

VILLAGE OF
STEGER
BOARD OF TRUSTEES
REGULAR MEETING AGENDA
3320 Lewis Avenue, Steger IL 60475

MONDAY FEBRUARY 3, 2025 7:00 pm

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. Discussion and Final Action to fill the Vacancy in the office of The Village President
- D. AWARDS, HONORS, AND SPECIAL RECOGNITION
- E. MINUTES OF JANUARY 21, 2025 Regular Meeting
- F. AUDIENCE PARTICIPATION
- G. REPORTS
 - 1. Administrator
 - a. Public Infrastructure/Code Enforcement Director
 - b. Fire Chief-
 - c. Police Chief
 - d. EMA Chief
 - e. Community Center Director
 - 2. Attorney
 - 3. Treasurer Report
 - 4. Mayor's Report
 - 5. Clerk's Report
 - 6. Trustee/Liaison Report –

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

Trustee Trotier- Report Submitted

H. PAYING OF THE BILLS:

I. CORRESPONDENCE

J. UNFINISHED BUSINESS:

K. NEW BUSINESS

ORDINANCE NO. 1331-

AN ORDINANCE FIXING THE SALARIES
AND WAGES TO BE PAID TO
MANAGEMENT EMPLOYEES OF THE
VILLAGE OF STEGER, COUNTIES OF
COOK AND WILL, STATE OF ILLINOIS

ORDINANCE NO. 1332 -

AN ORDINANCE FIXING THE SALARIES
AND WAGES TO BE PAID TO NON-
MANAGEMENT, NON-UNION
EMPLOYEES OF THE VILLAGE OF
STEGER, COUNTIES OF COOK AND
WILL, STATE OF ILLINOIS

RESOLUTION NO. 1193 -

A RESOLUTION PROVIDING AN
INDUCEMENT TO THE VILLAGE OF
STEGER AND OTHER THIRD PARTIES IN
CONNECTION with THE POTENTIAL
IMPROVEMENT OF REAL PROPERTY
LOCATED WITHIN THE VILLAGE OF
STEGER, COOK AND WILL COUNTIES,
ILLINOIS.

L. 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 21st day of January 2025 in the Municipal Building of the Village of Steger, Illinois. Village Clerk Zagone 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.

Also present: Village Administrator Mary Jo Seehausen, Director of Public Infrastructure Dave Toepper, Fire Chief Mike Long, Police Chief Greg Smith, EMA Chief Jason Stevenson, Community Center Director Diana Rossi and Village Attorney Julie Diemer.

Clerk Zagone: In the absence of a chair, is there any objection to me proceeding with this process as I have in the past?

With no objection:

I will begin in the absence of a President to ask if any of you have nominations to make for that position. I will start with Trustee Stewart.

Do you have a nomination to make?

Trustee Stewart nominated himself, Gerald Stewart.

Clerk Zagone: Trustee Stewart, do you accept the nomination?

Trustee Stewart: I do.

Trustee Thurmond, do you have a nomination to make?

Trustee Thurmond: William Joyce.

Clerk Zagone: Trustee Joyce, do you accept the nomination?

Trustee Joyce: Yes

Trustee Trotier, do you have a nomination to make?

Trustee Trotier: I do, Ernie Lopez.

Clerk Zagone: Trustee Lopez, do you accept the nomination?

Trustee Lopez: I do.

Trustee Joyce, do you have a nomination to make?

Trustee Joyce: I do not.

Trustee Perchinski, do you have a nomination to make?

Trustee Perchinski, I do not.

Trustee Lopez, do you have a nomination?

Trustee Lopez: I do not.

With that, we will go through the vote process.

When I call your name, tell me who you wish to vote for.

Trustee Stewart:	Gerald Stewart
Trustee Thurmond:	William Joyce
Trustee Trotier:	Ernie Lopez
Trustee Joyce:	William Joyce
Trustee Perchinski:	Ernie Lopez
Trustee Lopez:	Ernie Lopez

Clerk Zagone: we are at a stalemate again.

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, Trotier and Perchinski. Trustees Thurmond, Stewart and Joyce voted no. Motion failed.

