

VILLAGE OF
STEGER

BOARD OF TRUSTEES

REGULAR MEETING AGENDA

Also being held VIA Teleconference/Zoom

Meeting ID: 862 5847 9957 Passcode: 221987

312-626-6799

3320 Lewis Avenue, Steger IL 60475

TUESDAY, JANUARY 17, 2023 7:00pm

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS, AND SPECIAL RECOGNITION
 - RESOLUTION NO. 1174** - **RESOLUTION HONORING JAMES BAINE
30 YEARS OF SERVICE TO THE VILLAGE
OF STEGER FIRE DEPARTMENT**
- D. MINUTES of January 3, 2023 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

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 17, 2023 BOARD OF TRUSTEE REGULAR MEETING AGENDA

4. Treasurer
 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
- K. ADJOURNMENT

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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 3rd day of January, 2023 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, Stewart, Trotier and Joyce. Trustee Perchinski was present via ZOOM. Trustee Lopez was absent. 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

Mayor Peterson announced the winners of the 2022 Christmas Decorating Contest.

3rd Place: 3029 Union Ave.

2nd Place: 3220 Peoria St.

1st Place: 3646 Halsted Blvd.

MINUTES

Trustee Joyce made a motion to approve the minutes of the December 19th meeting as all members have copies. Trustee Stewart seconded the motion. Voice vote; all ayes. Motion carried.

AUDIENCE

Resident Mark Gerrity of 314 Royal Oak Dr. addressed the board regarding garbage pick-up this week. He confirmed that pick-up is one day late this week due to the New Year's holiday. He pointed out that the posted calendar was incorrect. He also pointed out pot holes that have developed on Oakland Drive and Royal Oak Drive. Mr. Toepper made note to address the issues.

REPORTS

Village Administrator Mary Jo Seehausen Mayor Peterson reported on the frozen pipe at the Community Center that did substantial damage to the storage room and the workout room. The water did not get to the gym floor. A request has been submitted to the insurance company to evaluate repairs that need to be made and exercise equipment that was damaged in the workout room. A service company was brought in to help dry out the affected areas, but a more thorough cleaning and repairs to damaged

walls may be necessary. The insurance appraiser has to come in and assess the damage before we can allow public access to the building again. We hope to know more in the next 24 hours. We will better be able to layout a construction schedule and be able to understand how it is going to impact the Community Center. Until that time, the Community Center will remain closed as we go through this process.

Director of Public Infrastructure Dave Toepper I am in the process of gathering all the year end stats from the building department, the water department and I should have something together for the next board meeting.

Fire Chief Michael Long We had a record-breaking year in 2022. Each year we normally see about 100 call volume increase. This year we had 300 more than normal. We ended 2022 with a structure fire and we began 2023 with a structure fire. Thankfully they were both put out pretty quickly and I would like to thank Sargent Jordan Lane for his quick action on the first one. Part of the reason our call volume is up so much is our surrounding communities are hurting pretty bad for staffing. Thankfully we are not, we have enough EMT's at the moment so we were able to staff both ambulances for all of December. I am happy to report that we did not give up any income to anyone else. We will be billing out a little over \$50,000.00 more than normal. We ran 49 mutual aid calls when we normally do 10.

Police Chief Greg Smith We are working on our end of year stats, will be getting those out to you pretty soon. Last week I sent out 2 blotters because of the holidays. The one sent on Wednesday we had a suspicious person reported on Mach Lane. Detectives did a follow-up and determined individual was there legitimately on behalf of a mortgage company taking pictures. I want to reassure residents that there was no stalker in the area.

Community Center Director Diana Rossi No further report.

EMA Chief Tom Johnston We have had four calls for service since the last meeting. We helped Public Works with a water main break on Chicago Road and 30th Street where traffic is pretty heavy.

Village Attorney No report.

Treasurer No report.

MAYORS REPORT No report.

VILLAGE CLERK No report.

TRUSTEES REPORTS

Trustee Trotier I have nothing to report tonight, just thanks to Public Works besides their regular duties, I saw them removing Christmas Trees from the boulevard. There are still a few trees with ornaments. It was a long day for them so I thank you very much. Mayor Peterson joined in asking if we are doing a Christmas Tree bonfire. Fire Chief Long stated that since not all trees have been collected, it is still to be determined if and when the burn would take place. Mayor Peterson asked if people take their own trees over themselves to Veteran's Park, or are we picking them up. Dave Toepper stated we have done both ways. If someone calls Village Hall for pick-up, we will come get it.

