

VILLAGE OF THORNTON

Committee Meeting Agenda

**August 17, 2015
7:00 PM**

-
- I. Call to Order**
 - II. Public Comment**
 - III. Committee Topics**
 - A. Trustee Kaye
 - B. Treasurer Frye
 - 1) July 2015 Treasurer's Report
 - C. Attorney Dillner
 - 1) Rodzilla Redevelopment Agreement
 - 2) 601 Williams Street Special Use
 - 3) No Cash Bid Resolution
 - 4) MWRD Real Estate Contract
 - 5) Brown Derby Road Vacation and Transfer
 - D. Administrator Beckman
 - 1) Cherry Lane Block Party
 - 2) Pride in Property Awards
 - Presenter: Planning & Development
 - E. President Kolosh
 - 1) Anniversary Proclamation
 - Mr. & Mrs. Roberts (Irv and Ruth)
 - IV. Old & New Business**
 - V. Adjournment**

VILLAGE OF THORNTON

**Board Meeting
Agenda**

**August 17, 2015
7:30 PM**

- I. Call to Order**
- II. Roll Call**
- III. Approval of August 3, 2015 Regular and Committee Board Meeting Minutes, Correspondence, and Vouchers**
- IV. Public Comment**
- V. Pride in Property Awards**
Presenter: Planning & Development
- VI. Committee Topics**
 - A. Treasurer Frye**
 - 1) July 2015 Treasurer's Report *(Approval)*
 - B. Attorney Dillner**
 - 1) Rodzilla Redevelopment Agreement *(Approval)*
 - 2) 601 Williams Street Special Use *(Approval)*
 - 3) No Cash Bid Resolution *(Approval)*
 - 4) MWRD Real Estate Contract *(Approval)*
 - 5) Brown Derby Road Vacation and Transfer *(Approval)*
 - C. Administrator Beckman**
 - 1) Cherry Lane Block Party *(Approval)*
 - D. President Kolosh**
 - 1) Anniversary Proclamation *(Approval)*
Mr. & Mrs. Roberts (Irv and Ruth)
- VII. Old & New Business**
- VIII. Adjournment**

THORNTON TAX INCREMENT
FINANCING REDEVELOPMENT AGREEMENT
RODZILLA PROPERTIES
DOWNTOWN THORNTON REDEVELOPMENT PROJECT AREA

This THORNTON TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT (hereinafter referred to as the "Redevelopment Agreement" or "Agreement") is made and entered into as of the _____ day of _____, 2015, by and between the **VILLAGE OF THORNTON**, an Illinois municipal corporation (hereinafter referred to as the "Village"), **RODZILLA PROPERTIES**, an Illinois Corporation, (hereinafter referred to as the "Developer").

W I T N E S S E T H:

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), Village has undertaken a program for the redevelopment of certain property within the Village, known as the Downtown Thornton Redevelopment Area generally located as follows: an area of approximately 64 acres, including street and alley rights-of-way, generally bounded by Hubbard Street on the West, the Tri-State Tollway on the North, Hunter Street on the East and Francis Street on the South, Thornton, Illinois, and which is described in Exhibit "A", attached hereto and made a part hereof (hereinafter referred to as the "Redevelopment Area");

WHEREAS, pursuant to the Act, the President and Board of Trustees of the Village have heretofore passed and approved in the manner required by law on February 7, 1994 and June 23, 2008, the following ordinances:

(i) "AN ORDINANCE of the Village of Thornton, Cook County, Illinois, approving a Tax Increment Redevelopment Plan and Redevelopment Project for the DOWNTOWN THORNTON REDEVELOPMENT PROJECT AREA";

(ii) "AN ORDINANCE of the Village of Thornton, Cook County, Illinois, designating the DOWNTOWN THORNTON REDEVELOPMENT PROJECT AREA of said Village a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Project Area"; and

(iii) "AN ORDINANCE of the Village of Thornton, Cook County, Illinois, adopting Tax Increment Allocation Financing for the DOWNTOWN THORNTON REDEVELOPMENT PROJECT AREA;" and

(iv) "AN ORDINANCE of the Village of Thornton, Cook County, Illinois approving an amendment and amending the Redevelopment Project and Plan for the Village of Thornton DOWNTOWN THORNTON REDEVELOPMENT PROJECT AREA to delete a parcel of property commonly known as 203 N. Wolcott Street, Thornton, Illinois, permanent real estate index number: 29-34-109-005-0000".

WHEREAS, Developer is desirous of developing, constructing and managing a project within the Redevelopment Area, as follows:

(i) The project shall consist of interior and exterior remodeling and improvements of the existing site. The description of the Project Site is shown on Exhibit "B" attached hereto and made a part hereof and commonly known as 525-599 North Williams Street, Thornton, Illinois.

WHEREAS, the Village is desirous of approving Developer as the redeveloper of the Project Site and has preliminarily approved (subject to compliance with all Village building and fire codes, ordinances and regulations and all Village engineering requirements) the Developer's Project; and

WHEREAS, the Village believes that the construction of the Project is in the vital and best interest of the Village and the general health, safety and welfare of its citizens and in accordance with public purposes and the provisions of all applicable laws; and

WHEREAS, Developer has agreed, in reliance on the commitments of the Village hereinafter contained, to make a good faith effort to secure financing and thereby advance the funds necessary in order to construct the Project; and

WHEREAS, the Village has agreed, in reliance on the Developer's commitment to advance the funds to construct the Project, to reimburse Developer for eligible Redevelopment Project Costs (as defined and allowed in the Act, the Redevelopment Plan and this Redevelopment Agreement) not to exceed the sum of Thirty Thousand Six Hundred Forty-Five and 00/100 Dollars (\$30,645.00) as set forth in Paragraph 4A and 6A herein, including costs advanced by Developer for improvements ("Eligible Redevelopment Project Costs"), payable in installments as provided in this Agreement; and

WHEREAS, Developer and Village have herein agreed to other matters and therefore the parties hereto are now desirous of committing all of their agreements, understandings and commitments to writing; and

WHEREAS, Village has caused the publication of a ten (10) day Public Notice in a newspaper of general circulation within the Village, expressing Village's desire to enter into this Redevelopment Agreement and inviting any interested persons to present other proposals for the development of the Redevelopment Area to Village, and Village has received no such proposals.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and for other good and valuable considerations, the receipt and legal sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

1. **Preambles.** The preambles and premises set forth above are an integral part of this Agreement and are hereby incorporated into and made a part of this Agreement.

2. **Village and Developer Goals.** It is the intent and goal of the Village and Developer to jointly cooperate in the completion of the Project in accordance with the terms and conditions and the intent and purposes of the Redevelopment Plan and this Agreement.

3. **Basic Developer Obligations and Agreements to the Village.** In accordance with the Village's substantial commitment to the redevelopment of the Project Site pursuant to the Redevelopment Plan, the Developer, on its part, agrees and covenants with Village, as follows:

A. To construct the Project at the Project Site. Completion of the Project will be no later than 180 days following the date of this agreement.

B. To cause the construction of all infrastructure and site improvements set forth in Exhibit "C" attached hereto and made a part hereof necessary for the development of the Project within the Redevelopment Area.

C. Developer further agrees to advance funds for the construction of the Project. Those funds advanced by Developer which constitute Eligible Project Costs and which are itemized in Village approved budget shall be reimbursed by Village to Developer subject to and in accordance with the terms and provisions of this Redevelopment Agreement and the Act.

D. Developer shall obtain or cause its contractors to obtain all requisite governmental permits and approvals prior to commencement of construction. Provided: (i) the Village is not otherwise in default hereunder; and (ii) subject to "force majeure" (as such term is hereinafter defined), Developer shall use its best efforts to complete or cause to be completed the Project on or before a date that is 180 days following the date of this agreement. For purposes of this Redevelopment Agreement, the term "force majeure" shall mean delays caused by: (i) strikes, lockouts or labor disputes; (ii) fire or other casualty; (iii) adverse weather conditions; (iv) acts of God; (v) acts of war or terrorism; (vi) provided that Developer has completed and filed all necessary applications and supporting documents and paid all

necessary fees, the refusal or failure of governmental or quasi-governmental authorities to grant necessary approvals and permits; and (vii) other causes which are beyond the reasonable control of Developer. In the event of a force majeure delay, Developer shall notify the Village within ten (10) business days of any such delay. Developer shall, upon notification to the Village, be entitled to an extension of time equal to the period of delay due to the force majeure. Developer shall construct or cause to be constructed the Project in a good and workmanlike manner in accordance with Village approved site plan, engineering and construction plans and specifications (as the same may be amended or modified from time to time), and substantially in accordance with all applicable federal, state and local laws, ordinances and regulations.

E. To obtain and maintain until construction of the Project is complete, general liability, worker's compensation and builder's risk insurance for the Project, and shall cause Village to be named as additional insured party on such insurance policies. Said insurance policies shall be issued in usual and customary amounts given the size, nature and location of the Project, and shall provide for not less than thirty (30) days prior notice to the Village and Developer before such policies may be canceled. Prior to commencement of any construction for the Project, Developer's insurance company shall provide Village with either copies of such policies or certificates thereof.

F. Developer agrees to indemnify and hold Village harmless from and against any and all claims, demands, suits or actions brought against Village, including any reasonable attorneys' fees incurred by Village, which are based on the alleged failure of Developer to pay contractors and material men performing work or supplying materials for the Project and who have contracts with Developer.

G. To cooperate and work with Village with respect to providing Village with any and all information required and necessary to Village pursuant to the Act with respect to Village's obligations to carry out the provisions of the Act, Redevelopment Plan and this Redevelopment Agreement.

H. To provide documentation, upon Project completion, evidencing the actual and final Project costs for the Project (as set forth in Exhibit "C"), and showing amounts actually expended and any amounts reimbursed other than reimbursements provided herein. Evidence of expenditures for and proof of payment of Eligible Redevelopment Project Costs shall be submitted to the Village prior to disbursement to the Developer of incremental real estate taxes as provided in Section 6 hereof.

4. **Village Obligations and Agreements to the Developer.** In accordance with Developer's substantial economic commitment to the redevelopment of the Project Site and pursuant to the Redevelopment Plan, Village on its part, agrees and covenants with Developer, as follows:

A. Subject to the terms and conditions of this Agreement, including Paragraph 6A, the Redevelopment Plan and the Act, the Village has established a Special Tax Allocation Fund (hereinafter referred to as the "Fund") and will reimburse Developer from said Fund in accordance with the Act and this Agreement up to the sum of Thirty Thousand Six Hundred Forty-Five and 00/100 Dollars (\$30,645.00) for repayment of Eligible Redevelopment Project Costs.

B. The Village further agrees that all revenues allocated by the Act and this Agreement to the Fund shall be deposited when received by Village into said Fund and, pursuant to this Agreement, shall be disbursed to the Developer from the Fund in accordance herewith.