Clerk Zagone asked counsel how we proceed. Attorney Diemer stated that we need a quorum to name a Pro-tem for the meeting. Clerk Zagone was informed he could run the meeting, but, without a Pro-tem, none of the business of the Village could be done. Trustee Thurmond asked if another nomination could be made. The Village Attorney said yes, he could.

Trustee Thurmond made a motion to appoint Trustee William Joyce Chairman Pro-tem for the meeting. Trustee Stewart seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Stewart and Joyce. Trustees Lopez, Trotier and Perchinski voted no. Motion failed.

Trustee Thurmond made a motion to appoint Trustee Gerald Stewart Chairman Pro-tem for the meeting. Trustee Joyce seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Stewart and Joyce. Trustees Lopez, Trotier and Perchinski voted no. Motion failed.

Trustee Perchinski made a motion to appoint Trustee Lopez Chairman Pro-tem for the meeting as we have done this every meeting for the past 12 years. Trustee Trotier seconded the motion. Roll was called. The following Trustees voted aye; Lopez, Trotier, Joyce and Perchinski. Trustees Thurmond and Stewart voted no. Motion passed.

AWARDS, HONORS AND SPECIAL RECOGNITION

EMA Chief Jason Stevenson introduced John Zajac who recently retired from Steger EMA after 40 plus years of service. Through efforts of police and EMA representatives, the Police Hall of Fame has awarded Mr. Zajac the Civilian Medal of Appreciation. All but one current member of Steger EMA has been trained by Mr. Zajack. Chief Stevenson read the letter awarding Mr. Zajac the Civilian Medal of Appreciation on behalf of the Police Hall of Fame. In addition, Mr. Zajac was presented with a Plaque of Appreciation from the Steger EMA. Mr. Zajac expressed his overwhelming appreciation for the recognition and for the opportunity to serve the Village of Steger.

MINUTES

Trustee Perchinski made a motion to approve the minutes of January 6th meeting as all members have copies. Trustee Stewart seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Motion carried.

AUDIENCE PARTICIPATION

Jessica Berger of 3335 Carpenter St. read a prepared statement regarding dogs being kept outside in unsafe temperatures at a residence known for being a problem property at 3400 Morgan St. Copy of Ms. Berger's statement has been entered into public record.

Audrey Fisher of 3205 Florence Ave. presented concerns for the same dogs being left outside at 3400 Morgan St. Ms. Fisher filed a report with the Police Department, seeing no change, she contacted Will County Animal Control. The Steger Police Department has a statement that has been placed in the public record. Ms. Fisher plans to continue to pursue this situation.

Theresa McHale of 3611 Sangamon St. came before the board to speak regarding the resident across the street from her, David Caldwell Williams who resides at 3620 Sangamon. Mr. Williams does not own the residence, but has other people living there. This is the same person who has the property at 3400 Morgan St. Mrs. McHale voiced her concerns about abandoned cars, visitors of all kinds and spot lights directed at her residence.

Will Barr of 3446 Morgan St. lives on the street with the dog situation at 3400 Morgan St. There are two large dogs in the yard, and he can no longer walk his smaller dog down that part of Morgan as one of the dogs is capable of jumping the fence. He would like to see something done about the dogs and all the junk around the house. Mr. Barr would like to see Will County or the Humane Society to step in and do something to save those dogs. On another subject, Mr. Barr asked who is in charge of Parks and Recreation. Trustee Trotier is liaison to the Steger Rec Board, though she is not involved in running them. Mr. Barr who spent many years working with Steger Little League questioned why it is being run differently now. Clerk Zagone pointed out that these are questions to be

presented to the Steger Recreation Board that oversees the youth programs for the Village of Steger.

REPORTS

Village Administrator Mary Jo Seehausen No Report.

Director of Public Infrastructure Dave Toepper Introduced new Code Enforcement Officer, Romel Stanford. He has a history in corrections, he worked for the corrections department and worked for a school district in Indiana. He has been through some training and some school next week. I am happy to have him on board.

New Code Officer Stanford addressed the entire audience and assured them, your voices have been heard, all your concerns have been noted. I do believe in thorough and complete investigation of everything that comes across my desk. Feel free, when you see me out there, flag me down, we can have a conversation about anything you need. I am here.