Trustee Joyce I want to wish everyone a Happy New Year. I hope everyone had a safe Holiday Season. I want thank Diane Rossi, Pat Rossi the workers at Community Center and Roy Stone for taking care of the Community Center when the damage was discovered saving it from being much worse. Thank you to the Fire Department and all others that helped that night. I want to thank Dave and Public Works for the work they have been doing in the weather. A reminder to residents to clean-up in front of their homes so when it does snow again, nothing can be projectiled toward your house or cars by snow plows.

Trustee Lopez No Report.

Trustee Thurmond I want to congratulate and thank Diana Rossi for holding down the fort on her day off and vacation. We have had multiple main breaks the past two weeks. Our crew jumps in and takes care of them. I really want to thank Julie Stone for allowing her husband to be out at all hours to help take care of us. I appreciate that. Piggy backing the main break issue, I have done research and I would really like to take advantage of the Code Red system to announce main breaks so it can be a simple statement of main breaks in the area that may cause low pressure, you may need to run water to clear sediment, etc. It certainly is a public service announcement that we can make.

Trustee Stewart Happy New Year to everyone. Diane let me know about the Community Center. I am sure it has impacted some of the sign-ups for volleyball and a few stragglers for basketball. I am going to check with Dave and Steve, I know when I talked with Dave, we were nearing 100 for basketball. Volleyball was really down; it may be something we want to do a robocall or some type of announcement to the community that we are still taking signups for Volleyball. Mayor Peterson stated that when we have a better idea when the Community Center can re-open, we can let them know options for signing up. We are approaching the start of the season and need to know when we can schedule gym time. Steger schools are not available this week as the school buildings are closed for the holiday break.

Trustee Perchinski No report.

BILLS

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

Roll was called. The following Trustees voted aye; Thurmond, 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 Thurmond seconded the motion. Voice vote; All ayes. Motion carried.

NEW BUSINESS:

Trustee Perchinski made a motion to adopt 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.

Trustee Trotier seconded the motion.

Roll was called. The following Trustees voted aye; Thurmond, Stewart, Trotier,

Before casting his vote, Trustee Joyce stated that he does not see what the issue is in the different inducements of helping businesses stay in town. We keep tabling one, but we freely approve all the other ones. Trustee Joyce reiterated that he is just making a statement that we are holding up one business of their approved program through the county. Mayor Peterson interjected that the business asking for the inducement asked us to table this request. The village asked for certain information that they do not yet have available. Trustee Joyce asked if we ask other businesses for this information. Mayor Peterson stated that this a Class 6B that is different from other requests. This is the first time we had a Trustee request information. Trustee Perchinski stated that the other

ordinance is not putting any money back into real property. Mayor Peterson stated that it is not reallocating the taxes it is already in a TIF district requesting funds. Trustee Joyce stated it is reallocating funds and it is no different than you asking at home for a re-assessment on your property. The tax burden doesn't change if it's a homeowner or business. We have done this with multiple businesses, we did this at the meeting before this, 6A for a new business, but the end result and purpose of this program is to keep a business in town before they close up and move elsewhere which would leave us with vacant business on which the tax rate automatically goes down. With that Trustee Joyce voted yes.

Joyce and Perchinski. Mayor Peterson voted aye. Motion carried

Following brief discussion started by Trustee Perchinski to review the increases, Then asking in making the motion that more attention be paid to cleaning the foyer in Village Hall:

Trustee Perchinski made a motion to approve the 2023 contract with Absolute Best Cleaning Services, Inc. Trustee Trotier seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, 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 Trotier stated she had one more comment: I want say thank you to the School Board member Nick for being with us. Thank you for sharing your time.

Trustee Stewart seconded the motion. Voice vote; all ayes. Motion carried.

Meeting adjourned at 7:18 pm.

Kenneth A. Peterson, Jr., Village President

Joseph M. Zagone, Jr., Village Clerk

SYS DATE:01/12/23

Village of Steger

SYS TIME:09:41
[NW2]