C. To comply promptly with all State of Illinois and County of Cook requests for information concerning initial and annual filings and submissions for, and qualifications of, the Redevelopment Area. The Fund will be audited as a part of the Village's annual audit. A copy of the Village's annual audit will be furnished to Developer upon request.

D. To expedite and diligently process, within the reasonable constraints of the Village's staff, all applications by Developer for all approvals, permits and inspections relating to the Project, including, but not limited to, grading permits, building permits, occupancy permits, site work improvements and all required engineering plans and specification. Provided, however, that a failure on the part of the Village to grant any required approval or issue any required permit shall not be deemed a default, or the cause of a default, by the Village under this Agreement, providing Village is acting in accordance with its lawful ordinances and codes.

E. To provide to Developer, at Developer's cost, access to water, sanitary and storm sewer lines in sufficient capacity to serve the Project.

F. **Limited Obligation of the Village; Disclaimer of Warranties.** The Village's reimbursement obligations set forth herein are limited obligations of the Village payable solely from tax increment revenues deposited into the Fund with respect to the Downtown Thornton Redevelopment Project Area and the redevelopment improvements. Developer acknowledges that this is not a general obligation of

the Village. Notwithstanding any incentives being offered to the Village or to the Developer for the Project Site, the Village expressly disclaims any and all warranties, expressed or implied, including without limitation any implied warranty of fitness for a particular purpose, merchantability, habitability or buildability with respect to the condition of the Project with respect to the Redevelopment Area or with respect to any improvements to be constructed thereon, or with respect to the sufficiency of the tax increment revenues deposited from time to time in the Fund to reimburse developer for Eligible Redevelopment Project Costs, or the continuation of or modification to the Act or as to the continuation of ad valorem real estate taxation in the State of Illinois. Developer acknowledges that all such warranties are hereby disclaimed by the Village and are waived by Developer as to the Village. This agreement constitutes the entire understanding between the parties.

5. **Term of Agreement and Redevelopment Plan.**

This Agreement shall terminate on the earlier of: (i) the date the entire sum as defined in Section 4A or as modified by Section 6A hereof has been disbursed by the Village to the Developer, or (ii) December 31, 2017.

6. **Method of Payment from Special Tax Allocation Fund.**

A. Subject to the terms and conditions of this Agreement, the Redevelopment Plan and the Act, the Village has established a Special Tax Allocation Fund (hereinafter referred to as the "Fund"), and will reimburse Developer from said Fund in accordance with the Act and this Agreement up to the sum of Thirty Thousand Six Hundred Forty-Five and 00/100 Dollars (\$30,645.00) for repayment of Eligible Redevelopment Project Costs.

B. So long as Developer has completed construction in accordance with the terms of this Agreement and is not in default with this Agreement, and the real estate taxes attributable to the Project Site are not in arrears at the time of the request for payment, and the Developer has provided proof of payment of unreimbursed Eligible Redevelopment Project Costs to the Village in accordance with Paragraph 3, and provided that the Village has issued a Certificate of Completion for the project, payment will be made as follows. Payment of the sum of Thirty Thousand Six Hundred Forty-Five and 00/100 Dollars (\$30,645.00) upon the issuance of a Certificate of Completion by the Village provided that construction of the Project begins no later than ninety (90) days within execution of this Agreement.

The total of Thirty Thousand Six Hundred Forty-Five and 00/100 Dollars (\$30,645.00) shall be paid as follows:

- (1) Parking & Asphalt Repair: Eight Thousand Nine Hundred Twenty-Five Dollars and 00/100 (\$8,925.00) or 50% of the total project cost of Seventeen Thousand Eight Hundred Fifty Dollars and 00/100 (\$17,850.00), whichever is less.
- (2) French Drains: Eight Thousand Two Hundred Ninety-Five Dollars and 00/100 (\$8,295.00) or 50% of the total project cost of Sixteen Thousand Five Hundred Ninety Dollars and 00/100 (\$16,590.00), whichever is less.
- (3) 575 North Williams: Six Thousand Three Hundred Seventy-Five Dollars and 00/100 (\$6,375.00) or 30% of the total project cost of Twenty-One Thousand Two Hundred Fifty Dollars and 00/100 (\$21,250.00), whichever is less.
- (4) 591 North Williams: Seven Thousand Fifty Dollars and 00/100 (\$7,050.00) or 30% of the total project cost of Twenty-Three Thousand Five Hundred Twenty Dollars and 00/100 (\$23,520.00), whichever is less.

The obligation to reimburse the Developer is contingent upon the Developer expending the sum on items eligible for reimbursement under the TIF Act. Each of the 4 above listed projects shall be independent of the other and shall be reimbursed separately.

Said payments are further conditional upon Developer being open for business at the time of payment, the real estate taxes for the Project not being in arrears, and receipt by the Village providing that the documentation set forth in Paragraph 3 hereof has been received from Developer and approved by the Village.

7. **Further Developer Representations.**

A. Developer hereby represents and warrants to the Village that at all times Developer shall comply with all applicable Village zoning ordinances and regulations, and all building and fire code regulations, and all other applicable Village ordinances, resolutions and regulations.

B. Developer will pay his real estate taxes in a timely manner and agrees not to contest the assessed valuation or the rate assigned to the developed property by the Cook County Assessor's Office, so long as this Agreement has not been terminated, except as provided herein. In the

event Developer does contest or appeal the assessed valuation of his project, he first shall have caused to be prepared an appraisal of the developed property by an MAI certified appraiser and furnish a copy of said appraisal to the Village. The Village, if it elects to do so, can also have prepared an appraisal of the said developed property by an MAI certified appraiser. The Developer must use the appraisal with the highest value in contesting the assessed valuation of the developed property.

8. **Assignment or Transfer of Project.** Prior to the termination of this Agreement, any transfer or assignment of all or any interest in the real estate comprising the Project Site (including the beneficial interest under a land trust) or in any portion of the Project, must receive the prior written approval of Village, which approval shall not be unreasonably withheld. In determining any request by Developer to transfer any interest in the Project Site, Village shall be entitled to require Developer to evidence the following:

A. Any proposed transferee shall make reasonably available to Village credit and financial records adequate to complete the Project and shall enter into documentation with Village reasonably satisfactory to Village assuming said obligations; and

B. To the fullest extent permitted by law, and excepting only in the manner and to the extent specifically provided otherwise in this Agreement, no transfer of or change with respect to ownership in the Project Site or any part thereof, or any interest therein, however consummated or occurring and whether voluntary or involuntary, shall operate legally or practically to deprive or limit the Village with respect to the Project Site and the construction of the Improvements (set forth in Exhibit "C" hereto) that Village would have had, had there been no such transfer or change.

9. **Default, Remedies.** Except as otherwise provided in this Agreement and only if the projected receipt of incremental revenues at the times and in the amounts contemplated by this Agreement is adversely affected, in the event of any default and/or breach of this Agreement or any terms or conditions by either party hereto, such party shall upon written notice from the other proceed promptly to cure or remedy such default or breach within sixty (60) days after receipt of such notice. Provided, however, that in the event such default is incapable of being cured within said sixty (60) day period and the defaulting party commences to cure the default within said sixty (60) day period and proceeds with diligence, such party shall not be deemed to be in default under this Agreement. In case such action is

not taken or not diligently pursued or the default or breach shall not be cured or remedied within the above period, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach including, but not limited to, proceedings to compel specific performance by the party in default or breach of its obligations. The rights and remedies of the parties to this Agreement whether provided by law or this Agreement shall be cumulative and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it at the same time or different times of any other remedies for the same default or breach by any other party. Any delay by any party in instituting or prosecuting any actions or proceedings or asserting its rights under this Agreement shall not operate as a waiver of such rights in any way (it being the intent of this provision that such party should not be constrained so as to avoid the risk of being deprived of or limited in the exercise of the remedies provided in this Agreement because of the default involved). No waiver made by any party under this Agreement shall be construed as a waiver of rights with respect to any other default by the defaulting party under this Agreement or with respect to the particular default except to the extent specifically waived in writing.

10. **Payments Solely from Incremental Taxes.** Except as provided herein, all payments due to Developer under, pursuant to or as a result of this Agreement shall be payable solely from the incremental real estate taxes attributed to the Village of Thornton Downtown Redevelopment Project Area, accruing after the execution of this Agreement. All payments include but are limited to payments for reimbursement of Eligible Redevelopment Project Costs as specified in the Act, and Developer hereby irrevocably waives any right of action against the Village for money damages of any kind payable from any fund of the Village other than the Fund heretofore established by the Village for the Redevelopment Area. In particular, the Village makes no representations as to its ability to pay Developer the incremental taxes in the event of a legal challenge of any kind or nature or specifying any cause and affecting the right of the Village to receive or allocate such taxes or to appropriate such taxes for the payment of Eligible Redevelopment Project Costs (including those provided for by this Agreement). Provided, however, that Village hereby represents that the Redevelopment Area was established by the Village in accordance with the Act in effect at the date of establishment of the Redevelopment Area.

11. **Indemnification.** Developer shall indemnify, defend and save harmless the Village and its officers and employees from and against all claims made against the Village, officers and employees by or on behalf of any person, firm or corporation arising (i) from the conduct or management of the Project, (ii) any breach or default on the part of Developer in the performance of any of its obligations under this Agreement, (iii) any act of negligence of Developer or any of its employees, agents, contractors or licensees, (iv) any act of negligence of any assignee, lessee or sublessee of Developer, or any employees, agents, contractors or licensees of any assignee, lessee or sublessee of Developer, or in any part of the Project Site. Upon receipt of notice in writing from the Village setting forth the particulars of such claim or cause of action, the Developer shall assume the defense thereof including the employment of counsel and the payment of all costs and expenses. The Village shall have the right to employ separate counsel in any such action and to participate in the defense thereof; the reasonable fees and expenses of such counsel shall be at the expense of the Developer. Notwithstanding the above, the Developer shall not be liable for the Village's own negligence or willful misconduct.

12. **Defense of Redevelopment Area.** In the event that any court or governmental agency having jurisdiction over enforcement of the Act and the subject matter contemplated by this Agreement shall determine that this Agreement, or payments to be made hereunder are contrary to law, or in the event that the legitimacy of the Redevelopment Area is otherwise challenged before a court or governmental agency having jurisdiction thereof, the Village and Developer shall reasonably cooperate with each other concerning an appropriate strategy acceptable to both parties to defend the integrity of the Redevelopment Area and this Agreement. In the event of an adverse lower court or agency ruling, payments shall be suspended during the pendency of any appeal thereof, but such payments shall be reinstated retroactively if such adverse ruling is reversed by the reviewing court or agency.