Fire Chief Mike Long For the month of December, we answered 183 calls for service. 170 of those were medical and 13 were fire. Our total for the year was 2082 calls, 1789 for Medical and 296 were for fire which is 7 calls shy of 2023. Last year we brought in approximately \$150,000.00 in grant funding and outside donations for equipment. We are on track to add 2 new Paramedics to the roster and have 4 new hires that started EMT school last Thursday. We added one new Lieutenant to the Officer Staff and are on track to add a second in the coming months. Our continued growth of our Paid on Call division and Cadet program is right where we want it to be, to continue to serve the fine residents of our Village in the coming year. Just a note to residents: we have seen a large spike in respiratory related illnesses so if you are immune compromised, please keep yourself protected while in public. Trustee Perchinski commented Chief Long on his efforts to build the Paid on Call ranks as they are all volunteers. We appreciate all the efforts of everyone at the Fire Department.

Police Chief Greg Smith We started out this month with Monthly Police Law training (New Illinois Law – 2025 Part 1), Chief Smith and Detective Darge attended the monthly School District 206 Safety meeting. Sgt. Lane graduated from North Western “Staff & Command” and Chief Smith and D.C. Fajman attended annual SSMCTF meeting. Det. Darge attended Chicago Police Officer’s funeral, we have placed two new 2025 Ford Explorers in service.

EMA Chief Jason Stevenson No Report

Community Center Director Diana Rossi For the last three weeks we have had approximately 700 people come through. We are currently taking registration for softball and t-ball, volleyball has quit taking registrations and their season has started. We still are taking a couple of basketball registration for spots available, you have to call the

coach for that. If you call the Community Center, we can put you in touch with the coach.

Village Attorney No report.

Treasurer No Report.

MAYORS REPORT No Report.

VILLAGE CLERK No Report.

TRUSTEES REPORTS

None

BILLS

Trustee Perchinski made a motion to pay all bills when funds become available. Trustee Stewart seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Motion carried.

CORRESPONDENCE

UNFINISHED BUSINESS

NEW BUSINESS:

Trustee Perchinski made a motion to adopt ORDINANCE No. 1330: THE ANNUAL APPROPRIATIONS ORDINANCE OF THE VILLAGE OF STEGER, COOK COUNTY AND WILL COUNTY, ILLINOIS FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025. Trustee Trotier seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Stewart, Trotier, Joyce and Perchinski. Motion carried.

Minutes January 21, 2024, page 6

Being no further business:

Trustee Perchinski made a motion to adjourn the meeting.

Trustee Joyce seconded the motion to adjourn. Voice vote; all ayes. Motion carried.

Meeting adjourned at 7:45 pm.

Ernie Lopez, Jr. Chairman Pro-tem

Joseph M. Zagone, Jr., Village Clerk



Invoice Final Update - G/L Source: C/V - Tentative G/L Register: 1006 Cash Basis Tentative G/L Date: 1/31/2025

Vendor	Account	Description	Amount
Fund: 01			
Dept: 01-00			
ACE HARDWARE IN STEGER			
Inv: 155878	01-00-37800	NEW-TOOLS & WORK EQUIPMENT	\$14.39
AT&T			
Inv: 708754369001 1/25	01-00-33700	TELEPHONE	\$23.93
CINTAS CORPORATION LOCKBOX			
Inv: 5249952904	01-00-33500	OFFICE SUPPLIES	\$73.05
CLOUDPERMIT LLC			
Inv: 2094	01-00-38901	DUES & SUBSCRIPTIONS	\$11,000.00
DEL GALDO LAW GROUP LLC			
Inv: 36990	01-00-34100	LEGAL SERVICES	\$87.50
DEL GALDO LAW GROUP LLC			
Inv: 36991	01-00-34100	LEGAL SERVICES	\$823.75
GUARANTEED TECHNICAL SERV & CONSULT INC			
Inv: 2025-008	01-00-32901	MAINT.-COMPUTER SOFTWARE (UPGR)	\$1,046.68
ILLINOIS STATE POLICE			
Inv: 20241206082	01-00-34201	PHYSICALS	\$28.25
LOCIS			
Inv: 48476	01-00-32901	MAINT.-COMPUTER SOFTWARE (UPGR)	\$350.00
LOCIS			
Inv: 48466	01-00-38400	EMPLOYEE TRAINING	\$720.00
LOCIS			
Inv: 48498	01-00-38400	EMPLOYEE TRAINING	\$720.00
QUADIENT, INC			
Inv: Q1536464	01-00-33901	RENTAL-EQUIPMENT	\$492.24
QUADIENT, INC			
Inv: Q1666185	01-00-33901	RENTAL-EQUIPMENT	\$492.24
NICOR GAS			
Inv: 5680685283 8 1/25	01-00-33200	HEAT	\$21.62
VASSELLI LAW, LLC			
Inv: 2024000183	01-00-34100	LEGAL SERVICES	\$2,210.00
VASSELLI LAW, LLC			
Inv: 2024000184	01-00-34100	LEGAL SERVICES	\$640.00
VERIZON WIRELESS			
Inv: 6102764995	01-00-33700	TELEPHONE	\$583.07
Dept: 01-00 Total:			\$19,326.72
Dept: 01-07			
VERIZON WIRELESS			
Inv: 6102764995	01-07-33700	TELEPHONE	\$85.27
Dept: 01-07 Total:			\$85.27