A / P W A R R A N T L I S T
REGISTER # 85

DATE: 01/12/23

Thursday January 12, 2023

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
COMED	34133	1-5-23	01-00-33100	ELECTRICITY	20.38
READY REFRESH	12L6702706135		01-00-33500	OFFICE SUPPLIES	79.98
RUNCO OFFICE SUPPLIES AND EQUIP CO.	883913-1		01-00-33500	OFFICE SUPPLIES	67.33
ABSOLUTE BEST CLEANING SERVICES, INC.	13911		01-00-33502	CLEANING SERVICE	608.33
AT&T	NOV17-DEC16/22		01-00-33700	TELEPHONE	22.02
QUADIANT FINANCE USA, INC.	1-3-23		01-00-33901	RENTAL-EQUIPMENT	554.81
PACE SUBURBAN BUS / V A N P O O L	614728		01-00-33902	SENIOR BUS LEASE	100.00
PROSHRED SECURITY	1091648		01-00-34102	PRO SERVICE OTHER	54.45
WORKING WELL	00397778-00		01-00-34200	MEDICAL SERVICES	99.00
CDW GOVERNMENT INC	FW17041		01-00-37902	NEW COMPUTER SOFT	221.56
CDW GOVERNMENT INC	FW61031		01-00-37902	NEW COMPUTER SOFT	1277.10
EIGHNER'S FLOWERS-GIFTS	TARA BONELLI		01-00-38900	MISC. OTHER	110.95
CHICAGO METROPOLITAN AGENCY FOR PLANNING	2023MUN1240		01-00-38901	DUES, SUBSCRIPTIO	178.91
SOUTH SUBURBAN MAYORS & MANAGERS ASSOC	2022-257		01-00-38901	DUES, SUBSCRIPTIO	4200.00
KANKAKEE TENT & AWNING CO.	77449		01-00-39701	STEGER EVENTS -EX	1440.00
PETERSON, ALICE	WALG. REFUND		01-00-39701	STEGER EVENTS-EXP	189.85
TOTAL FOR FUND 01			DEPT. 00		9224.67
REGENCY ELECTRIC LLC	1-6-23		01-01-30260	SALARY-ELECRICAL	525.00
TOTAL FOR FUND 01			DEPT. 01		525.00
KELVIN C JENNINGS	REIMBURSEMENT		01-06-34901	C-TICKET EXPENSES	150.00
MUNICIPAL SYSTEMS LLC	MS 2022-12-64		01-06-34901	C-TICKET EXPENSES	531.25
TOTAL FOR FUND 01			DEPT. 06		681.25
MUNICIPAL SYSTEMS LLC	MS 2022-12-63		01-07-34902	ADMIN BLDG CODE M	547.50
TOTAL FOR FUND 01			DEPT. 07		547.50

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
ANDY FRAIN SERVICES INC 332043		01-19-30900		SALARY-CROSSING G	2792.96
TOTAL FOR FUND 01		DEPT. 19			2792.96
GEMINI II SEWER RODDING IRRIGATION, LLC 01-03-23		01-20-31100		MAINT-BUILDING	375.00
R&R MAINTENANCE FIRE & FLEET 12616		01-20-31805		MAINT-VEHICLES	1080.00
R&R MAINTENANCE FIRE & FLEET 13625		01-20-31805		MAINT-VEHICLES	770.00
HERITAGE F/S, INC. 35012362		01-20-33300		GAS	474.26
HERITAGE F/S, INC. 35012415		01-20-33300		GAS	121.56
HERITAGE F/S, INC. 99041814		01-20-33300		GAS	9.20
RUNCO OFFICE SUPPLIES AND EQUIP CO. 891503-0		01-20-33500		OFFICE SUPPLIES	75.05
MENARDS - MATTESON 77519		01-20-33501		SHOP SUPPLIES	267.86
AIRGAS USA LLC 9993706217		01-20-33702		AMBULANCE SUPPLIE	145.50
OSBY WATER CONDITIONING 1-1-23		01-20-33901		RENTAL EQUIPMENT	70.02
CDW GOVERNMENT INC FW61031		01-20-37902		NEW COMPUTER SOFT	1277.10
TOTAL FOR FUND 01		DEPT. 20			4165.55
ACE HARDWARE IN STEGER 153830		01-40-31100		MAINT-BUILDING	6.29
GAS N WASH 3421		01-40-31805		MAINT-VEHICLES	80.00
JAMES HERR & SONS 120114		01-40-31805		MANT-VEHICLES	614.59
HERITAGE F/S, INC. 35012362		01-40-33300		GAS	1274.27
HERITAGE F/S, INC. 35012415		01-40-33300		GAS	736.16
HERITAGE F/S, INC. 99041814		01-40-33300		GAS	9.19
PETER FAJMAN FUEL REFUND		01-40-33300		GAS	69.16
RUNCO OFFICE SUPPLIES AND EQUIP CO. 891719-0		01-40-33500		OFFICE SUPPLIES	130.92
ABSOLUTE BEST CLEANING SERVICES, INC. 13911		01-40-33502		CLEANING SERVICE	1216.67
CINTAS CORPORATION LOCKBOX 5138942112		01-40-33900		ALL OTHER SUPPLIE	197.90
CINTAS CORPORATION LOCKBOX 5138942155		01-40-33900		ALL OTHER SUPPLIE	174.56
CLEANING SPECIALIST INC 7812		01-40-34102		PRO SERVICE OTHER	350.00

