPPLIES	44.49
DEL GALDO LAW GROUP LLC	30001	01-00-34100		LEGAL SERVICE	5370.00
DEL GALDO LAW GROUP LLC	30002	01-00-34100		LEGAL SERVICE	634.61
GIANOPOLUS, DENNIS G. P.C.	20269	01-00-34100		LEGAL SERVICES	1751.00
METROPOLITAN MAYORS CAUCUS	2022-245	01-00-38901		DUES, SUBSCRIPTIO	431.28
AMERICAN SOCIETY OF COMPOSERS, AUTHORS,	2023 DUES	01-00-39701		STEGER-EVENTS-EXP	420.00
SESAC	10636017	01-00-39701		STEGER EVENTS-EXP	40.00
TOTAL FOR FUND 01		DEPT. 00			9725.66
MUNICIPAL COLLECTION SERVICES	023103	01-06-34901		C-TICKET EXPENSES	469.18
TOTAL FOR FUND 01		DEPT. 06			469.18
MUNICIPAL COLLECTION SERVICES	023102	01-07-34902		ADMIN BLDG CODE_M	49.21
TOTAL FOR FUND 01		DEPT. 07			49.21
MONARCH AUTO SUPPLY INC	6981-579381	01-20-31805		MAINT-VEHICLES	704.00
MONARCH AUTO SUPPLY INC	6981-580134	01-20-31805		MAINT-VEHICLES	648.95
MONARCH AUTO SUPPLY INC	6981-580214	01-20-31805		MAINT-VEHICLES	571.96-
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0683	01-20-32901		MAINT-COMPUTER SO	554.00
HERITAGE F/S, INC.	35012302	01-20-33300		GAS	238.20
COMCAST	54689 12-20-22	01-20-33700		TELEPHONE	250.47
METRO PARAMEDIC SERVICES INC.	22-548126	01-20-34250		AMBULANCE SERVICE	23199.40
TOTAL FOR FUND 01		DEPT. 20			25023.06

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
ACE HARDWARE IN STEGER	153820	01-40-31100		MAINT-BUILDING	35.95
AFFILIATED CUSTOMER SERVICE INC	31602	01-40-31100		MAINT-BUILDING	9460.00
ACE HARDWARE IN STEGER	153802	01-40-31800		MAINT-TOOLS_WORK	54.85
O'REILLY AUTO PARTS	3414-242939	01-40-31800		MAINT-TOOLS	117.88
JAMES HERR & SONS	120086	01-40-31805		MAINT-VEHICLES	1212.07
JAMES HERR & SONS	120126	01-40-31805		MAINT-VEHICLES	630.08
SAUK TRAIL CAR WASH	INVOICES X6	01-40-31805		MAINT-VEHICLES	125.95
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0683	01-40-32901		MAINT-COMPUTER SO	644.00
HERITAGE F/S, INC.	35012302	01-40-33300		GAS	419.17
TECHNOLOGY MANAGEMENT REV FUND	T2313448	01-40-33700		TELEPHONE	5.00
ELEVATOR INSPECTION SERVICE CO. INC	112693	01-40-33703		MAINTENANCE CONTR	175.00
THE EAGLE UNIFORM COMPANY INC	INV-12115	01-40-37302		NEW-UNIFORMS	217.80
THE EAGLE UNIFORM COMPANY INC	INV-12150	01-40-37302		NEW-UNIFORMS	52.00
NORTH EAST MULTI-REGIONAL TRAINING INC	316200	01-40-38700		POLICE TRAINING	255.00
POLICE LAW INSTITUTE	14891	01-40-38700		POLICE TRAINING	1710.00
PETER FAJMAN	REIMBURSEMENT	01-40-38901		DUES, SUBSCRIPTIO	59.00
TOTAL FOR FUND 01 DEPT. 40					15173.75
TOTAL FOR FUND 01					50440.86
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0683	03-30-32901		MAINT-COMPUTER SO	554.00
EXCEL ELECTRIC INC	127464	03-30-33703		MAINTENANCE CONTR	360.00
TOTAL FOR FUND 03 DEPT. 30					914.00
TOTAL FOR FUND 03					914.00
ACE HARDWARE IN STEGER	153809	06-00-31100		MAINT-BUILDING	6.46
CORE & MAIN	S011595	06-00-31504		MAINT-MAINS	2062.26
MONARCH AUTO SUPPLY INC	6981-579684	06-00-31805		MAINT-VEHICLES	117.98