Dept: 01-20

CINTAS CORPORATION LOCKBOX			
Inv: 5249952904	01-20-33500	OFFICE SUPPLIES	\$73.06
GUARANTEED TECHNICAL SERV & CONSULT INC			
Inv: 2025-008	01-20-32901	MAINT-COMPUTER SOFTWARE	\$416.67
HERITAGE F/S, INC.			
Inv: 35018253	01-20-33300	GASOLINE & OIL	\$276.96
HERITAGE F/S, INC.			
Inv: 35018286	01-20-33300	GASOLINE & OIL	\$126.67
HERITAGE F/S, INC.			
Inv: 35018331	01-20-33300	GASOLINE & OIL	\$271.75
HERITAGE F/S, INC.			
Inv: 35018376	01-20-33300	GASOLINE & OIL	\$182.06
ILLINOIS STATE POLICE			
Inv: 20241206082	01-20-34200	MEDICAL SERVICES	\$56.50
METRO PARAMEDIC SERVICES INC.			
Inv: 25-7217	01-20-34250	AMBULANCE SERVICE	\$27,993.58
R&R MAINTENANCE FIRE & FLEET			
Inv: 14558	01-20-31805	MAINT-VEHICLES	\$125.93
R&R MAINTENANCE FIRE & FLEET			
Inv: 14560	01-20-31805	MAINT-VEHICLES	\$125.93
R&R MAINTENANCE FIRE & FLEET			
Inv: 14610	01-20-31805	MAINT-VEHICLES	\$845.40
STRYKER SALES LLC			
Inv: 9208264174	01-20-37800	NEW TOOLS & WORK EQUIPM	\$1,165.12
VERIZON WIRELESS			
Inv: 6102764995	01-20-33700	TELEPHONE/CELL/AIRCARDS	\$248.47
Dept: 01-20 Total:			\$31,908.10

Dept: 01-40

CINTAS CORPORATION LOCKBOX			
Inv: 5249952905	01-40-33900	ALL OTHER SUPPLIES/SERVICES	\$122.84
COMCAST			
Inv: 8771401060295698 1/25	01-40-33701	CABLE/INTERNET	\$121.97
DACA V INDUSTRIES			
Inv: 3356	01-40-33400	PRINTING & SUPPLIES	\$192.50
EXCEL ELECTRIC INC			
Inv: 130124	01-40-31100	MAINT-BUILDING	\$480.40
GUARANTEED TECHNICAL SERV & CONSULT INC			
Inv: 2025-008	01-40-32901	MAINT-SOFTWARE/UPGRADES	\$506.67
HERITAGE F/S, INC.			
Inv: 35018253	01-40-33300	GASOLINE & OIL	\$1,177.06
HERITAGE F/S, INC.			
Inv: 35018286	01-40-33300	GASOLINE & OIL	\$538.35
HERITAGE F/S, INC.			