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Village of Steger

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PROSHRED SECURITY	1091643	01-40-34102		PRO SERVICE OTHER	61.71
THE EAGLE UNIFORM COMPANY INC	INV-12335	01-40-37302		NEW UNIFORMS	108.90
MALLORY	5516810	01-40-37800		NEW-TOOLS WORK EQ	3690.48
TOTAL FOR FUND 01		DEPT. 40			8720.80
TOTAL FOR FUND 01					26657.73
GEMINI II SEWER RODDING IRRIGATION, LLC	1-4-23	03-30-31100		MAINT-BUILDING	870.00
COMED	19001 1-4-23	03-30-33100		ELECTRICITY	42.44
ABSOLUTE BEST CLEANING SERVICES, INC.	13911	03-30-33502		CLEANING SERVICE	1825.00
RZAB, MARIE	YOGA	03-30-33504.01		INSTRUCTOR-AEROBI	90.00
SMITHEREEN COMPANY	2937384	03-30-33703		MAINTENANCE CONTR	68.00
SUBURBAN LANDSCAPING	115227	03-30-33703		MAINTENANCE CONTR	510.00
ADT COMMERCIAL LLC	1/21/23-2/20/23	03-30-33704		SECURITY SYSTEM	61.83
TOTAL FOR FUND 03		DEPT. 30			3467.27
COMED	29006 1-5-23	03-31-33100		ELECTRICITY	49.13
COMED	66000 1-5-23	03-31-33100		ELECTRICITY	306.81
COMED	82008 1-4-23	03-31-33100		ELECTRICITY	206.92
TOTAL FOR FUND 03		DEPT. 31			562.86
TOTAL FOR FUND 03					4030.13
THORN CREEK BASIN SANITARY DISTRICT	DEC. 2022	06-00-15800		A/P THORN CREEK S	38502.72
GALLAGHER MATERIALS CORP	27059	06-00-31204		MAINT-PATCHING	1556.96
CORE & MAIN	S137317	06-00-31504		MAINT-MAINS	2605.44
M.E. SIMPSON CO., INC.	39606	06-00-31504		MAINT-MAINS	495.00
KEITH'S POWER EQUIPMENT INC	103155	06-00-31700		MAINT-MOTORIZED E	11.30

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KEITH'S POWER EQUIPMENT INC 105134		06-00-31700		MAINT-MOTORIZED E	8.03
KEITH'S POWER EQUIPMENT INC 109700		06-00-31700		MAINT-MOTORIZED E	8.56
KEITH'S POWER EQUIPMENT INC 110345		06-00-31700		MAINTY-MOTORIZED	98.06
COMED 80004 1-5-23		06-00-33100		ELECTRIC	36.37
NICOR GAS 5-1000 2 1-5-23		06-00-33200		HEATING	163.79
HERITAGE F/S, INC. 35012362		06-00-33300		GAS	581.17
HERITAGE F/S, INC. 35012415		06-00-33300		GAS	186.14
HERITAGE F/S, INC. 99041814		06-00-33300		GAS	9.20
ACE HARDWARE IN STEGER 153754		06-00-33501		SHOP SUPPLIES	151.16
ACE HARDWARE IN STEGER 153826		06-00-33501		SHOP SUPPLIES	20.67
ACE HARDWARE IN STEGER 153827		06-00-33501		SHOP SUPPLIES	5.93
HINCKLEY SPRINGS 17155979 122822		06-00-33501		SHOP SUPPLIES	53.51
KEITH'S POWER EQUIPMENT INC 104292		06-00-33501		SHOP SUPPLIES	25.00
KEITH'S POWER EQUIPMENT INC 105641		06-00-33501		SHOP SUPPLIES	42.70
KEITH'S POWER EQUIPMENT INC 106100		06-00-33501		SHOP SUPPLIES	34.67-
MONARCH AUTO SUPPLY INC 3981-580297		06-00-33501		SHOP SUPPLIES	10.79
QUADIANT, INC 16881230		06-00-33600		POSTAGE	1194.50
CDW GOVERNMENT INC FW16937		06-00-33900		OTHR SUPPLIES	215.64
SUBURBAN LABORATORIES INC 210293		06-00-34800		WATER TESTING FEE	225.80
ROBINSON ENGINEERING 23010090		06-00-38950		GRANT EXPENDITURE	14000.00
ROBINSON ENGINEERING 23010091		06-00-38950		GRANT EXPENDITURE	1050.00
TOTAL FOR FUND 06		DEPT. 00			61223.77
TOTAL FOR FUND 06					61223.77
KEITH'S POWER EQUIPMENT INC 103155		07-00-31700		MAINT-MOTORIZED E	11.30
KEITH'S POWER EQUIPMENT INC 105134		07-00-31700		MAINT-MOTORIZED E	8.02
KEITH'S POWER EQUIPMENT INC 109700		07-00-31700		MAINT-MOTORIZED E	8.56
KEITH'S POWER EQUIPMENT INC 110345		07-00-31700		MAINTY-MOTORIZED	98.06