13. **Prevailing Wage.** The parties do not presently believe or contemplate that this project is subject to the Prevailing Wage Act (820 ILCS 130/1) under the law as it exists today. However, in the event that this project is determined to be subject to the Prevailing Wage Act, then Developer shall comply with the Prevailing Wage Act and indemnify and hold the Village and its officers and employees harmless from any and all claims made against the Village, its officers and employees under or pursuant to the Prevailing Wage Act, including interest and penalties.

14. **Notices.** All notices, demands, requests, and other communications under this Agreement shall be in writing and shall be deemed properly served when delivered by hand to the party to whose attention it is directed or on the fifth business day if sent, postage prepaid, by registered or certified mail, return receipt requested, addressed as follows:

VILLAGE

Village of Thornton
Attention: Village President
115 East Margaret
Thornton, IL 60476.

WITH COPY TO

Scott Dillner,
Village Attorney
Hiskes, Dillner, O'Donnell,
Marovich & Lapp, Ltd.
16231 Wausau Avenue
South Holland, Illinois 60473

DEVELOPER

Rodzilla Properties
4722 147th Street, Ste. 12
Midlothian, IL 60445-2591

WITH COPY TO

Kenneth J. Donkel
Attorney at Law
7220 W. 194th Street #105
Tinley Park, IL 60487

or at such other address or to such other party which any party entitled to receive notice hereunder designates to the other in writing.

15. **Village Approvals and Direction.**

A. Where Village approval or direction is required for any material and/or substantive matter under this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the Village unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.

B. With respect to any notice, approval, consent or supplemental agreement concerning non-material, day-to-day issues, required to be provided by Village, the notice, approval, consent or supplemental agreement by the Village President (or Village Building Department or the Village Engineer in the case of construction matters) shall be deemed to be the appropriate notice, approval or consent of the Village, without any other authority being required of the Board of Trustees of Village.

16. **Entire Agreement.** This Agreement sets forth in all the promises, inducements, agreements, conditions and understandings between Developer and Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings either oral or written, express or implied, between them, other than are herein set forth. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law reduced to writing and executed by each of them.

17. **Survival of Terms, Binding.** The covenants, terms, conditions, representations, warranties, agreements and undertakings set forth in this Agreement (and specifically also including those covenants, terms, conditions, representations, warranties, agreements and undertakings which survive the termination of this Agreement) shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns and legal representatives.

18. **Governing Law.** The validity, meaning and effect of this Agreement shall be determined in accordance with the laws of the State of Illinois.

19. **Severability.** If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that Village does not have the power to perform any provisions hereunder, such provisions shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein, and such judgment shall relieve Village from performance under such invalid provision of this Agreement. Provided, however, if the judgment relieves the Village of any portion of its monetary obligations under this Agreement, then Developer will be relieved of its monetary (including construction) and reporting requirements hereunder.

20. **Village Approval.** The President and Board of Trustees of Village shall adopt and approve an ordinance or resolution approving the terms and conditions of this Agreement and authorizing and directing the Village President to execute this Agreement on Village's behalf. A copy of said ordinance or resolution, certified by the Village Clerk, shall be provided to Developer.

21. **Execution of Agreement.** This Agreement shall be signed last by Village and the President of Village shall affix the date on which he signs and approves this Agreement on the first page hereof, which date, shall be the effective date of this Agreement.

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

VILLAGE:

VILLAGE OF THORNTON,
an Illinois Municipal Corporation

DEVELOPER:

RODZILLA PROPERTIES

BY: _____
Robert Kolosh, President

BY: _____

Print Name & Title: _____

Attest: _____
Debra L. Pisarzewski, Village Clerk

EXHIBIT "A"

REDEVELOPMENT AREA

LOTS 1, 2 AND 3 IN WILLIAM STREET CENTER SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1980 AS DOCUMENT 25610138.

EXHIBIT "B"
PROJECT SITE

Permanent Index Number: 29-27-310-016-0000
29-27-310-017-0000
29-27-310-018-0000

Commonly Known As: 525-599 North Williams, Thornton, Illinois 60476.

EXHIBIT "C"
PROJECT COSTS

NOTICE OF DECISION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

***BEFORE THE VILLAGE OF THORNTON
ZONING BOARD OF APPEALS PLANNING COMMISSION***

IN THE MATTER OF A REQUEST FOR)
SPECIAL USE AT 601 N. WILLIAMS,)
JOHN MELENDEZ, AUTOMOTIVE) 2015-5
REPAIR.)
)
)

FINDINGS AND DECISION

On the 12th day of August, 2015, applicant John Melendez, appeared before the Village of Thornton Zoning Board of Appeals Planning Commission (hereinafter referred to as “Board”). The Board, as a result of its hearing on the application, finds and determines as follows:

1. The Village of Thornton Municipal Zoning Code 11-6-2 Industrial District Use Restrictions lists specific allowed uses and contains the following “catch all” provision...“Other manufacturing, processing, storage or commercial uses determined by the Planning and Development Commission after application and hearing to be of the same general character as the uses permitted above, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious

matter, glare or heat, and not inconsistent with the General Development Land use and Industrial Development goals of the comprehensive plan of the Village.”

2. Applicant proposes an automotive repair center at 601 North Williams.
3. Applicants proposed use is not specifically allowed per 11-6-2 of Thornton Code.
4. The Zoning Board of Appeals held a hearing on August 12, 2015 to determine whether applicant’s proposed use fits into the “catch all” provision of 11-6-2.
5. The Board has heard evidence and hereby finds that:
 - a. The proposed uses of the same general character as other specific uses permitted in the Industrial Zone pursuant to 11-6-2.
 - b. That the purposed use is not obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare or heat.
 - c. That the purposed use is not inconsistent with the General Development Land use and Industrial Development goals of the comprehensive plan of the Village
6. Notice of the hearing was properly served to all person’s entitled to notice under the Thornton Zoning Code and notice was properly published.
7. The Board has jurisdiction of the subject matter.

IT IS HEREBY DECIDED THAT THE BOARD RECOMMEND THE APPROVAL OF APPLICANT’S PROPOSED USE OF AUTOMOTIVE REPAIR CENTER AT 601 NORTH WILLIAMS UNDER THE FOLLOWING STIPULATIONS AND CONDITIONS:

Stipulation of Conditions and Restrictions:

1. Must comply with all statutes and regulations of the United States, the State of Illinois, the County of Cook, and the Village of Thornton.

**TO THE APPLICANT: YOU ARE HEREBY NOTIFIED THAT
YOU MAY HAVE TO APPEAR BEFORE THE PRESIDENT
AND BOARD OF TRUSTEES. THE BOARD'S DECISION IS
ONLY A RECOMMENDATION, NOT A RULING. THE PRESIDENT AND BOARD OF
TRUSTEE'S MAY OPT OR OBJECT THE APPLICATION**

Dated at Thornton, Illinois this ____ day of August, 2015.

Robert Kolosh, Chairman

ATTEST:

Debra L. Pisarzewski, Village Clerk
Village of Thornton

N:\SCOTT\THORNTON\05005.287-Planning and Zoning Hearings\2014-3 H&S Enterprises- 593 N. Williams\Notice of Decision re Special at
593 N. Williams.doc

**ORDINANCE GRANTING A SPECIAL USE
IN THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
INDUSTRIAL DISTRICT**

WHEREAS, an application in the nature of a special use has been filed by John Melendez with the Village Clerk in accordance with the Illinois Compiled Statutes, as amended and the Zoning Ordinance of the Village of Thornton, Illinois; and

WHEREAS, applicants proposed use is not specifically listed as allowed in an industrial zone under 11-6-2 of the Village Code; and

WHEREAS, Section 11-6-2 contains a “catch all” provision for like uses not specifically listed in that section; and

WHEREAS, said Application has been reported to the Village of Thornton by the Zoning Board of Appeals Planning Commission, upon due notice and acting after conducting a public hearing in regard to said Application on August 12, 2015, the Board has determined that the proposed use fits within the “catch all” provision of other similar uses in 11-6-2, and recommended that the Application be granted with certain stipulations and restrictions; and

WHEREAS, the President and Board of Trustees of the Village of Thornton, after due investigation and consideration has adopted and approved the report of the Zoning Board of Appeals and has determined that the nature and extent of the public use and the public interest to be subserved are such as to warrant the granting of the application.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, as follows:

SECTION 1: That applicant’s proposed use of “automotive repair shop” at the real estate located at 601 N. Williams Street is hereby granted with the following restrictions:

1. Must comply with all statutes and regulations of the United States, the State of Illinois, the County of Cook, and the Village of Thornton.

SECTION 2: Should any provision of this Ordinance or any other part hereof be invalid for any reason, such invalidity shall not affect the validity or effect of any other section or part thereof.

SECTION 3: That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be and the same are hereby repealed.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**A RESOLUTION AUTHORIZING THE VILLAGE OF THORNTON,
A HOME RULE COMMUNITY,
TO PARTICIPATE IN THE COOK COUNTY NO CASH BID PROGRAM**

WHEREAS, the Village of Thornton, Cook County, Illinois, has identified a certain vacant parcel of real estate as potential site for commercial redevelopment; and

WHEREAS, the real estate taxes on said parcel of real estate have not been paid for two or more years; and

WHEREAS, the County has established a no-cash bid process as a part of the sale of delinquent taxes for municipalities to acquire property for rehabilitation and redevelopment, thereby returning such property to the tax rolls; and

WHEREAS, the Village of Thornton ("the Village") desires to apply to the County of Cook to make a no-cash bid for delinquent real estate taxes to acquire the following vacant commercial property, which makes up 1 parcel ("the Property"), in an effort to increase tax revenues and development within the Village limits:

<u>Volume</u>	<u>Property Index Number</u>	<u>Village</u>	<u>Township</u>
219	29-34-122-009-0000	Thornton	Thornton

WHEREAS, the Village is required to prepare an application and thereafter proceed to a tax deed; and

WHEREAS, the Village is required to report to the Cook County Department of Economic Development annually for five consecutive years or until the intended development of the parcel is complete, whichever occurs last; and

WHEREAS, the Village shall retain legal counsel to assist in preparing a no-cash bid application, proceeding to tax deed and performing all legal activities associated with the no-cash bid program; and

WHEREAS, Douglas Beckman is the duly appointed Administrator of the Village of Thornton.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE VILLAGE BOARD OF THE VILLAGE OF THORNTON, COUNTY OF COOK, ILLINOIS, AS FOLLOWS:

THAT Douglas Beckman is authorized and directed to submit to the County Board an application for Certificate of Purchase for delinquent taxes on a no-cash bid basis for the real estate parcel described herein.

BE IT FURTHER RESOLVED that the President and Village Clerk are hereby authorized and directed to do or cause to be done any and all actions to accomplish the acquisition of the aforesaid parcel of property for purposes of rehabilitation and redevelopment in the event a Certificate of Purchase is received from the County of Cook.