Village of Steger
3320 Lewis Avenue. - Steger IL 60475
AP Invoices - Warrant List V3 -

Inv: 35018331	01-40-33300	GASOLINE & OIL	\$1,154.96
HERITAGE F/S, INC.			
Inv: 35018376	01-40-33300	GASOLINE & OIL	\$773.76
ILLINOIS TOLLWAY			
Inv: G129000008583	01-40-33900	ALL OTHER SUPPLIES/SERVICES	\$2.80
JAMES HERR & SONS			
Inv: 125364	01-40-31805	MAINT-VEHICLES	\$1,250.00
JAMES HERR & SONS			
Inv: 125401	01-40-31805	MAINT-VEHICLES	\$70.19
JAMES HERR & SONS			
Inv: 125402	01-40-31805	MAINT-VEHICLES	\$224.83
SUTTON FORD INC			
Inv: 725795	01-40-31805	MAINT-VEHICLES	\$1,043.13
VERIZON WIRELESS			
Inv: 6102764995	01-40-33700	TELEPHONE/CELL/AIRCARDS	\$634.15
Dept: 01-40 Total:			\$8,293.61
Fund 01 Total:			\$59,613.70



Fund: 03

Dept: 03-30

CENTRAL STATES AUTOMATIC SPRINKLERS, INC			
Inv: 36085	03-30-31100	MAINT-BUILDING	\$625.00
EVERON, LLC			
Inv: 32429557 1/25	03-30-33704	SECURITY SYSTEM	\$73.47
EVERON, LLC			
Inv: 32429599 1/25	03-30-33704	SECURITY SYSTEM	\$51.11
GUARANTEED TECHNICAL SERV & CONSULT INC			
Inv: 2025-008	03-30-32901	MAINT-COMPUTERS	\$416.66
UNIFIRST CORPORATION			
Inv: 1201125219	03-30-32900	MAINT-MATS/CLEANING SUPPLIES	\$106.48
Dept: 03-30 Total:			\$1,272.72

Dept: 03-31

EXCEL ELECTRIC INC			
Inv: 130124	03-31-31300	MAINT-PARKS/PLAYGROUNDS	\$561.95
Dept: 03-31 Total:			\$561.95
Fund 03 Total:			\$1,834.67



Fund: 06

Dept: 06-00

CINTAS CORPORATION LOCKBOX			
Inv: 5249952902	06-00-33501	SHOP SUPPLIES	\$66.03
COMED			
Inv: 1487647647	06-00-33100	ELECTRIC	\$39.93
1/25			
COMED			
Inv: 2604596630	06-00-33100	ELECTRIC	\$1,607.86
1/25			
COMED			
Inv: 5118035448	06-00-33100	ELECTRIC	\$1,354.44
1/25			
DONI TEAM LLC			
Inv: 01571	06-00-31805	MAINT-VEHICLES	\$228.95
GEMINI II SEWER RODDING IRRIGATION, LLC			
Inv: 3043 LEWIS ST	06-00-31100	MAINT-BUILDING	\$350.00
GUARANTEED TECHNICAL SERV & CONSULT INC			
Inv: 2025-008	06-00-32900	MAINT-OTHER	\$416.66
HERITAGE F/S, INC.			
Inv: 35018253	06-00-33300	GASOLINE & OIL	\$426.98
HERITAGE F/S, INC.			
Inv: 35018286	06-00-33300	GASOLINE & OIL	\$195.29
HERITAGE F/S, INC.			
Inv: 35018331	06-00-33300	GASOLINE & OIL	\$418.96
HERITAGE F/S, INC.			
Inv: 35018376	06-00-33300	GASOLINE & OIL	\$280.68
HINCKLEY SPRINGS			
Inv: 17155979	06-00-33501	SHOP SUPPLIES	\$28.43
012225			
M&J UNDERGROUND, INC			
Inv: M24-0796	06-00-31504.01	MAINT-MAINS OUTSIDE CONTRACTOR	\$9,152.50
M&J UNDERGROUND, INC			
Inv: M24-0818	06-00-31504.01	MAINT-MAINS OUTSIDE CONTRACTOR	\$6,594.50
M&J UNDERGROUND, INC			
Inv: M24-0820	06-00-31504.01	MAINT-MAINS OUTSIDE CONTRACTOR	\$5,478.00
M&J UNDERGROUND, INC			
Inv: M24-0819	06-00-31506	MAINT-SEWERS	\$1,860.00
REPUBLIC SERVICES #721			
Inv: 0721-008310759	06-00-33710	GARBAGE CONTRACT	\$76,127.09
ROBINSON ENGINEERING			
Inv: 25010470	06-00-38950	GRANT EXPENDITURES	\$28,000.00
ROBINSON ENGINEERING			
Inv: 25010472	06-00-38950	GRANT EXPENDITURES	\$30,000.00
SUNSET SEWER & WATER, INC			
Inv: 2025-038	06-00-31506	MAINT-SEWERS	\$24,338.09
UNIFIRST CORPORATION			