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
STONY TIRE INCORPORATED	1-181549	06-00-31805		MAINT-VEHICLES	15.97
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0683	06-00-32900		MAINT-COMPUTER SO	554.00
UNIFIRST CORPORATION	062 0533503	06-00-32900		MAINT-OTHER	37.06
UNIFIRST CORPORATION	062 0540468	06-00-32900		MAINT-MATS	34.75
HERITAGE F/S, INC.	35012302	06-00-33300		GAS	898.23
ACE HARDWARE IN STEGER	153816	06-00-33501		SHOP SUPPLIES	131.49
ACE HARDWARE IN STEGER	153818	06-00-33501		SHOP SUPPLIES	32.38
JOHNSON CONTROLS SECURITY SOLUTIONS	38235717	06-00-33704		SECURITY SYSTEM	261.95
JOHNSON CONTROLS SECURITY SOLUTIONS	38235718	06-00-33704		SECURITY SYSTEM	292.79
REPUBLIC SERVICES #721	0721-007371372	06-00-33710		GARBAGE CONTRACT	67655.45
UNIFIRST CORPORATION	062 0538249	06-00-33800		UNIFORM SERVICE	71.07
UNIFIRST CORPORATION	062 0540512	06-00-33800		UNIFORM SERVICE	71.07
ROBINSON ENGINEERING	22120409	06-00-38950		GRANT EXPENDITURE	9100.00
ROBINSON ENGINEERING	22120410	06-00-38950		GRANT EXPENDITURE	1050.00
TOTAL FOR FUND 06		DEPT. 00			82392.91
TOTAL FOR FUND 06					82392.91
MERTS HVAC	210927-012	07-00-31100		MAINT-BUILDING	1179.25
R&R MAINTENANCE FIRE & FLEET	13622	07-00-31805		MAINT-VEHICLES	810.00
STONY TIRE INCORPORATED	1-181549	07-00-31805		MAINT-VEHICLES	15.98
UNIFIRST CORPORATION	062 0533503	07-00-32900		MAINT-OTHER	37.07
UNIFIRST CORPORATION	062 0540468	07-00-32900		MAINT-MATS	34.74
HERITAGE F/S, INC.	35012302	07-00-33300		GAS	898.23
ACE HARDWARE IN STEGER	153818	07-00-33501		SHOP SUPPLIES	32.38
MONARCH AUTO SUPPLY INC	6981-579821	07-00-33501		MAINT-VEHICLES	166.68
UNIFIRST CORPORATION	062 0538249	07-00-33800		UNIFORM SERVICE	71.08
UNIFIRST CORPORATION	062 0540512	07-00-33800		UNIFORM SERVICE	71.08
TOTAL FOR FUND 07		DEPT. 00			3316.49

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VILLAGE OF STEGER

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TOTAL FOR FUND 07

3316.49

COMED

84103 12-13-22	08-00-33102	ELECTRICITY-TRAFF	471.52
MORTON SALT, INC. 5402710083	08-00-33910	ROCK SALT/SNOW IC	13227.19
MORTON SALT, INC. 540708847	08-00-33910	ROCK SALT/SNOW_IC	11217.34

TOTAL FOR FUND 08

DEPT. 00

24916.05

TOTAL FOR FUND 08

24916.05

PRO-AM TEAM SPORTS
6675

13-52-38909

EXPENSES-FOOTBALL

600.00

TOTAL FOR FUND 13

DEPT. 52

600.00

TOTAL FOR FUND 13

600.00

ILLINOIS COUNTIES RISK MANAGMENT TRUST RCB31228/32015	15-00-36100	CASUALTY	35584.63
ILLINOIS COUNTIES RISK MANAGMENT TRUST RCB31228/32015	15-00-36200	WORKMANS COMPENSA	25887.00
VISION SERVICE PLAN (IL) JANURARY 2023	15-00-36901	HEALTH INSURANCE	511.84
HUMANA DENTAL INSURANCE COMPANY 181931968	15-00-36903	DENTAL INSURANCE	2775.38