BE IT FURTHER RESOLVED that in the event a Certificate of Purchase is received from the County, the Village shall retain the legal services of Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd., to obtain the tax deed and the Village will bear all legal and other costs associated with the acquisition of the Property.

BE IT FURTHER RESOLVED that the Village shall annually report to the Cook County Department of Economic Development informing and updating the County as to the status of the parcel of property for five years or until the intended development is completed, whichever comes last.

BE IT FURTHER RESOLVED that the Village will file for and maintain tax exempt status for the Property.

BE IT FURTHER RESOLVED that there is no Third Party Request, proposal, or agreement by a developer, organization or other private party for this no-cash bid request.

BE IT FURTHER RESOLVED by the Village Board of the Village of Thornton, Illinois, that any prior resolution inconsistent with the terms hereof is hereby repealed.

PASSED BY THE MAYOR AND VILLAGE BOARD OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2015.

VOTING AYE:

VOTING NAY:

ABSENT: _____

APPROVED by me this _____ DAY OF _____, A.D., 2015.

Robert Kolosh, President
Village of Thornton, Cook County, Illinois

ATTEST:

Debbie Pisarzewski, Village Clerk
Village of Thornton, Cook County, Illinois



VILLAGE OF THORNTON

115 EAST MARGARET STREET • THORNTON, ILLINOIS 60476

PHONE (708) 877-4456/57 • FAX (708) 877-4458

Memorandum

Date: August 13, 2015

To: Village Board and President,

From: Administrator Doug Beckman

Re: 106 S. Wolcott

Attached are documents pertaining to the No Cash Bid acquisition of 106 S. Wolcott. Although I would normally not propose for the Village to take over another lot, in the case I believe the Village's involvement will potentially help future development of the area. As you can see on the attached sheets there is currently owed over \$18,000 in property taxes on the lot. I spoke with the executor of the owner's estate, Judy Martin, who told me she does not intend to pay any more taxes or maintenance on the property. She also advised she constantly argues with her siblings over the property as they use the garage that sits on it as a dog house or a place to let their teenage children hang out. She encouraged me to have the Village take it over and tear down the garage as she can't afford to do it.

If any Trustees have questions or concerns regarding the information provided above, please do not hesitate to contact me.

**A RESOLUTION AUTHORIZING THE VILLAGE OF THORNTON,
A HOME RULE COMMUNITY,
TO PARTICIPATE IN THE COOK COUNTY NO CASH BID PROGRAM**

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WHEREAS, the Village shall retain legal counsel to assist in preparing a no-cash bid application, proceeding to tax deed and performing all legal activities associated with the no-cash bid program; and

WHEREAS, Douglas Beckman is the duly appointed Administrator of the Village of Thornton.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE VILLAGE BOARD OF THE VILLAGE OF THORNTON, COUNTY OF COOK, ILLINOIS, AS FOLLOWS:

VOTING NAY:

ABSENT: _____

APPROVED by me this _____ DAY OF _____, A.D., 2015.

Robert Kolosh, President
Village of Thornton, Cook County, Illinois

ATTEST:

Debbie Pisarzewski, Village Clerk
Village of Thornton, Cook County, Illinois

Cook County Property Tax Portal Search Results

[Search Again »](#)

29341220090000 03/16/2008

[View on CookViewer Map »](#)

Property Characteristics

[Tax Calculator](#)[More Property Characteristic Information »](#)

Info for Tax Year: 2014

PIN: 29-34-122-009-0000
 Address: 106 S WOLCOTT ST
 City: THORNTON
 Zip Code: 60476
 Township: THORNTON

Info for Tax Year: 2014

Estimated Property Value:
 Total Assessed Value: 16,949 [Assessed Value History](#)
 Lot Size (SqFt): 6,428
 Building (SqFt):
 Property Class: 5-22 [Property Class Description](#)

Tax Bill Mailing Address

Info for Tax Year: 2014

GORDON MARTIN
 106 S WOLCOTT AV
 THORNTON, IL 00000
[Update Mailing Address »](#)

Other Related Information

Tax Rate (2014): 18.725 [Tax Rate History](#)
 Tax Code (2014): 37160
[View Taxing Districts' Financial Statements »](#)
[More Tax Rate Information »](#)

Tax Billed Amounts & Tax History

2014: \$8,649.26 [Pay Online: \\$9,091.65 due](#)
 2013: \$7,578.81 [Pay Online: \\$9,373.05 due](#)
 2012: \$7,427.62 [Payment History](#)
 2011: \$7,117.84 [Payment History](#)
 2010: \$6,943.91 [Payment History](#)

* -- (1st Install Only)

[More Payment Options, Instructions & Tax Bill Requests »](#)

Exemptions

2014: 0 Exemptions Received
 2013: 0 Exemptions Received
 2012: 0 Exemptions Received
 2011: 0 Exemptions Received
 2010: 0 Exemptions Received

[More Exemption Information »](#)

Appeals

2014: Not Accepting Appeals
 2013: Not Accepting Appeals
 2012: Not Accepting Appeals
 2011: Not Accepting Appeals
 2010: Not Accepting Appeals

[More Appeal Information »](#)

Refunds Available

No Refund Available

[More Refund Information »](#)

Tax Sale (Delinquencies)

2014: Tax Sale Has Not Occurred
 2013: Tax Sale Has Not Occurred
 2012: Taxes Forfeited
 2011: Taxes Forfeited
 2010: Taxes Forfeited

[More Tax Sale Information »](#)

Documents, Deeds & Liens

No Documents Found

[More Record Information »](#)

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

REAL ESTATE CONTRACT
FORM APPROVED BY THE SOUTHWEST BAR ASSOCIATION
AND THE SOUTH SUBURBAN BAR ASSOCIATION



EXCEPTING HANDWRITTEN, UNDERLINED, OR BOLD ITALIC PROVISIONS, BUYER AND SELLER REPRESENT AND WARRANT TO EACH OTHER THAT NO ALTERATIONS HAVE BEEN MADE TO THIS CONTRACT FORM AS PUBLISHED BY THE BAR ASSOCIATIONS ABOVE.

SELLER: Village of Thornton

ADDRESS: 115 East Margaret Street Thornton Illinois 60476
(CITY) (STATE) (ZIP)

BUYER: Metropolitan Water Reclamation District

ADDRESS: 100 East Erie Street Chicago Illinois 60628
(CITY) (STATE) (ZIP)

(CHECK ONE)

☐ SINGLE-FAMILY

☐ MULTI-FAMILY (Attach Rider 8)

☐ TOWNHOUSE (Attach Riders 9, 9A)

☐ CONDOMINIUM (Attach Riders 9, 9A)

☐ With ☐ Without parking space

☒ VACANT LOT

Buyer hereby agrees to purchase and Seller agrees to sell the following described real estate on the terms and conditions herein set forth.

DESCRIPTION OF PROPERTY: LEGAL DESCRIPTION (Attached as Exhibit A)

STREET ADDRESS: Vacant Property as hereinafter described in rider 1

(Include "Unit Number" if condominium or townhouse and garage/parking space number, if any) (CITY) (STATE) (ZIP)

LOT SIZE: APPROXIMATELY _____ X _____ X _____ FEET. PIN # 29-28-207-024-0000; 29-28-207-025-0000; and
29-28-208-041-0000 and a portion of Michigan Ave and a portion of an alley in the Village of Thornton

IMPROVED WITH Vacant Land COUNTY Cook ☒ WITHIN VILLAGE/TOWN/CITY LIMITS OR ☐ UNINCORPORATED

together with all appurtenances attached to and forming a part of the premises, for which Seller shall deliver a Bill of Sale at time of delivery of deed: existing heating, plumbing, electrical lighting fixtures, storm windows, storm doors and screens, if any; drapery rods, curtain rods, if any; fencing, if any; attached air conditioners, if any; attached outside antenna, if any; water softener (except rental units), if any; all planted vegetation; ceiling fans, if any; automatic garage door system and all related remote hand-held units, if any; and specifically including the following items of personal property now on the premises:

VACANT LAND

PRICE AND TERMS:

PURCHASE PRICE..... \$ 108,315.00

EARNEST MONEY DEPOSIT

In the form of (cash), (personal check), (cashier's check), or (judgment note due _____)..... \$ 0.00

BALANCE DUE AT CLOSING..... \$ 108,315.00

CLOSING:

Closing shall be on September 23, 20 15, at the office of Seller's designated title company, in the south or southwest suburban area.

POSSESSION: (Select one applicable option)

☒ Seller shall deliver possession to the buyer at closing, OR

☐ Seller shall deliver possession to Buyer within _____ days from date of closing. Seller agrees to pay Buyer for use and occupancy the sum of \$ _____ per day for each day after closing that Seller retains possession. Seller shall be responsible for heat, utilities and home maintenance expenses during said period, and shall deliver possession of the real estate and personal property in the same condition as it is in on the date of closing. Should Seller fail to deliver possession to Buyer as agreed, Seller shall pay to Buyer beginning on the _____ day after closing the sum of \$ _____ per day until possession is delivered to the Buyer and Buyer shall, in addition to all other remedies, have the immediate right to commence any legal action or proceeding calculated to evict and remove the Seller from the premises. Seller agrees to waive all notices required by the Forcible Entry and Detainer Act or any other statute, and consents to an immediate judgment for possession.

Seller shall deposit the sum of \$_____ in escrow with _____, as Escrowee, at the time of closing, and any monies due the Buyer for Seller's use and occupancy hereunder shall be paid to Buyer from this deposit and the balance, if any, shall be refunded to Seller. Possession shall be deemed delivered to Buyer when Seller has vacated the premises and delivered the keys to the Buyer or the Escrowee. Escrow money shall be limited to delivery of possession, and funds held pursuant to this paragraph shall be used only to satisfy payment for use and occupancy. In the event of any dispute regarding this "Possession" section, the prevailing party and Escrowee shall be reimbursed for all reasonable attorney's fees and court costs.

TITLE EVIDENCE:

Seller shall furnish not less than five (5) days prior to the closing date, a title commitment for an owners title insurance policy issued by an Illinois licensed title insurance company in the amount of the purchase price covering the date hereof subject only to (a) the general exceptions contained in the title policy (except that, where the subject property qualifies as a single family residential unit, the policy shall provide extended coverage over the general exceptions); (b) the title exceptions set forth below; and (c) title exceptions pertaining to liens or encumbrances which have been assumed by the Buyer under the terms hereof or which the Seller has agreed to remove at closing from the proceeds hereunder. Any delay in delivery of the title commitment which is caused by the Buyer, his agent, or his lending agency shall extend the time for delivery thereof by the Seller by such period of delay. If the title commitment discloses exceptions not provided for herein, the Seller shall have until closing to remove those exceptions or to acquire title insurance covering such unpermitted exceptions. If Seller fails to remove unpermitted exceptions or obtain additional insurance within the time stated herein, Buyer may elect to terminate this Contract and all monies paid by the Buyer shall be refunded to him. Buyer and Seller to split the cost of title insurance.