Village of Steger
3320 Lewis Avenue. - Steger IL 60475
AP Invoices - Warrant List V3 -

Inv: 1201125452	06-00-31100	MAINT-BUILDING	\$48.15
UNIFIRST CORPORATION			
Inv: 1201124169	06-00-33800	UNIFORM SERVICE	\$192.87
UNIFIRST CORPORATION			
Inv: 1201125460	06-00-33800	UNIFORM SERVICE	\$96.93
USA BLUE BOOK			
Inv: INV00585885	06-00-33501	SHOP SUPPLIES	\$279.14
VERIZON WIRELESS			
Inv: 6102764995	06-00-33700	TELEPHONE	\$309.30
WATER RESOURCES INC			
Inv: 37867	06-00-37503	NEW-EQUIPMENT/WATER SYSTEM	\$5,720.00
WATER RESOURCES INC			
Inv: 37868	06-00-37507	NEW-METERS	\$8,134.80
WATER SOLUTIONS UNLIMITED			
Inv: 6957126	06-00-33907	CHEMICALS	\$2,260.20
Dept: 06-00 Total:			\$204,005.78
Fund 06 Total:			\$204,005.78



Fund: 08

Dept: 08-00

COMED

Inv: 7263691222 08-00-33102 ELECTRICITY-TRAFFIC &STR LIGHTIN \$5,810.88
1/25

MORTON SALT, INC.

Inv: 5403300033 08-00-33910 ROCK SALT/SNOW & ICE \$18,113.36

MORTON SALT, INC.

Inv: 5403303573 08-00-33910 ROCK SALT/SNOW & ICE \$3,473.51

Dept: 08-00 Total: \$27,397.75

Fund 08 Total: \$27,397.75



Fund: 15

Dept: 15-00

HUMANA DENTAL INSURANCE COMPANY

Inv: 181932058	15-00-36903	DENTAL INSURANCE	\$2,635.09
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VISION SERVICE PLAN (IL)

Inv: 822068973	15-00-36901	HEALTH INSURANCE	\$553.62
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Dept: 15-00 Total:	\$3,188.71
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Fund 15 Total:	\$3,188.71
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Fund: 16

Dept: 16-00

GUARANTEED TECHNICAL SERV & CONSULT INC

Inv: 2025-008	16-00-32900	MAINT-OTHER	\$416.66
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JOHNSON CONTROLS SECURITY SOLUTIONS

Inv: 40951670	16-00-33704	SECURITY SYSTEM	\$312.91
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VERIZON WIRELESS

Inv: 6102764995	16-00-33700	TELEPHONE	\$66.74
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Dept: 16-00 Total:	\$796.31
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Fund 16 Total:	\$796.31
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Fund: 26

Dept: 26-00

VASSELLI LAW, LLC

Inv: 2024000185 26-00-34102

PROFESSIONAL SERVICES

\$440.00

Dept: 26-00 Total: \$440.00

Fund 26 Total: \$440.00

ORDINANCE NO. 1331

AN ORDINANCE FIXING THE SALARIES AND WAGES TO BE PAID TO MANAGEMENT EMPLOYEES OF 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, is required to establish and fix the salaries and wages for its management personnel;

WHEREAS, the affected employees shall be listed on Exhibit A attached hereto and incorporated herein;

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

Section 1: Definitions & Recitals

For the purposes of this ordinance, the recitals set forth above shall be incorporated herein as if fully restated below and the following terms shall have the meanings ascribed to them in this section:

- Management Personnel: Employees of the Village of Steger holding employment positions of responsibility and authority, including but not limited to department heads, supervisors, and other similar roles.

Section 2: Salary Schedule

Effective February 3, 2025, and retroactively to January 1, 2025 the annual salaries and hourly wages of the management personnel of the Village of Steger are hereby fixed as set forth on Exhibit A attached hereto and incorporated herein.