TOTAL FOR FUND 15

DEPT. 00

64758.85

TOTAL FOR FUND 15

64758.85

** TOTAL CHECKS TO BE ISSUED

227339.16

01

CORPORATE

50440.86

03

PLAYGROUND/RECREATION

914.00

06

WATER/SEWER FUND

82392.91

07

ROAD & BRIDGE

3316.49

08

MOTOR FUEL TAX

24916.05

13

BOOSTER CLUB

600.00

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15

LIABILITY INSURANCE FUND

64758.85

TOTAL FOR REGULAR CHECKS:

227,339.16

within the Village; and

WHEREAS, the Classification Ordinance allows for an assessment classification known as Class 6b (the “Class 6b Designation”) for real estate that is used primarily for industrial purposes and that (i) has newly constructed buildings or structures, (ii) is considered abandoned, (iii) is substantially rehabilitated, (iv) is located within certain designated areas, or (v) special circumstances establish that the real estate is qualified for Class 6b Designation under the Sustainable Emergency Relief (“SER”) program; and

WHEREAS, a Class 6b Designation is also conditioned upon certain findings and approvals of the municipality governing the affected real estate; and

WHEREAS, a Class 6b Designation results in a substantial reduction of the real estate taxes levied against such industrial real estate by reducing the assessment level for the real estate; and

WHEREAS, 3300 Holeman, LLC and JDM Coatings, Inc. (the “Applicants”) have applied for or are applying for the Class 6b Designation for the real estate located at the address commonly known as 3300 Holeman Avenue, Steger, Illinois, and having assigned Property Index Numbers: 32-33-331-020, 32-33-331-021, 32-33-331-022, 32-33-331-023, 32-33-331-024 (collectively, the “Subject Property”); and

WHEREAS, the Subject Property and the operations thereon are further described in the application submitted by the Applicants (the “Application”), which is attached hereto and incorporated herein as **Exhibit A**; and

WHEREAS, the Applicants have proven to the Village that the real estate tax incentive that would be provided by a Class 6b Designation is necessary to ensure the continued industrial use of the Subject Property; and

WHEREAS, the Applicants have submitted an Economic Disclosure Statement to the Village; and

WHEREAS, the Corporate Authorities have determined that the Applicants have occupied the Subject Property for at least ten (10) years prior to the date of the Application and find that the circumstances described in the Application supports a determination of hardship for the Applicants and therefore, these special circumstances establish that the Subject Property is qualified for Class 6b Designation under the SER program; and

WHEREAS, the Corporate Authorities have further determined that a Class 6b Designation is necessary for the Applicants to continue operations at the Subject Property and maintain its staff, and that without a Class 6b Designation, the Applicants' business would not be viable, which would cause the Subject Property to be in imminent risk of becoming vacant and unused; and, therefore, the industrial use of the Subject Property is necessary for and beneficial to the Village's economy; and

WHEREAS, the Corporate Authorities have determined that approving a Class 6b Designation for the Subject Property is in the best interests of the Village because it will, among other things, aid the Village in: (1) eliminating the blight factors and characteristics associated with the area; (2) facilitating the redevelopment of the area, (3) improving the environment of the Village, (4) increasing economic activity within the Village, (5) increasing employment opportunities within the Village, (6) producing increased tax revenues for the various taxing districts authorized to levy taxes on the Subject Property, and (7) furthering the growth of the Village; and

WHEREAS, based on the foregoing, the Corporate Authorities hereby approve, support and consent to the Application for a Class 6b Designation under the SER program for the Subject Property being submitted to and approved by the Cook County Assessor;

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

SECTION 1: The Corporate Authorities hereby find that all of the statements set forth in the preamble 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: The Corporate Authorities hereby find that the incentive benefits provided by the Class 6b Designation under the SER program are necessary for the Applicants to continue operations at the Subject Property and maintain its staff, and that without a Class 6b Designation, the Applicants' business would not be viable, which would cause the Subject Property to be in imminent risk of becoming vacant and unused; and therefore, the industrial use of the Subject Property is necessary and beneficial to the local economy. The Corporate Authorities hereby approve, support and consent to a Class 6b Designation for the Subject Property and the Application being submitted to the Assessor. The Mayor is hereby authorized and directed to execute, and the Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any or all such documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The officers, employees and/or agents of the Village, shall take all action necessary or reasonably required to carry out, give effect to and effectuate the intent of this Ordinance.

SECTION 3: The headings of the sections, paragraphs and subparagraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance, nor should they be used in any interpretation or construction of any substantive provision of this Ordinance. The provisions of this Ordinance are hereby declared to be severable. If any part of this Ordinance is held to be invalid or determined to conflict with any law, statute, or regulation by a court of competent jurisdiction, that portion shall be stricken from this Ordinance and the remaining portions of this Ordinance shall continue in full force and effect to the fullest extent possible.