DEED (CONVEYANCE, LIENS, ENCUMBRANCES):

Seller shall convey or cause to be conveyed to Buyer title to the premises by a recordable general warranty deed with release of homestead rights, or Trustee's deed if applicable, in joint tenancy, if more than one Buyer, or to Buyer's nominee, subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable. Seller shall further provide an Affidavit of Title.

PRORATIONS:

The following items, if applicable, shall be prorated as of the date of closing: (a) general real estate taxes, including special service areas, if any; (b) rents and security deposits; (c) interest on mortgage indebtedness assumed; (d) water taxes; and (e) homeowners and/or condominium/townhome association dues and assessments. Prorations of general taxes shall be on the basis of 105% of the last ascertainable (full year's) tax bill. If the amount of the last ascertainable tax bill reflects a homeowner, senior citizen, or other exemption, Seller has, will, or authorizes Buyer to, timely submit all necessary documentation to the Assessor's Office to preserve such exemption(s). Seller represents and warrants that there are no new improvements that were not fully assessed in the prior year's tax bill. If said bill is based on a partial assessment or on an unimproved basis for improved property, a written agreement (with escrow) for final proration when the complete assessment information is available from the County Assessor shall be signed at closing by the parties.

COMMISSION:

Real estate broker's commission shall be paid in accordance with the terms of the listing agreements and Buyer representation agreements of the respective parties, unless otherwise agreed in writing by the respective parties and their brokers. Seller's and Buyer's brokers are identified on page four (4) hereof.

ATTORNEY REVIEW:

Except for the purchase price, the attorneys for the parties may in good faith approve, disapprove, or make modifications to this contract within five (5) business days from the Contract Date (excluding Saturday, Sunday, and legal holidays). Notice of disapproval or modification shall be in writing, served upon the other party or his agent and, in the event of modification, shall state the specific terms to be modified and the proposed revisions. **IN THE ABSENCE OF WRITTEN NOTICE WITHIN THE TIME SPECIFIED HEREIN, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES HERETO AND THIS CONTRACT SHALL CONTINUE IN FULL FORCE AND EFFECT. THE PARTIES ACKNOWLEDGE THAT MODIFICATION, PURSUANT TO THIS PROVISION, SHALL CONSTITUTE A COUNTEROFFER.**

CLEAN CONDITION:

Seller shall leave the premises in broom-clean condition. All personal property not to be conveyed to Buyer and all refuse shall be removed from the premises at Seller's expense by the possession date.

IN THE ABSENCE OF WRITTEN NOTICE OF REQUEST FOR REPAIRS FROM BUYER WITHIN THE TIME SPECIFIED HEREIN THIS HOME INSPECTION CONTINGENCY SHALL BE DEEMED WAIVED BY THE BUYER AND NO LONGER A PART OF THIS REAL ESTATE CONTRACT.

WATER AND SEWER: (Select one applicable option)

☒ The subject property is served by a city, municipal, or community water and sewage treatment system (well and septic test provision inapplicable).
OR

☐ **Well and Septic Test:** The subject property is not served by a city, municipal, or community water and/or sewage treatment system. Seller, at his expense, prior to closing, shall obtain and deliver to Buyer a water test performed by or acceptable to the county in which the property is located, and a septic system test indicating that the system is in proper operating condition and in compliance with applicable state, county and local statutes. Such tests shall be performed not more than 60 days prior to the closing date. If either of said written test reports indicate that the water is not potable, that the septic system is not in proper operating condition, or that the systems are not in compliance with the relevant statutes, Seller shall have the option to make the necessary repairs and bring the system(s) into compliance prior to the closing date. In the event Seller elects not to make the necessary repairs, then this Contract, at the option of Buyer, shall become null and void, and all earnest money shall be refunded to Buyer.

Buyer shall have the option of declaring this contract null and void within five (5) days of receipt of any written notice or disclosure, including the Residential Real Property Disclosure Report, that the property is located in a special flood plain hazard area, which requires the Buyer to obtain flood insurance, or is in a wetland. This option shall not exist in the event such written notice or disclosure was provided in a Residential Real Property Disclosure Report executed by both Seller and Buyer prior to the Contract Date.

The earnest money and this Contract shall be held by N/A (Escrowee) for the benefit of the parties hereto, and applied to the purchase price at closing. In the event of a default by Seller or Buyer, the parties are free to pursue any legal remedies available at law or in equity. **THERE SHALL BE NO DISBURSEMENT OF EARNEST MONEY UNLESS ESCROWEE HAS BEEN PROVIDED WITH A WRITTEN AGREEMENT FROM SELLER AND BUYER OR AN ORDER OF COURT.** Absent an agreement relative to the disbursement of earnest money within a reasonable period of time, Escrowee may deposit the funds with the Clerk of the Circuit Court by filing an action in the nature of an interpleader. Escrowee shall be reimbursed from the earnest money for court costs related to the filing of the interpleader action. Seller and Buyer hereby indemnify and hold Escrowee harmless from any and all claims and demands arising out of any release of earnest money pursuant to a written agreement of the parties or court order.

(a) Both Seller and Buyer agree to execute all documents and provide all information necessary to enable any lender to issue a commitment for mortgage or trust deed and to close this sale.

(b) Seller represents that he has not received any notice from any governmental body of any ordinance, zoning or building code violation, condemnation proceeding, pending rezoning, or special assessment proceedings affecting the property.

(c) Facsimile signatures to the Contract and Riders shall be binding as if they were original signatures. All notices herein required shall be in writing and served upon the parties at the addresses shown on this Contract or upon the attorney for such party. In the event the name and address of either party, and the party's attorney, are omitted from the contract or are illegible, written notice may be served upon such party's realtor, as their agent. Facsimile transmission of any offer, acceptance, notice, or rider herein provided to the parties, their broker or attorney, shall constitute sufficient notice or acceptance, so long as the sender retains transmittal confirmation. Notice to any one party of a multiple person party shall be sufficient service to all.

(d) This Contract and any Riders attached hereto shall constitute the entire agreement and understanding between the Seller and Buyer, and there are no other agreements, representations, or understandings, oral or written, between the parties with respect to the subject matter of this Contract. No alteration, modification, or amendment to this Contract shall be valid unless in writing and signed by all parties.

(e) If this transaction is a cash purchase (no mortgage is secured by Buyer) the parties shall each pay one-half of the title company escrow closing fee.

(f) This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, legal representatives and assigns.

(g) This Contract is subject to the provisions of Public Act 89-111, known as the Residential Real Property Disclosure Act, the terms of which are expressly incorporated herein and made a part hereof. Seller represents that the information in the disclosure statement is accurate as of the Contract Date.

(h) The invalidity of any paragraph or subparagraph of this Contract shall not impair the validity of any other paragraph or subparagraph. If any provision of this Contract is determined to be unenforceable by a court, such provision shall be deemed severable and this Contract may be enforced with such provision severed or as modified by such court.

(i) Prior to closing, Buyer shall have the right to enter into and make a final inspection of the premises to determine that the premises are in the condition required by the terms of the Contract. If there has been an adverse change in the condition of the premises since the Contract Date, the Seller shall restore the premises to the same condition as it was on the Contract Date, or as otherwise required by the terms of the Contract.

(j) Seller shall pay for the State of Illinois and county real estate transfer tax stamps. Any municipal transfer tax shall be paid by the party designated in the ordinance of the municipality imposing the tax.

(k) If Buyer has made reasonable good faith efforts to secure homeowners insurance for the property purchased herein and is unable to secure such insurance, Buyer shall have the option to terminate this contract.

(l) If the improvements on the property shall be destroyed or materially damaged by fire or other casualty prior to closing, the provisions of the Uniform Vendor and Purchaser Risk Act of Illinois shall apply.

(m) If the Buyer or Seller under this Contract is an Illinois land trust, the individual beneficiaries thereto have signed their names to this Contract to indicate they are the beneficiaries of that trust, to guarantee their performance of this Contract, and to indicate that they hold the sole power of direction with regard to said trust.

(n) In the event the terms of any Riders attached hereto conflict with the terms of this Contract, the Rider terms shall control. In all other respects, the terms of this Contract shall remain in full force and effect. Excepting handwritten, underlined, or bold italic provisions, Buyer and Seller represent and warrant to each other that no alterations have been made to the text of this Contract or any Riders thereto, as published by the bar associations above. No other alterations of this contract form are permitted.

This Contract and Riders numbered _____, _____, _____, _____, _____, RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT and LEAD BASED PAINT DISCLOSURE, unless inapplicable, are attached hereto and incorporated herein, shall be executed by Buyer and Seller and one copy thereof delivered to Seller and one copy delivered to Buyer. THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED. IF ANY TERMS ARE NOT UNDERSTOOD, SEEK LEGAL ADVICE BEFORE SIGNING.

SELLER(S): _____

SELLER(S):

Date of Acceptance: _____

(To be inserted only after the parties hereto have agreed to all the terms and conditions of this Contract and referred to herein as the "Contract Date").

IDENTITY OF ATTORNEYS

(Please complete when executing the Contract)

BUYER'S BROKER: N/A

TELEPHONE: N/A

FAX: N/A

(Designated) or (Dual Agent): (Select One)

N/A
(Agent's Name)

SELLER'S BROKER: N/A

TELEPHONE: N/A

FAX: N/A

(Designated) or (Dual Agent): (Select One)

N/A
(Agent's Name)

BUYER'S
ATTORNEY: Mark Dressel

Address: 100 East Erie, 3rd Floor, Chicago, IL

Telephone: (312)-751-6556

Fax: _____

SELLER'S
ATTORNEY: Scott D. Dillner

Address: 16231 Wausau Ave., South Holland, IL 60473

Telephone: (708)-333-1234

Fax: (708)-333-9246

RIDER #1

Property Description:

Parcel 1: Lots 17 and 18 in Block 2 in Harvey Heights, a subdivision of the North ½ of the Northeast 1/4 (except the North one acre thereof) in Section 28, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Index Number: 29-28-207-024-0000 and 29-28-207-025-0000.

Parcel 2: Lots 28, 29 and 30 in Block 1 in Harvey Heights Subdivision of the North ½ of the Northeast 1/4 of Section 28, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Index Number: 29-28-208-041-0000.