Section 3: Repeal of Inconsistent Ordinances

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Steger, Cook and Will Counties, Illinois, this 3rd day of February 2025.

Ayes:

Nays:

Abstentions:

Absent:

President Pro Tem of the Village of Steger

ATTEST:

Village Clerk

Exhibit 1

(List of position salaries)

ORDINANCE NO. 1332

AN ORDINANCE FIXING THE SALARIES AND WAGES TO BE PAID TO NON-MANAGEMENT, NON-UNION EMPLOYEES OF 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, is required to establish and fix the salaries and wages for its personnel;

WHEREAS, the affected employees shall be listed on Exhibit 1 attached hereto and incorporated herein;

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

Section 1: Definitions & Recitals

For the purposes of this ordinance, the recitals set forth above shall be incorporated herein as if fully restated below and the following terms shall have the meanings ascribed to them in this section:

- Non-Management, Non-Union Personnel: Employees of the Village of Steger who do not hold management positions and are not members of a labor union.

Section 2: Salary Schedule

Effective February 3, 2025, and retroactively to January 01, 2025 the annual salaries and hourly wages of the non-management personnel of the Village of Steger are hereby fixed as set forth on Exhibit 1 attached hereto and incorporated herein.

Section 3: Repeal of Inconsistent Ordinances

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 4: Effective Date

This ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Steger, Cook and Will Counties, Illinois, this 3rd day of February 03, 2025.

Ayes:

Nays:

Abstentions:

Absent:

President of the Village of Steger Pro-Tem

ATTEST:

Village Clerk

Exhibit A

(List of position salaries)

RESOLUTION NO. 1193

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

A RESOLUTION PROVIDING AN INDUCEMENT TO THE VILLAGE OF STEGER AND OTHER THIRD PARTIES IN CONNECTION WITH THE POTENTIAL IMPROVEMENT OF REAL PROPERTY LOCATED WITHIN THE VILLAGE OF STEGER, COOK AND WILL COUNTIES, 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 (65 ILCS 5/1-1-1, *et seq.*), 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 Mayor, who is also the President of the Village (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") have previously been committed to stimulating and inducing development within the Village; and

WHEREAS, in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, *et seq.*) (the "TIF Act"), to stimulate and induce redevelopment pursuant to the TIF Act, after giving all required notices, conducting all required public hearings and making all findings required by law, the Village approved a tax increment redevelopment plan and redevelopment project (the "Redevelopment Plan"), designated a redevelopment project area within the Village known as the Village of Steger Chicago Road Tax Increment Financing Redevelopment Project Area (the "Redevelopment Project Area") and the Corporate Authorities adopted tax increment financing for the payment and financing of redevelopment project costs incurred within the Redevelopment Project Area as authorized by the TIF Act and as

defined in Subsection 11-74.4-3(q) of the TIF Act (“Eligible Redevelopment Project Costs”); and

WHEREAS, the Redevelopment Project Area was determined to be a conservation area and the objectives set forth in the Redevelopment Plan include, without limitation, reducing or eliminating negative factors associated with the onset of blight, providing for an attractive overall appearance of the Redevelopment Project Area, promoting improvements in existing buildings so they can sustain occupancy and market competitiveness and focusing efforts and resources on development projects that are likely to catalyze other investments; and

WHEREAS, potential strategies to achieve the goals and objectives set forth in the Redevelopment Plan include redeveloping certain buildings through rehabilitation and improvement of structures, which may include exterior and façade-related work as well as interior work; and

WHEREAS, pursuant to the TIF Act, the Village is authorized to negotiate and thereafter enter into a redevelopment agreement with a developer or other third parties (the “Developer”) to incentivize the Developer’s redevelopment of property located within the Redevelopment Project Area; and

WHEREAS, the redevelopment agreement may provide financial incentives to the Developer, which may include the Village paying or financing redevelopment project costs incurred within the Redevelopment Project Area as authorized by the TIF Act; and

WHEREAS, the Developer may expend funds in connection with the redevelopment of property located in the Redevelopment Project Area including, without limitation, costs for studies, surveys, development of plans, architectural, engineering, legal and design services, property assembly, remediation and construction (the “Developer’s Potential Eligible Redevelopment Project Costs”),

which could be reimbursed to the Developer if a redevelopment agreement is entered into and they are deemed Eligible Redevelopment Project Costs; and