SECTION 4: All prior actions of the Village's officials, employees and agents with respect to the subject matter of this Ordinance are hereby expressly ratified.

SECTION 5: All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 6: This Ordinance shall be immediately in full force and effect after passage, approval and publication. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

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PASSED this 3rd day of January 2023.

Joseph M. Zagone, Jr., Village Clerk

APPROVED this 3rd day of January 2023.

Kenneth A. Peterson, Jr., Village President

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

Exhibit A

Application

[Attached]

SANDRICK LAW FIRM LLC

September 19, 2022

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

Re: Class 6b SER Property Tax Incentive Request
PIN: 32-33-331-020 to 024
Address: 3300 Holeman, Steger
Applicant: 3300 Holeman, LLC/JDM Coatings, Inc.

Mayor Peterson,

Our client, 3300 Holeman, LLC is the owner of 3300 Holeman Avenue where they lease a 7,000 square foot building to a business called JDM Coatings, Inc. The operation has been at this location since 1989. On behalf of our client, we are respectfully requesting that the Village of Steger issue a resolution supporting a 6b property tax incentive under the Sustainable Emergency Relief provisions of the Cook County (SER) of the Cook County Classification Ordinance.

The SER version of Class 6b Incentives effectuates the same tax relief as a standard Class 6b or Class 8. The term and lower level of assessment are identical to a traditional Incentive. A SER, however, is not renewable; it is a one-time only incentive lasting ten years with a two-year phase out. It is designed to retain older industrial companies that are struggling due to external and internal factors.

JDM Coatings, Inc. sandblasts and powder coats tools and equipment. For the last two years, the suburban operation faced a shutdown of business at this location due to the COVID-19 pandemic. JDM Coatings, Inc. sustained substantial financial harm over the past two years, but retained its employees. With COVID-19 restrictions now loosening up, the company is experiencing some stabilization of revenues, but not to pre-pandemic levels. Unfortunately, what still has not changed is the obsolescence of the physical structure where ceiling heights do not meet today's warehousing standards. The deleterious placement of the building does not allow for an off-street loading area. Excessive land coverage where the building size is disproportionate to the lot size. Limited parking areas due to building lot coverage.

As you know, property taxes are a major concern for all commercial and industrial business property owners in the south suburbs and the subject is no exception. The 2021 property tax liability is approximately \$22,482. In 2019, the taxes were approximately \$14,555. This is an increase of 55% in tax liability. This is too much to absorb for any property and this is no exception, especially with the pandemic affecting this business sector.

Class 6b SER Property Tax Incentive Request
PIN: 32-33-331-020 to 024
Address: 3300 Holeman Avenue, Steger
Applicant: 3300 Holeman, LLC/JDM Coatings, Inc.
Page 2

Ever increasing property tax rates and assessments have placed this property in a vulnerable position. Without significant property tax relief, the future economic viability of this location is heading in a downward trend. If a Class 6b SER were supported, the taxes would be approximately \$8,993. This tax liability is much more sustainable for this recovering operation.

The Cook County Board of Commissioners created a property tax relief program under the 6b Tax Incentive called Sustainable Emergency Relief. This program is for situations where an existing industrial operation is struggling to remain viable and the 6b SER Tax incentive provides the tax relief needed to assist in growing or maintaining the business. Three factors that qualify this application are as follows: Obsolescence -the existing structure's ceiling heights do not meet today's warehousing standards. Deleterious- the placement of the building does not allow for an off-street loading area. Excessive land coverage-the building is over built as it relates to the lot size.

JDM Coatings, Inc. has been certified by the Cook County Department of Planning Office as an industrial company due to their sandblasting and powder coating of tools and equipment. We have attached a copy of the 6b SER application we will file at the Cook County Assessor's office. We are therefore, respectfully requesting that the Village of Steger issue a Resolution, supporting the Class 6b SER Incentive.

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

Sincerely,

SANDRICK LAW FIRM, LLC



Adam E. Dotson
Director of Economic Development

COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.8584
WWW.COOKCOUNTYASSESSOR.COM

**CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER)
ELIGIBILITY APPLICATION**

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

This Incentive is Not Renewable.