And the following property in Cook County, Illinois:

The West Right of Way of Michigan Avenue East of and Bounded by Lots 17 and 18, in Block 2 in Harvey Heights, a subdivision of the North Half of the Northeast Quarter of Section 28, Township 36 North, Range 14, East Principal Meridian, (Except the North 1 Acre), in Cook County, Illinois,

The East right of way of Michigan Avenue West of and bounded by lots 28, 29 and 30, in Block 1 in Harvey Heights, a subdivision of the north half of the northeast quarter of Section 28, Township 36 North, Range 14, East Principal Meridian, (Except the North 1 Acre), in Cook County, Illinois;

The 16 Foot Public Alley Bounded by Lots 19, 20, 21, 22, 23, and 24 to the East and Bounded by Lots 25, 26, 27, 28, 29 and 30 in Block 1 in Harvey Heights, a Subdivision of the North Half of the Northeast Quarter of Section 28, To

RESOLUTION NO. _____

WHEREAS, the Village of Thornton is a home rule municipality; and

WHEREAS, pursuant to its home rule authority, the Village of Thornton may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village of Thornton previously acquired parcels of real property for the purposes of rehabilitation and economic development; and

WHEREAS, the Village of Thornton now desires to sell real estate located within the Village of Thornton to the Metropolitan Water Reclamation District; and

WHEREAS, that the President and Board of Trustees of the Village of Thornton have determined that it is in its best interest to sell the following real estate:

LOTS 28, 29 AND 30 IN BLOCK 1 IN HARVEY HEIGHTS SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 16800 Vincennes, Thornton, Illinois 60476

Permanent Index Number: 29-28-208-041-0000

LOTS 17 AND 18 IN BLOCK 2 IN HARVEY HEIGHTS, A SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ (EXCEPT THE NORTH ONE ACRES THEREOF) IN SECTION 28, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: Vacant property at the intersection of Vincennes and Michigan Avenue in the Village of Thornton

Permanent Index Number: 29-28-207-024-0000
29-28-207-025-0000

Said real estate being no longer necessary, appropriate, or required by the Village and not necessary to the public use have never been dedicated to such used.

WHEREAS, said real estate will be purchased by The Metropolitan Water Reclamation District of Chicago for the purpose of rehabilitation.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Thornton as follows:

SECTION 1: That pursuant to its Home Rule Powers, the Village hereby transfers the following described property to the Metropolitan Water Reclamation District of Chicago for a purchase price of One Hundred Eight Thousand Three Hundred Fifteen & 00/100 Dollars (\$108,315.00):

LOTS 28, 29 AND 30 IN BLOCK 1 IN HARVEY HEIGHTS SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 16800 Vincennes, Thornton, Illinois 60476

Permanent Index Number: 29-28-208-041-0000

LOTS 17 AND 18 IN BLOCK 2 IN HARVEY HEIGHTS, A SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ (EXCEPT THE NORTH ONE ACRES THEREOF) IN SECTION 28, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: Vacant property at the intersection of Vincennes and Michigan Avenue in the Village of Thornton

Permanent Index Number: 29-28-207-024-0000
29-28-207-025-0000

SECTION 2: That the President and Village Clerk of the Village of Thornton are authorized to execute any and all documents necessary to accomplish said sale.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF THORNTON, ILLINOIS

THIS _____ DAY OF _____, 2015.

AYE: _____

NAY: _____

ABSENT: _____

APPROVED by me this _____ DAY OF _____, A.D., 2015.

Mayor Robert Kolosh

ATTEST:

Debra Pisarzewski
Village Clerk

**AN ORDINANCE OF THE VILLAGE OF THORNTON,
COOK COUNTY, ILLINOIS VACATING A PORTION OF
175TH STREET AND A PORTION OF BROWN DERBY
ROAD AS HEREINAFTER DESCRIBED, IN THE
SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 36
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS**

WHEREAS, the Village of Thornton is a Home Rule Municipality within the purview of Article VII, Section 6(a) of the Illinois Constitution (1970), and the said Village, therefore, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the President and Board of Trustees of the Village of Thornton, County of Cook, State of Illinois, after due investigation and consideration, having determined that the public interest will be subserved as such, warrant the vacation of said street hereinabove described and as shown on the Plat of Vacation attached hereto; and

WHEREAS, the Village owns certain property used as roadways within the Village as further shown by the plat of vacation on Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, pursuant to Thornton Village Ordinance 8-6-1 and Thornton's Home Rule authority under Article VII Section 6(A) of the Illinois Constitution of 1970, the following described properly

A: The North 33 feet of part of 175th Street, 70 feet wide, lying North of and adjoining the North line of Lot 1 in Park Place Plaza Resubdivision according to the plat thereof, recorded May 19, 1995 as document 95329596, and said North line of said Lot 1 extended East, lying East of a West line of said Lot 1 extended North, said West line being 259 feet east of and parallel to the East line of Halsted Street, and lying West of the East line of Derby Road extended North in the Northwest ¼ of Section 33 and in the Southwest ¼ of Section 28, all in Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; and

B: That part of Derby Road as dedicated by plat recorded November 20, 1989 as document 89551907, lying North of the Easterly extension of the South line of Lot 1 in Park Place Plaza Resubdivision, according to the plat thereof, recorded May 19, 1995 as document 95329596 and South of the South line of 175th Street, as dedicated by instrument recorded as document 25410605, in the Northwest quarter of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Is hereby vacated and closed and the words, "Hereby Vacated" shall appear on the plat hereto attached, which plat, for greater certainty is hereby made a part of this Ordinance. The same is hereby vacated and closed, inasmuch as the public interest will be subserved by such vacation. The title of the property described as Parcel "A" above shall vest wholly to the owner of the property to the South described as:

Part of 175 Street as Dedicated by Plat of Dedication recorded April 2, 1980 as Document 25410605. Described as follows:

The West 634.00 feet of the East 1011.00 feet of the North 37.00 feet of the Northwest Quarter of the Northwest Quarter of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

And that the property described as Parcel "B" above shall vest wholly to the owner of the property to the West described as:

That Part of the Northwest Quarter of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian bounded and described as follows:

Beginning at the Intersection of the East Line of the West 941.00 feet of the Northwest Quarter of the Northwest Quarter of said Section 33 with the South Line of 175th Street as dedicated by Instrument Recorded as Document 25410605; Thence South on said East Line, 692.27 feet to the Easterly Extension of the South Line of Lot 1 in Park Place Plaza Resubdivision according to the Plat Thereof Recorded May 19, 1995 as Document 95329596; Thence West, on said Easterly Extension of the South Line of Lot 1, a distance of 1.00 Feet to the Southeast Corner of said Lot 1, and to the East Line of the West 940.00 Feet of said Northwest Quarter of the Northwest Quarter; Thence North along the East Line of said Lot 1, and on said East Line of the West 940.00 Feet, 692.27 Feet to the Northeast Corner of said Lot 1, and to said South Line of 175th Street; Thence East along said South Line of 175th Street, 1.00 Feet to the point of beginning, in Cook County, Illinois.

PIN: Part of 29-33-100-028-0000

The Ordinance shall not become effective until Menards, Inc., the owner of the abutting property, to the West pay the Village a sum of Four Hundred Six Thousand Dollars and 00/100 (\$406,000.00) pursuant to and in compliance with a Purchase and Sale Agreement, dated May 15, 2015, entered into between the Village of Thornton and Menards, Inc. Said sum, in the judgment of the President and the Board of Trustees of the Village of Thornton, being fair market value of the property vacated and transferred.

SECTION 1: That a certified copy of this Ordinance shall be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois

SECTION 2: All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3: The above and foregoing Ordinance shall be in full force and effect from and after its adoption, approval and publication, as provided by law. Publication in pamphlet form is authorized.

Passed by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, this _____ day of _____, 2015.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2015.

Robert Kolosh, Village President

PUBLISHED in pamphlet form by authority of the Corporate Authorities on

_____, 2015.

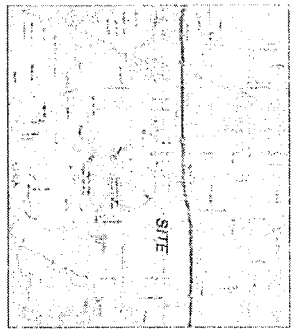
ATTEST:

Debra Pisarzewski, Village Clerk

Village of Thornton

Cook County, Illinois

N:\WORD\SCOTT\THORNTON\05005.227 PARNELL AVE LOTS\ORDINANCE RE VACATION DOC



PUBLIC RIGHT-OF-WAY
HEREBY VACATED
1.1121 ACRES
48,443 SQ. FEET

PLAT OF VACATION OF PUBLIC ROAD RIGHT-OF-WAY DERBY ROAD

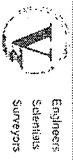
THAT PART OF DERBY ROAD AS DESCRIBED BY PLAT RECORDS NO. 105 AS DOCUMENTED IN THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS, BEING THE SOUTH HALF OF LOT 1 IN PARK PLAZA, BEING THE SOUTH HALF OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE FOURTH LINE OF TIRTH STREET, AS CONVEYED BY INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS.

BOARD OF TRUSTEES' APPROVAL

RESOLVED, THE BOARD OF TRUSTEES OF THE CITY OF CHICAGO, ILLINOIS, DO HEREBY APPROVE THE VACATION OF THE PUBLIC RIGHT-OF-WAY HEREIN SHOWN.

IN WITNESS WHEREOF, THE BOARD OF TRUSTEES OF THE CITY OF CHICAGO, ILLINOIS, HAS CAUSED THESE RESOLUTIONS TO BE RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS.