WHEREAS, the Village's payment of Developer's Potential Eligible Redevelopment Project Costs is contingent on the Village and the Developer entering into a redevelopment agreement, which shall require, among other things, the Developer to complete a project that is eligible for reimbursement under the TIF Act (the "Project"); and

WHEREAS, in an effort to encourage public and private investment in the Redevelopment Project Area, the Village Board (or a majority of the Corporate Authorities) does hereby agree to undertake, in good faith, an investigation into the appropriateness of allowing the Village to use tax increment financing in connection with the Project; and

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

WHEREAS, the Village shall not be required to reimburse the Developer for any expenditures in excess of the project budget, which will be set forth in the redevelopment agreement to be agreed to by the Village and the Developer; and

WHEREAS, the successful completion of the Project is contingent upon economic assistance from the Village, and that, but for said assistance, the Developer would not undertake the Project; and

WHEREAS, the Village further acknowledges that, but for the benefit of economic assistance from tax increment financing the Project could not proceed; and

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

WHEREAS, the Village Board is dedicated to ensuring that the Redevelopment Project Area is developed, redeveloped, improved and maintained; and

WHEREAS, the Village Board is hopeful that the Project will promote and protect the public interest and the health, safety, morals and welfare by promoting improvements to any existing buildings, providing for high quality development and providing for an overall attractive appearance in the Redevelopment Project Area; and

WHEREAS, after adoption of this Resolution, the Village Board has determined that it is advisable, necessary and in the best interests of the Village and its residents to take steps in furtherance of the Project; and

WHEREAS, notwithstanding the foregoing, this Resolution does not obligate the Village to enter into a redevelopment agreement with the Developer or a third party; rather it is intended to induce the Developer to pursue plans for the Project and provide for the potential reimbursement of the Developer's Potential Eligible Redevelopment Project Costs in the event redevelopment agreements are entered into between the Village and the Developer; and

NOW, THEREFORE, BE IT RESOLVED by the President and 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: Incorporation Clause.

The Village Board (or a majority of the Corporate Authorities) hereby find that all of the recitals 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.

SECTION 2.0: Purpose.

The purpose of this Resolution is to induce the Village and the Developer to incur costs pending the possible approval of a redevelopment agreement and to further authorize the Village to take all steps necessary to carry out the terms of this Resolution and ratify any steps taken to effectuate those goals, including the expenditure of all necessary funds.

**ARTICLE II.
AUTHORIZATION**

SECTION 3.0: Authorization, Approval, Adoption.

The Village Board (or a majority of the Corporate Authorities) hereby authorize and direct the Village Administrator or her designee to determine 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, tax increment financing. If the Village determines that the Project is appropriate for such municipal and/or other governmental economic incentive program(s) and such costs qualify as Eligible Redevelopment Project Costs, the Village may make certain Eligible Redevelopment Project Costs to commence the Project and bargain in good faith with the Developer regarding a redevelopment agreement, which may include reimbursement for the Developer's Potential Eligible Redevelopment Project Costs, provided that such reimbursements are lawfully permitted by the TIF Act and practically available. The Village, the Developer and other third parties designated by the Village are hereby induced to make such reasonable expenditures in furtherance of the Project. The Village Board (or a majority of the Corporate Authorities) hereby authorize and direct the Village Administrator and an attorney for the Village 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 Village and an attorney for the Village, said agreements or documents shall be presented to the Village Board (or Corporate Authorities) for potential approval and passage, as provided by law. 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 to carry out, give effect to and consummate the purpose of this Resolution. The authority of this Resolution also allows the Village to retain all professionals necessary to discharge the intent of this Resolution. To the extent that any requirement of bidding would be applicable, the same is hereby waived. Further, the Village is permitted to reimburse itself for Eligible Redevelopment Project Costs incurred in accordance with the TIF Act.

SECTION 3.1: Acts of Village Officials.

That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

**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 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 if required 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 or as otherwise provided by applicable law.

PASSED this ____ day of _____ 2025.

Joseph M. Zagone, Jr., Village Clerk

APPROVED this ____ day of _____ 2025.

Acting President or Village Administrator

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