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department, (312) 603-7529. This application, a *filing fee of \$500.00*, and supporting documentation (*except drawings and surveys*) must be filed as follows:

APPLICANT INFORMATION

Name: 3300 Holeman, LLC Telephone: (708) 755-6300
Address: 3300 Holeman Avenue
City: Steger State: IL Zip Code: 60475

Contact Person (if different than the Applicant)

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

PROPERTY DESCRIPTION (PER PIN)

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

Street address: (1) 3300 Holeman Avenue
Permanent Real Estate Index Number: 32-33-331-020 to 024
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____

City: Steger State: IL Zip Code: 60475
Township: Bloom Existing Class: 5-93

PROPERTY INFORMATION

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

IDENTIFICATION OF PERSONS HAVING AN INTEREST IN THE PROPERTY

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

Ken and Amanda Latzke

INDUSTRIAL USE

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

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

Sandblasting and powdercoating

OCCUPANCY REQUIREMENTS

Industrial enterprise must have occupied the premises at the same location for a minimum of ten (10) consecutive years prior to the date of application.

- How many years has industrial enterprise occupied the premises? 30

ECONOMIC HARDSHIP VERIFICATION

Applicant must attach financial analysis (including tax returns for Federal/State/Local) and letter demonstrating economic hardship.

NO CURRENT COOK COUNTY PROPERTY INCENTIVE

Applicant verifies that they are not receiving another Cook County property tax incentive for the same property.

- Is Applicant receiving another Cook County property tax incentive for this property?
YES NO

SUBSTANTIAL OCCUPANCY VERIFICATION

Industrial enterprise must occupy a minimum 51% of premises.

- What percentage of industrial enterprise is occupied? 100%

EMPLOYMENT INFORMATION

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

Full-time: 4 Part-time: 1

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

Full-time: 4 Part-time: 1

LOCAL AND COOK COUNTY BOARD APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (*or the County Board, if the real estate is located in an unincorporated area*) should accompany this Application.

The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B SER Application and that it finds that Special Circumstances makes the Incentive necessary for the industrial enterprise to continue operations at its current location and maintain its staff, and that without such designation the enterprise would not be economically viable causing the property to be imminent risk of becoming vacant and unused. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead.

A certified copy of a resolution or ordinance from the County Board validating the municipal finding of special circumstances must be obtained by the Applicant. A letter from the County Board confirming that this resolution has been requested needs to be submitted to the Assessor's Office.

If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B SER incentive. In all circumstances, both resolutions must be submitted by the time the applicant files an "Incentive Appeal".

TERMINATION OF CLASS 6B SER

If the business ceases operation a Cease Operation Form must be submitted within 30 days of the end of operations. In addition, the Class 6B designation under SER may be terminated by the Assessor immediately under any of the following circumstances:

- Failure to file the required annual affidavit prior to the filing deadline;
- Failure to maintain the property in substantial compliance with all applicable local building, safety, and health codes and requirements;
- Failure to comply with the Class 6B requirements of substantial occupancy

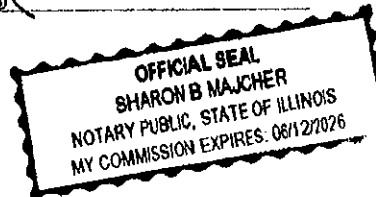
In return for receiving the incentive classification for the subject property, the undersigned owner(s) hereby stipulates and agrees that in the event of a termination, that the undersigned shall be personally liable for and shall reimburse to the County Collector an amount equal to the difference, if any, in the amount of taxes that would have been collected had the subject property been assessed without the incentive classification and the amount of taxes actually billed and collected upon the subject property for the tax year in which the incentive was revoked or cancelled during which the property was being assessed with the incentive classification. Failure of the undersigned to make such a reimbursement to the County Collector shall not constitute a lien upon the subject property but shall constitute an in personam liability, which may be enforced against the owners. If necessary, a Repayment Plan agreement could be established.