VACATION APPROVED BY THE FOLLOWING UTILITY PROVIDERS

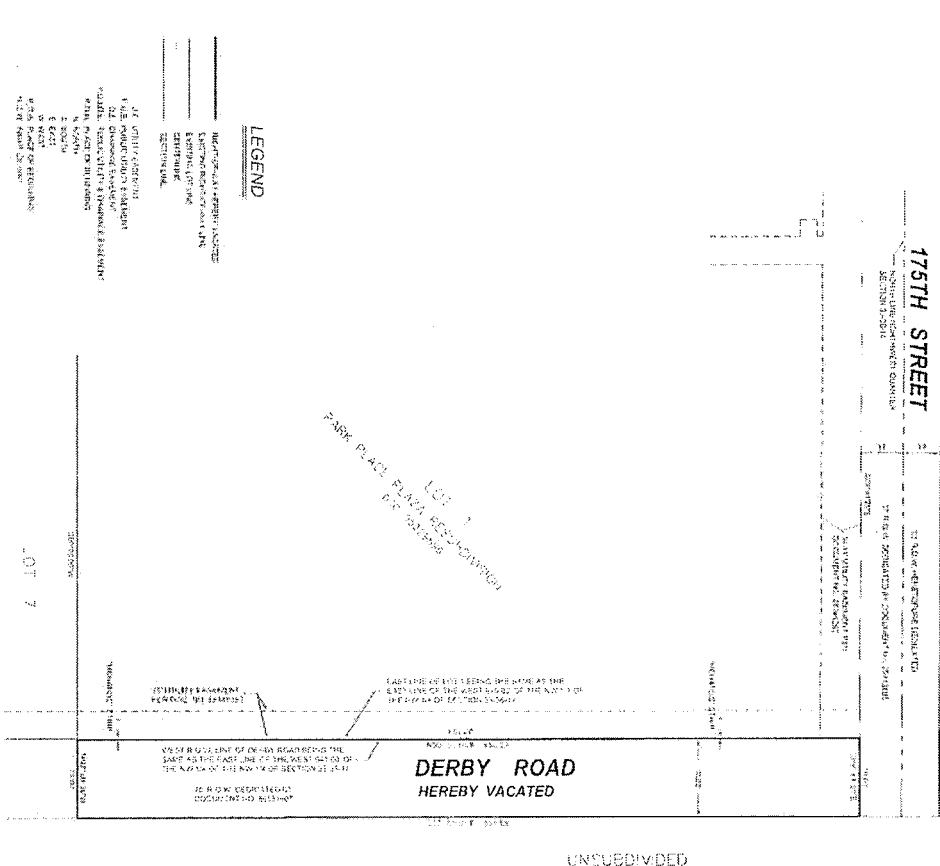


Engineers
Surveyors
1135 South Avenue, Suite 100
Chicago, IL 60607
CDB 1135-0004 (04)
VAC10001

PREPARED BY:
Regional, Inc.
1135 South Avenue, Suite 100
Chicago, IL 60607
773-801-0911

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11/11/10	DERBY ROAD RIGHT-OF-WAY VACATION			

PLAT OF VACATION					
DERBY ROAD, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE FOURTH LINE OF TIRTH STREET, AS CONVEYED BY INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS.					
1	11/11/10	DERBY ROAD RIGHT-OF-WAY VACATION			



COOK COUNTY RECORDERS' CERTIFICATE

RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS, ON 11/11/10, AT 1:11 PM.

BOOK _____ PAGE _____

SURVEYOR'S CERTIFICATE

I, _____, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat of vacation of the public right-of-way herein shown, as the same appears in the files of the Surveyor of Cook County, Illinois.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF NOVEMBER, 2010.

CHIEF CLERK

11/11/10

PROCLAMATION

WHEREAS Irv and Ruth Roberts met in grade school and have been married for 75 years;

WHEREAS Irv and Ruth Roberts have two children, Irving Jr. and Jean, 2 grandchildren and 5 great grandchildren;

WHEREAS Irv and Ruth Roberts have lived in Thornton for the past 45 years;

WHEREAS Irv and Ruth Roberts began their marriage at First Lutheran Church and are active members of St. Paul Lutheran Church in Thornton;

WHEREAS Irv enjoyed a 43 year career at IL Central as a machinist and 34 years of retirement;

WHEREAS Irv and Ruth Roberts loved traveling and have visited every state except Alaska;

WHEREAS Irv and Ruth Roberts have been members of AARP for many years;

WHEREAS Irv and Ruth Roberts have had serious health issues that they have overcome with the love and support of family and God;

WHEREAS Irv and Ruth Roberts attribute their health to many years of exercise and physical activity;

WHEREAS Irv and Ruth Roberts have the motto "Never go to bed angry;"

NOW, THEREFORE, I, ROBERT KOLOSH, Village President of the Village of Thornton, do hereby, on behalf of the Board of Trustees and all of the residents of the Village of Thornton, extend our gratitude, appreciation and heartfelt thanks to Irv and Ruth Roberts for all their accomplishments, achievements, dedication and civic contributions given to the Village of Thornton.

August 17, 2015

Robert Kolosh, Village President

Attest:

Debra L. Pisarzewski, Village Clerk

DATE: 08/14/15
TIME: 15:31:58
ID: AP441000.WOW

VILLAGE OF THORNTON
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/17/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT

SALARM	5	ALARM						
150091-1	08/07/15	01	ANNUAL MAINTENANCE	01-69-7018		00000000	08/17/15	815.00
			Maint-equipment			INVOICE TOTAL:		815.00
						VENDOR TOTAL:		815.00

ABBOTTS	ABBOTTS	MINUTE	PRINTING					
34580	08/14/15	01	NEWSLETTER 10 PAGE COLOR	01-50-7063		00000000	08/17/15	1,369.00
			Newsletter Expense			INVOICE TOTAL:		1,369.00
						VENDOR TOTAL:		1,369.00

AIRONE	AIR	ONE	EQUIPMENT					
105853	08/10/15	01	626 SUPPLIES	01-69-8013		00000000	08/17/15	324.00
			Uniforms			INVOICE TOTAL:		324.00
						VENDOR TOTAL:		324.00

ALLTOWN	ALLTOWN	BUS	SERVICE					
134548	08/03/15	01	TRANSPORTATION	01-61-8037		00000000	08/17/15	185.13
			Program Expenses			INVOICE TOTAL:		185.13
						VENDOR TOTAL:		185.13

134549	08/05/15	01	TRANSPORTATION	01-61-8037		00000000	08/17/15	281.88
			Program Expenses			INVOICE TOTAL:		281.88
						VENDOR TOTAL:		467.01

ALTERN	ALTERNATIVE	ENERGY	SOLUTIONS					
29747	08/03/15	01	GENERATOR MAINTENANCE	01-63-7001		00000000	08/17/15	374.00
			Maint-building			INVOICE TOTAL:		374.00
						VENDOR TOTAL:		374.00

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VILLAGE OF THORNTON
DETAIL BOARD REPORT

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INVOICES DUE ON/BEFORE 08/17/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
VENDOR #								

ATSI	ATSI							
4893	07/24/15	01	COMPUTER SERVICE	01-50-8007 Computer Support		00000000	08/17/15	617.50
						INVOICE TOTAL:		617.50
4894	07/24/15	01	COMPUTER SERVICE	01-50-8007 Computer Support		00000000	08/17/15	760.00
						INVOICE TOTAL:		760.00
4901	08/04/15	01	COMPUTER SERVICE	01-50-8007 Computer Support		00000000	08/17/15	6,905.45
						INVOICE TOTAL:		6,905.45
4905	07/31/15	01	COMPUTER SERVICE	01-50-8007 Computer Support		00000000	08/17/15	901.88
						INVOICE TOTAL:		901.88
						VENDOR TOTAL:		9,184.83
AURELIOS AURELIO'S PIZZA								
070815	07/08/15	01	THORNTON REC DEPT.	01-61-8037 Program Expenses		00000000	08/17/15	49.75
						INVOICE TOTAL:		49.75
080415	08/04/15	01	THORNTON REC DEPT.	01-61-8014 Operating Supplies		00000000	08/17/15	44.40
						INVOICE TOTAL:		44.40
						VENDOR TOTAL:		94.15
CALPLUMB CALUMET CITY PLUMBING								
17547	06/23/15	01	WILLIAMS ST WATER BREAK	02-74-8063 Infrastructure Imp. WATER		00000000	08/17/15	4,138.90
						INVOICE TOTAL:		4,138.90
						VENDOR TOTAL:		4,138.90

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VILLAGE OF THORNTON
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/17/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT

CLERK								
081315	08/13/15	01	MILEAGE REIMBURSEMENT/TRAINING	01-51-8005 Training				
						00000000	08/17/15	101.20
						INVOICE TOTAL:		101.20
						VENDOR TOTAL:		101.20

COMCAST	COMCAST CABLE							
080515	08/05/15	01	8771 40 137 0008229	01-50-8007 Computer Support				
						00000000	08/17/15	263.21
						INVOICE TOTAL:		263.21
						VENDOR TOTAL:		263.21

COMCASTB	COMCAST							
36975260	08/01/15	01	ACCT# 901449953 PHONE SVC	01-50-7040 Telephone				
						00000000	08/17/15	1,802.83
						INVOICE TOTAL:		1,802.83
						VENDOR TOTAL:		1,802.83

COMED	COM ED							
072815	07/28/15	01	0540598007	01-63-7041 Electricity-hst s-vbllds				
		02	7263153016	01-63-7041 Electricity-hst s-vbllds				
		03	0624585039	01-63-7041 Electricity-hst s-vbllds				
		04	1328163007	01-63-7044 Street light electricity				
		05	0767434006	02-74-7041 Electricity-pumps				
						00000000		368.49
						INVOICE TOTAL:		883.46
						VENDOR TOTAL:		883.46

COMREVOL COMMUNICATION REVOLVING FUND

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INVOICES DUE ON/BEFORE 08/17/2015

INVOICE #	INVOICE ITEM	DATE	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT

COMREVOL COMMUNICATION REVOLVING FUND								
T1542790	07/20/15 01	ACCT# T8889540	01-67-8073 LEADS/NCIC	00000000	08/17/15		470.20	
			INVOICE TOTAL:				470.20	
			VENDOR TOTAL:				470.20	
EASYSLEN EASY CLEAN CAR WASH SYSTEMS								
3577	08/03/15 01	CAR WASHES	01-67-7002 Maint-vehicles	00000000	08/17/15		32.00	
			INVOICE TOTAL:				32.00	
			VENDOR TOTAL:				32.00	
EMERGNC EMERGENCY SERVICES								
9906	07/31/15 01	SUBSCRIPTION 2015-2016	01-69-7025 Contracted services	00000000	08/17/15		800.00	
			INVOICE TOTAL:				800.00	
			VENDOR TOTAL:				800.00	
EXPRESS EXPRESS-WAY CAR WASH								
072815-1	08/01/15 01	CAR WASHES	01-67-7002 Maint-vehicles	00000000	08/17/15		40.00	
			INVOICE TOTAL:				40.00	
			VENDOR TOTAL:				40.00	
GLENS GLEN'S UNIFORM SALES								
2900	08/04/15 01	UNIFORMS	01-69-8013 Uniforms	00000000	08/17/15		123.90	
			INVOICE TOTAL:				123.90	
			VENDOR TOTAL:				123.90	
GOODYEAR GOODYEAR								

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INVOICE #	INVOICE #	ITEM	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
VENDOR #	DATE	#						

01-69-7002	00000000	08/17/15	414.25
Maint-vehicles			
	INVOICE TOTAL:		414.25
	VENDOR TOTAL:		414.25

01-63-8014	00000000	08/17/15	35.00
Supplies-operating			

01	LEGAL FEES	12-74-7073	00000000	08/17/15	492.75
		Legal expense			
02	LEGAL FEES	07-74-7073	00000000		735.75
		Legal expenses			
03	LEGAL FEES	01-54-7073	00000000		3,706.17
		Legal fees - General			

01-69-8005	00000000	08/17/15	200.00
Training			

01-67-8002	00000000	08/17/15	60.00
Memberships			

000000000	08/17/15	60.00
INVOICE TOTAL:		60.00
VENDOR TOTAL:		60.00

DATE: 08/14/15
TIME: 15:31:58
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VILLAGE OF THORNTON
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/17/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT