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GUARANTEED MUFFLER & BRAKE 26798		07-00-31805		MAINT-VEHICLES	462.04
GUARANTEED MUFFLER & BRAKE 26802		07-00-31805		MAINT-VEHICLES	95.00
HERITAGE F/S, INC. 35012362		07-00-33300		GAS	581.17
HERITAGE F/S, INC. 35012415		07-00-33300		GAS	186.14
HERITAGE F/S, INC. 99041814		07-00-33300		GAS	9.20
ACE HARDWARE IN STEGER 153756		07-00-33501		SHOP SUPPLIES	10.79
ACE HARDWARE IN STEGER 153805		07-00-33501		SHOP SUPPLIES	32.06
HINCKLEY SPRINGS 17155979 122822		07-00-33501		SHOP SUPPLIES	53.51
KEITH'S POWER EQUIPMENT INC 104292		07-00-33501		SHOP SUPPLIES	25.00
KEITH'S POWER EQUIPMENT INC 105641		07-00-33501		SHOP SUPPLIES	42.69
KEITH'S POWER EQUIPMENT INC 106100		07-00-33501		SHOP SUPPLIES	34.67-
TOTAL FOR FUND 07		DEPT. 00			1588.87
TOTAL FOR FUND 07				1588.87	
EXCEL ELECTRIC INC 127512		08-00-31400		MAINT-TRAFFIC STR	720.00
COMED 22049 1-4-23		08-00-33102		ELECTRICITY	289.33
COMED 24002 1-5-23		08-00-33102		ELECTRICITY-TRAFF	187.58
COMED 73007 1-4-23		08-00-33102		ELECTRICITY-TRAFF	202.54
COMED 80004 1-4-23		08-00-33102		ELECTRICITY-TRAFF	43.76
TOTAL FOR FUND 08		DEPT. 00			1443.21
TOTAL FOR FUND 08				1443.21	
PRO-AM TEAM SPORTS 8517		13-53-37307		NEW RECREATION EQ	198.00
TOTAL FOR FUND 13		DEPT. 53			198.00
TOTAL FOR FUND 13				198.00	

SYS DATE:01/12/23

Village of Steger

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[NW2]

REGISTER # 85

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PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
HERITAGE F/S, INC.	35012362	16-00-33300		GAS	257.23
HERITAGE F/S, INC.	35012415	16-00-33300		GAS	56.13
TOTAL FOR FUND 16		DEPT. 00			313.36
TOTAL FOR FUND 16					313.36

** TOTAL CHECKS TO BE ISSUED					95455.07
01	CORPORATE				26657.73
03	PLAYGROUND/RECREATION				4030.13
06	WATER/SEWER FUND				61223.77
07	ROAD & BRIDGE				1588.87
08	MOTOR FUEL TAX				1443.21
13	BOOSTER CLUB				198.00
16	H.S.E.M.				313.36
TOTAL FOR REGULAR CHECKS:					95,455.07

ORDINANCE NO. 1285

STATE OF ILLINOIS)
)
COUNTIES OF COOK AND WILL)

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

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

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

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

WHEREAS, the Mayor and the Village’s Board of Trustees (collectively, the “Corporate Authorities”) desire to promote industrial and commercial development

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 ___ day of _____ 2023.

Joseph M. Zagone, Jr., Village Clerk

APPROVED this ___ day of _____ 2023.

Kenneth A. Peterson, Jr., Village President

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

Exhibit A

Application

[Attached]