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

<u>Kenneth W Gatzke</u> Signature	<u>9/12/22</u> Date
<u>Kenneth W Lutzke</u> Print Name	<u>President</u> Title

Subscribed and sworn before me this 12th day of September, 2022

Sharon B. Majcher
Signature of Notary Public



INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Ken Latzke as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

- 1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
- 2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (*circle as appropriate*) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

Class 6B Class 8 (*Industrial property*) Class 9

- 3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (*the "Ordinance"*), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (*check as appropriate*):

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

Ken Latzke
Agent's Signature

3300 Holeman Avenue, Steger, IL 60475
Agent's Mailing Address

3300 Holeman, LLC
Applicant's Name

kalatzke@yahoo.com
Applicant's e-mail address

Ken Latzke
Agent's Name & Title

708 755-6300
Agent's Telephone Number

Same as agent
Applicant's Mailing Address

Subscribed and sworn before me this 19th day of September, 2022

Sharon B. Majcher
Signature of Notary Public



RESOLUTION NO. 1173

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

**A RESOLUTION PROVIDING AN INDUCEMENT TO THE VILLAGE OF
STEGER AND GD ENTERPRISES, LLC IN CONNECTION WITH THE
REDEVELOPMENT OF REAL PROPERTY LOCATED AT 3145
CHICAGO ROAD IN THE VILLAGE OF STEGER, COUNTIES OF COOK
AND WILL, STATE OF ILLINOIS**

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

WHEREAS, the Village President (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to ensuring that areas located within the Village do not become blighted areas, that the stable economic and physical development of the Village is not endangered by blighting factors and that where blighting factors exist, the Village actively works to ameliorate blighting factors on such blighted property; and

WHEREAS, blight and blighting factors cause, among other things: (1) progressive and advanced deterioration of structures; (2) the overuse of housing and other facilities; (3) a lack of physical maintenance of existing structures; (4) obsolete and inadequate community facilities; (5) a lack of sound community planning; (6) the existence of adverse environmental conditions; and (7) a combination of the above-mentioned factors; and

WHEREAS, blighting factors result in an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketable property, growth in delinquencies and crime, and housing and zoning law violations in such areas; and

WHEREAS, if not adequately addressed, the resulting economic decline and distress may: (1) impair the value of private investments; (2) threaten the sound growth and tax base of the Village and the overlapping taxing districts; and (3) threaten the health, safety, morals and welfare of the public; and

WHEREAS, the real property located at 3145 Chicago Road, Steger, Illinois, which is within the corporate limits of the Village, and has been assigned the Property Index Numbers 32-33-309-007-0000, 32-33-309-008-0000, 32-33-309-009-0000 and 32-33-309-010-0000, (the “Property”) needs certain renovations and repairs; and

WHEREAS, to aid in removing and alleviating the blight and to address the economic decline and distress affecting certain areas of the Village, the Village has determined that a study must be commissioned and conducted to explore the possibility of the Village negotiating and thereafter entering into a Tax Increment Financing (“TIF”) redevelopment agreement (the “Redevelopment Agreement”) with GD Enterprises, LLC, or its preapproved designee or nominee, (the “Property Owner”) pursuant to and in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, *et seq.*) (the “Act”), for financial incentives including, but not limited to, tax revenue derived from the TIF district (the “TIF revenue”), to induce the Property Owner to redevelop the Property; and

WHEREAS, the Property Owner is currently expending money with respect to

project expenses associated with the redevelopment of the Property, including, but not limited to (1) the installation of a flat roof, signs, doors, electrical system, and general rehabilitation work; (2) legal, accounting, financial and other professional services; and (3) other related project expenses, which could be reimbursed if the Village and the Property Owner enter into a Redevelopment Agreement (the “Potential Eligible Redevelopment Costs”); and

WHEREAS, before the Village may pay the Potential Eligible Redevelopment Costs, the Village and the Property Owner must enter into a Redevelopment Agreement that requires the Property Owner, among other things, to complete a project that is eligible for reimbursement under the Act (the “Project”); and

WHEREAS, the Potential Eligible Redevelopment Costs must not exceed ninety-four thousand three hundred nineteen dollars and no/100 (\$94,319.00) (the “Maximum Reimbursement Amount”), and the Village must not reimburse the Property Owner for any expenditures in excess of the Maximum Reimbursement Amount; and

WHEREAS, the successful completion of the Project is contingent upon economic assistance from the Village and the taxing districts located within the Village and without such assistance, the Property Owner would not undertake the Project; and

WHEREAS, the Village acknowledges that if it does not provide the Property Owner with economic assistance, the Property Owner will not undertake and proceed with the Project; and

WHEREAS, the Village acknowledges that it will not be able to commence the Project unless the expenditures of the Village are reimbursable under the Act; and