ILPOLICE ILLINOIS STATE POLICE								
072815	08/14/15	01	CC: 03953 ORI: ILL13574S	01-63-8014 Supplies-operating		00000000	08/17/15	29.75
						INVOICE TOTAL:		29.75
073115	07/31/15	01	CC: 03954 ORI: ILL13575F	01-69-7025 Contracted services		00000000	08/17/15	119.00
						INVOICE TOTAL:		119.00
						VENDOR TOTAL:		148.75
JCM JCM UNIFORMS INC.								
707371	07/28/15	01	UNIFORMS - P.D.	01-67-8013 Uniforms		00000000	08/17/15	194.50
						INVOICE TOTAL:		194.50
707372	07/28/15	01	UNIFORMS - P.D.	01-67-8013 Uniforms		00000000	08/17/15	186.00
						INVOICE TOTAL:		186.00
						VENDOR TOTAL:		380.50
KANE KANE MCKENNA & ASSOCIATES, INC								
13330	08/13/15	01	BLACKSTONE TIF	01-54-7073 Legal fees - General		00000000	08/17/15	3,175.00
						INVOICE TOTAL:		3,175.00
						VENDOR TOTAL:		3,175.00
LANER LANER MUCHIN DOMBROW BECKER								
463980	08/01/15	01	RETAINER-AUG 2015	01-54-7071 Legal fees-labor		00000000	08/17/15	800.00
						INVOICE TOTAL:		800.00
						VENDOR TOTAL:		800.00

LEXISNEX LEXISNEXIS RISK DATA MGMT

DATE: 08/14/15
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VILLAGE OF THORNTON
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/17/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT

LEXISNEX LEXISNEXIS RISK DATA MGMT								
1379854-20150731	07/31/15	01	ACCT# 1379854 CONTRACT	01-67-7025		00000000	08/17/15	30.50
			Contractual services			INVOICE TOTAL:		30.50
						VENDOR TOTAL:		30.50
MCGRANE MCGRANE LAW FIRM								
081015	08/10/15	01	ADMIN HEARING OFFICER	01-54-7073		00000000	08/17/15	25.00
			Legal fees - General			INVOICE TOTAL:		25.00
						VENDOR TOTAL:		25.00
MCSI MUNICIPAL COLLECTION SERVICES								
6770	07/31/15	01	IDROP COLLECTIONS	01-67-7025		00000000	08/17/15	37.05
			Contractual services			INVOICE TOTAL:		37.05
6771	07/31/15	01	IDROP COLLECTIONS	01-67-7025		00000000	08/17/15	450.09
			Contractual services			INVOICE TOTAL:		450.09
						VENDOR TOTAL:		487.14
MEDREIMB MEDICAL REIMBURSEMENT SERVICES								
3932	08/04/15	01	COLLECTION REIMB -JULY 2015	01-69-7025		00000000	08/17/15	362.15
			Contracted services			INVOICE TOTAL:		362.15
						VENDOR TOTAL:		362.15
MENARDS MENARDS - HOMEWOOD								
68972	07/29/15	01	ACCT# 31170257 SUPPLIES	01-61-8014		00000000	08/17/15	23.03
			Operating Supplies			INVOICE TOTAL:		23.03

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TIME: 15:31:58
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VILLAGE OF THORNTON
DETAIL BOARD REPORT

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INVOICES DUE ON/BEFORE 08/17/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT

MUNSYST MUNICIPAL SYSTEMS, INC.								
11350	08/03/15	01	COLLECTIONS-JULY 2015	01-67-7025		00000000	08/17/15	372.00
			Contractual services			INVOICE TOTAL:		372.00
11351	08/03/15	01	COLLECTIONS-JULY 2015	01-67-7025		00000000	08/17/15	300.00
			Contractual services			INVOICE TOTAL:		300.00
						VENDOR TOTAL:		672.00
NFEPA NATIONAL FIRE PROTECTION ASSOC								
6486681Y	07/17/15	01	ID# 5362479 MEMBERSHIP	01-69-8002		00000000	08/17/15	165.00
			Memberships			INVOICE TOTAL:		165.00
						VENDOR TOTAL:		165.00
NOLENMAT MATTHEW R NOLEN								
20156	08/11/15	01	SCOREKEEPER	01-61-8037		00000000	08/17/15	50.00
			Program Expenses			INVOICE TOTAL:		50.00
						VENDOR TOTAL:		50.00
PHILLIPS PHILLIPS ELECTRIC INC.								
15-84	07/31/15	01	CUST ID# 8527	01-50-8007		00000000	08/17/15	252.70
			Computer Support			INVOICE TOTAL:		252.70
						VENDOR TOTAL:		252.70
PLECASM MATT PLECAS								
081115	08/11/15	01	PLANTER BOX	01-58-8037		00000000	08/17/15	50.00
			Special Projects			INVOICE TOTAL:		50.00
						VENDOR TOTAL:		50.00

DATE: 08/14/15
TIME: 15:31:58
ID: AP441000.WOW

VILLAGE OF THORNTON
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/17/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
R&RMaint R&R MAINTENANCE FIRE & FLEET								
8518	08/11/15	01	VEHICLE MAINTENANCE	01-67-7002				
			Maint-vehicles					
				00000000	08/17/15			125.00
			INVOICE TOTAL:					125.00
			VENDOR TOTAL:					125.00
RELIANCE RELIANCE SAFETY LANE & SERVICE								
110002	07/14/15	01	CUST# THOR	01-69-7025				
			Contracted services					
				00000000	08/17/15			23.00
			INVOICE TOTAL:					23.00
			VENDOR TOTAL:					23.00
SHORWD SHOREWOOD HOME AND AUTO, INC								
073015	07/30/15	01	CUST ID# VIL THOR	01-69-7018				
			Maint-equipment					
				00000000	08/17/15			87.28
			INVOICE TOTAL:					87.28
176889	08/04/15	01	CUST ID# VIL THOR	01-63-8014				
			Supplies-operating					
				00000000	08/17/15			87.98
			INVOICE TOTAL:					87.98
			VENDOR TOTAL:					175.26
SSMMA SSMMA								
2016-0054	07/28/15	01	DINNER/GOLF OUTING	01-50-8002				
			Memberships					
				00000000	08/17/15			640.00
			INVOICE TOTAL:					640.00
			VENDOR TOTAL:					640.00
SSUMPIRE SOUTH SUBURBS UMPIRES ASSN								
2560	07/01/15	01	UMPIRE FEES	01-61-7025				
			Contract services					
				00000000	08/17/15			204.00
			INVOICE TOTAL:					204.00
			VENDOR TOTAL:					204.00

DATE: 08/14/15
TIME: 15:31:58
ID: AP441000.WOW

VILLAGE OF THORNTON
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/17/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
STANLEY CONVERGENT SECURITY								
080315	08/03/15	01	123145418700	01-50-7040		00000000	08/17/15	60.00
			Telephone					
		02	123145418600	01-50-7040		00000000		60.00
			Telephone					
		03	123145423000	01-50-7040		00000000		60.00
			Telephone					
		04	123145418200	01-50-7040		00000000		60.00
			Telephone					
		05	123145417900	01-50-7040		00000000		60.00
			Telephone					
		06	123145418500	01-50-7040		00000000		60.00
			Telephone					
						INVOICE TOTAL:		360.00
						VENDOR TOTAL:		360.00
T & T BUSINESS SYSTEMS								
82521	08/10/15	01	COPIER RENTAL-CLERK	01-51-7025		00000000	08/17/15	152.84
			Contracted Service			INVOICE TOTAL:		152.84
82522	08/10/15	01	COPIER RENTAL-FD	01-69-7025		00000000	08/17/15	118.70
			Contracted services			INVOICE TOTAL:		118.70
						VENDOR TOTAL:		271.54
T0001215 VIVIAN PAYNE								
081415	08/14/15	01	REPLACEMENT CHECK	02-01-2209		00000000	08/17/15	16.09
			Water deposits			INVOICE TOTAL:		16.09
						VENDOR TOTAL:		16.09

T0001216 LINDSEY DEMEX

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TIME: 15:31:58
ID: AP441000.WOW

VILLAGE OF THORNTON
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/17/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
T0001216 LINDSEY DEWEY								
081415	08/14/15	01	DAMAGE REIMBURSEMENT	01-63-7008 Maint-grounds		00000000	08/17/15	337.89
							INVOICE TOTAL:	337.89
							VENDOR TOTAL:	337.89
TEDSFEEED TED'S FEED STORE								
493672	07/15/15	01	ACCT# 7088774440	01-67-8012 CANINE SUPPLIES		00000000	08/17/15	115.92
							INVOICE TOTAL:	115.92
							VENDOR TOTAL:	115.92
TRISTATE TRI STATE DISPOSAL INC.								
590450	08/03/15	01	ACCT# 8201001	01-63-7035 Garbage disposal		00000000	08/17/15	19,846.06
							INVOICE TOTAL:	19,846.06
							VENDOR TOTAL:	19,846.06
TRUGREEN TRUGREEN CHEMLAWN								
36656617	07/31/15	01	2805121053	01-63-7008 Maint-grounds		00000000	08/17/15	250.00
							INVOICE TOTAL:	250.00
							VENDOR TOTAL:	250.00
36656621	07/31/15	01	2805121053	01-63-7008 Maint-grounds		00000000	08/17/15	54.00
							INVOICE TOTAL:	54.00
							VENDOR TOTAL:	304.00
VERIZON VERIZON WIRELESS MESSAGING								
9749920665	08/01/15	01	ACCT# 785842810-00001	01-50-7040 Telephone		00000000	08/17/15	757.80
							INVOICE TOTAL:	757.80
							VENDOR TOTAL:	757.80

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TIME: 15:31:58
ID: AP441000.WOW

VILLAGE OF THORNTON
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 08/17/2015

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
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WORKINGW WORKING WELL

1833993	07/31/15	01	ACCT# 007167 SCREENINGS	01-69-7025			08/17/15	856.00
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Contracted services

INVOICE TOTAL:	856.00
VENDOR TOTAL:	856.00
TOTAL ALL INVOICES:	57,922.25

DATE: 08/14/15
TIME: 14:25:47
ID: AP225000.CBL

VILLAGE OF THORNTON
MANUAL CHECK REGISTER

CHECK #	VENDOR #	INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
50703	USPS					08/12/15		
	081215		08/12/15	01	2ND NOTICE WATER BILL		02-74-7065	43.75
							INVOICE TOTAL:	43.75 *
							CHECK TOTAL:	43.75
50731	USPS					08/14/15		
	081415		08/14/15	01	AUG 2015 NEWSLETTER		01-50-7063	508.19
							INVOICE TOTAL:	508.19 *
							CHECK TOTAL:	508.19
							TOTAL AMOUNT PAID:	551.94