WHEREAS, the Village acknowledges that a third-party will not be able to complete the Project without economic assistance from the Village; and

WHEREAS, to encourage public and private investment in the Village, the Corporate Authorities desire to undertake, in good faith, an investigation into the appropriateness of allowing the Village to use TIF revenue in connection with the Project; and

WHEREAS, the Village may make certain expenditures necessary to commence the Project on the basis that TIF revenues may be used, entirely or in part, to finance the Project; and

WHEREAS, after adoption of this Resolution, the Village agrees to consider providing municipal and/or other governmental economic assistance including, but not limited to, TIF revenues, through the execution of a Redevelopment Agreement, to the extent that such assistance may lawfully and practically be available and in the best interests of the Village; and

WHEREAS, notwithstanding the foregoing, this Resolution does not obligate the Village to enter into a Redevelopment Agreement with the Property Owner, but rather it is intended to induce the Property Owner to pursue plans for the Project and provide for the potential reimbursement of the Potential Eligible Redevelopment Costs in the event, and contingent upon, a Redevelopment Agreement is entered into between the Village and the Property Owner;

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

**ARTICLE I.
IN GENERAL**

Section 1.0 Findings.

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

Section 2.0 Purpose.

The purpose of this Resolution is to induce the Village and the Property Owner to proceed with the potential redevelopment of the Property, to incur costs pending the possible approval of a Redevelopment Agreement, and to further authorize the President to take all steps necessary to carry out the terms of this Resolution and ratify any steps taken to effectuate those goals.

**ARTICLE II.
PROPOSED INDUCEMENTS AND AUTHORIZATION**

Section 3.0 Proposed Project Inducements.

The Corporate Authorities will study and consider whether all or a portion of the Project is appropriate for participation in municipal and/or other governmental economic incentive program(s) including, but not limited to, the use of TIF revenues. If the Village determines that the Project is appropriate for such municipal and/or other governmental economic incentive program(s) including, but not limited to, the use of TIF revenues, and such costs are eligible costs under the Act, the Village may make certain TIF eligible expenditures to commence the Project and bargain in good faith with the Property Owner regarding the Project, including reimbursement for the expenditures so authorized, provided

that such reimbursements are lawfully permitted and practically available. Accordingly, the Village and other third parties designated by the Village including, but not limited to, the Property Owner are hereby induced to make such reasonable expenditures in furtherance of the Project, contingent upon a Redevelopment Agreement being entered into between the Village and the Property Owner.

Section 3.1 Authorization.

The Village Board hereby authorizes and directs the President and the Village Attorney to take all steps and incur all costs necessary to negotiate and draft agreements and other documents necessary to carry out the intent of this Resolution. After such agreements or documents are in a form satisfactory to the President and the Village Attorney, the agreements or documents shall be presented to the Village Board to consider for approval and passage, as provided by law.

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

Section 4.0 Headings.

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

Section 5.0 Severability.

The provisions of this Resolution are hereby declared to be severable, and should any provision of this Resolution 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 Resolution 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 Resolution shall be effective and in full force immediately upon passage and approval.

PASSED this 3rd day of January, 2023.

Joseph M. Zagone, Jr., Village Clerk

APPROVED this 3rd day of January, 2023.

Kenneth A. Peterson, Jr., Village President

Roll Call Vote:

Voting in favor:

Voting against:

Not voting:

Professional Janitorial Service Proposal

Prepared for:

Village of Steger 2023

**3320 Lewis Avenue
Steger, IL 60475**

Submitted By:

Absolute Best Cleaning Services, Inc

22659 Lilly Pad Lane

Frankfort, IL 60423

John Finnin

President

708-362-1575

johnfinnin@comcast.net



December 29, 2022

Absolute Best Cleaning Services, Inc
22659 Lilly Pad Lane
Frankfort, IL 60423



December 29, 2022

Mary Jo Seehausen
Village of Steger 2023
3320 Lewis Avenue
Steger, IL 60475

Dear Mary Jo,

Subject: Janitorial Service Proposal - Village of Steger 2023, 3320 Lewis Avenue, Steger, IL 60475

Hi Mary Jo!

Here is the new proposal for 2023 cleaning services. With inflation at 7-8% and employees demanding more money and it's getting to be impossible to find new employees we have to raise the price. Here is a breakdown on each facility.

Recreation center would be **\$1,575** per month.

Police Station would be **1,210** per month.

Village Hall would be **\$1,050** per month.

The total monthly cost would be **3,835.00** per month.

Sincerely,

John Finnin
President
Absolute Best Cleaning Services, Inc

Village of Steger 2023

Professional Janitorial Service Proposal

General

Absolute Best Cleaning Services, Inc agrees to provide all labor, supervision, material, and equipment necessary to assure performance of specified cleaning service for the customer. This shall include all services described in the written specifications attached. Absolute Best Cleaning Services, Inc agrees to furnish such cleaning service for a period of one year, the dates yet to be agreed upon.

Compensation

The cost for cleaning the Recreation Center 3 days per week is **\$1575.00**
The cost for cleaning the Police Station 2 days per week is **\$1,210.00**
The cost for cleaning the Village Hall 2 days per week is **\$1,050.00**

The total cost for cleaning per month for all 3 buildings is \$3,835.00

Special Services

Carpet cleaning is available - Price quoted upon request.

Waxable hard surface floors can be stripped and refinished or scrubbed and re-waxed - Price quoted upon request.

Exterior windows can be cleaned - Price quoted upon request.

Service Schedule

Cleaning service operations described in this comprehensive program will be performed 3 days per week.

The cleaning crew will observe holidays observed by the customer. Absolute Best Cleaning Services, Inc is prepared to adapt this work schedule to coincide with the needs and requests of the customer provided that such requests do not alter the cost of operations.

Invoicing

All invoicing will be itemized according to monthly work or for special tasks. Invoicing will be on the 1st of each month. Payment policy is net 15 days.

Supervision

Adequate personnel and supervision will be furnished to ensure quality service.

Supplies

The customer will furnish all consumable products inclusive of but not limited to: toilet tissue, towels, trash liners and hand soap. If desired, Absolute Best Cleaning Services, Inc can provide these products and invoice them separately.

Absolute Best Cleaning Services, Inc will furnish all cleaning supplies inclusive of but not limited to: cleaning agents, disinfectants, etc.

Equipment

Absolute Best Cleaning Services, Inc will furnish and maintain all necessary cleaning equipment inclusive of but not limited to: floor machines, buffers, carpet extractor, vacuums, maid carts, mop buckets, wringers, mops and brooms. The customer agrees to provide a secure space for storage of this equipment, as may be necessary.

Absolute Best Cleaning Services, Inc will comply with current OSHA regulations and proven procedures pertaining to all work performed at the customer's location.

Insurance

Absolute Best Cleaning Services, Inc will furnish all forms of insurance required by law and shall maintain the same in force.

- Comprehensive General Liability
- Property Damage
- Workers' Compensation

Employee Status

Personnel supplied by Absolute Best Cleaning Services, Inc are deemed employees of Absolute Best Cleaning Services, Inc and will not for any purpose be considered employees or agents of the customer.

Equal Opportunity Employer

Absolute Best Cleaning Services, Inc is an equal opportunity employer. All necessary employment forms will be maintained by our office as required by law.

Our Philosophy

Absolute Best Cleaning Services, Inc is committed to providing quality janitorial services that deliver the highest levels of customer satisfaction.

Term

The term of this agreement shall be for a period of one (1) year and shall automatically renew for additional one (1) year periods on the anniversary date of this agreement.

Cancellation

Notwithstanding anything in this Agreement to the contrary, this Agreement may only be terminated for cause. It shall be a condition precedent to the (Village of Steger) right to terminate this Agreement for cause that (a) (Village of Steger) shall first give written notice to Absolute Best Cleaning Services, Inc. stating with specificity the reason for the alleged breach/default and (b) provide Absolute Best Cleaning Services, Inc. ten (10) days from the date of such notice to cure or remedy the alleged breach/default.

Agreement

This Agreement ("this Agreement") is made and entered into as of _____, 20____, by and between Absolute Best Cleaning Services, Inc, with its principal place of business located at 22659 Lilly Pad Lane, Frankfort, IL 60423 and Village of Steger 2023 with its principal place of business located at 3320 Lewis Avenue, Steger, IL 60475.

NOW, THEREFORE, in consideration of the mutual promises and benefits to be derived by the parties they mutually agree to the terms and conditions as outlined above in this Agreement.

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

Absolute Best Cleaning Services, Inc

Village of Steger 2023

Signature: _____

Signature: _____

Name: _____

Name: _____

Date: _____

Date: _____

Title: _____

Title: _____