



VILLAGE OF THORNTON

Regular Board Meeting

March 02, 2026 at 6:15 PM

Village Hall – 115 East Margaret St

AGENDA

I. Call to Order

II. Approval of Committee & Regular Meeting Minutes; Vouchers

[A.](#) Committee Meeting Minutes of February 17, 2026

[B.](#) Board Meeting Minutes of February 17, 2026

[C.](#) Approve Vouchers for March 2, 2026

III. Committee Topics

[A.](#) Trustee Cunningham - Resolution #2026-003R - Authorizing and Approving the Execution of a First Amendment to the Redevelopment Agreement Between the Village and Ken Zomparelli Related to the Property Located at 110 S. Williams Street

[B.](#) Trustee Cunningham - Resolution #2026-005R - Adopting an Immaterial Variance and Bank Reconciliation Tolerance Policy

[C.](#) Trustee Cunningham - Resolution #2026-006R - Appointing Dominique Simone Jackson as the Village of Thornton's Authorized Agent to the Illinois Municipal Retirement Fund

[D.](#) Trustee Pisarzewski - Resolution 2026-004R - Authorizing and Approving an Agreement Between the Village and HERA Property Registry, LLC for Services Related to Foreclosure and Vacant Property Registration

[E.](#) Trustee Pisarzewski - Ordinance #2026-007 - Amending Title 7 ("Building Regulations") of the Thornton Village Code by Creating Chapter 7-12 to be Entitled "Registration of Foreclosing Mortgages and Vacant Property

[F.](#) Trustee Glaser - Ordinance #2026-006 - Amending Section 9-6-2.1 ("One-Way Stop Intersections") of Chapter 9-6 ("Traffic on Certain Streets") of Title 9 ("Motor Vehicles and Traffic") of it's Municipal Code Related to the Designation of Streets for One-Way Traffic

IV. Treasurer Jackson

V. Engineer Kaminsky

VI. Attorney Touhy

VII. Administrator Payne

VIII. President Reynolds

IX. Public Comment

X. Old & New Business

XI. Adjournment

VILLAGE OF THORNTON, ILLINOIS

COMMITTEE MEETING MINUTES

February 17, 2026 | 6:00 PM

1. Call to Order

President Reynolds called the Committee Meeting to order for the Village of Thornton, Illinois on **February 17, 2026 at 6:00 PM.**

This meeting was recorded by **Clerk Kitakis** and streamed live on the Village of Thornton Facebook page. President Reynolds asked that all electronic devices be silenced.

2. Roll Call

- Present:
- President Maxine Reynolds
- Trustee Cunningham
- Trustee Middlebrooks
- Trustee Glaser
- Trustee Pratscher
- Trustee Pisarzewski
- Public Works Superintendent Roberts
- Park & Recreation Director Dunlop
- Police Chief Wesolowski
- Fire Chief Schweitzer

Absent: Trustee Kaye

3. Committee Reports / Department Updates

Building Department Report – Trustee Pisarzewski

Trustee Pisarzewski reported the following for the month of January:

- 11 Building Permits Issued
- Permit Fees Totaled \$980
- Assessed Value of Permits: \$89,310
- 276 Inspections Completed
- 9 Citations Issued

No discussion.

Cash Position Report – Trustee Cunningham

Trustee Cunningham reported the Cash Position for February as of February 13th to be **\$9,830,192,092.**

No discussion.

Community Center / Programming – Trustee Middlebrooks

Trustee Middlebrooks reported:

- Fitness Center is running a special frozen rate through March
- Weekly Senior Car Clubs, AA Meetings, and TOPS Meetings continue
- Indoor Pickleball Court available for residents 18+ to reserve on Tuesdays and Thursdays through April
- Monthly Senior Bingo Luncheon, Free Chair Yoga, and Free Family Movie Night continue
- Upcoming events can be found on Comcast Channel 4, Facebook, and the Village website

No discussion.

Public Works Department- Alternate Trustee Pratscher

J.U.L.I.E Locates: 5

Water Main Breaks: 1

Repaired Hydrant 0

Water Service Line Repair 0

Sewer Complainants: 2

Sanitary Sewer Repairs 0 –

Called out 6 times for snow and ice. –

Holiday decorations taken down.

Daily tasks: Cleaning and maintenance at Village buildings (Village Hall, Fire Department, Police Department, Recreation Department, Public Works, 2 pump stations and lift station). Water system reads and analysis, Ground maintenance as needed.

No discussion.

Police Department Report – Trustee Glaser

Trustee Glaser presented the January report:

- 644 Calls for Service
 - 25 Assists to Other Agencies
 - 57 Assists to Citizens
 - 21 Suspicious Activity Calls
 - 4 Theft/Burglary/Robbery Incidents
 - 511 Citations Issued
-

Fire Department Report – Trustee Pratscher

Fire Chief Schweitzer reported:

- 0 Tickets
 - 110 Emergency Responses
 - 261 Hours Logged
 - Citizen’s Fire Academy to begin the following day
-

Finance Report – Treasurer Jackson

General Fund – January 2026

- Revenues: \$902,149.55
- Expenditures: \$578,546.14
- Excess Revenues Over Expenditures: \$323,603.41

Water Fund – January 2026

- Negative Revenue Flow: \$35,378.06
- Expenditures: \$60,284.51
- Excess Expenditures Over Revenue: \$95,662.54

Proposed Immaterial Variance and Bank Reconciliation Tolerance Policy

Presented by Treasurer Jackson

Treasurer Jackson presented a proposed **Immaterial Variance and Bank Reconciliation Tolerance Policy** for the Finance Department.

Treasurer Jackson explained that during the course of monthly bank reconciliations, minor variances may occasionally arise despite reasonable and thorough investigative efforts. In some instances, the staff time required to resolve very small discrepancies may exceed the financial significance of the variance itself.

Treasurer Jackson noted that the Village currently does not have a formalized policy governing how immaterial variances should be handled when identified during reconciliation processes. The proposed policy would establish:

- A defined materiality threshold
- Required documentation and investigative standards
- A formal approval process prior to clearing any variances
- Aggregate limits on allowable adjustments
- Monthly reporting requirements
- Safeguards to prevent misuse
- Oversight procedures including review by the Finance Committee

Treasurer Jackson clarified that the intent of the policy is not to permit unexplained adjustments, but rather to create a transparent and documented process that balances fiscal accuracy with responsible use of staff time and administrative resources.

Board discussion included:

- Questions regarding whether adoption of such a policy would permit reconciliations to be considered complete despite minor discrepancies.
- Concerns about prior reconciliation practices and the importance of ensuring accurate financial records.
- Discussion of past reconciliation efforts requiring significant staff time to resolve very small dollar differences.
- Clarification that under the proposed policy, all incoming and outgoing transactions must still match Village records prior to any variance being cleared.
- Explanation that each variance would be documented with the investigative steps taken to locate the discrepancy prior to any adjustment being made.
- Acknowledgment that some discrepancies may originate from prior fiscal periods, including periods impacted by the prior network security incident and documentation loss.

Treasurer Jackson advised that the policy would require that:

- Any reconciliation variance be fully documented.
- Supporting investigative notes be retained.
- A monthly report identifying the variance be submitted.
- Any subsequent discovery resolving the variance be documented and reflected in future reporting.

It was further noted that auditors typically review the presence of documented internal controls and reconciliation procedures rather than isolated minor discrepancies, and that adoption of a formal policy would assist in demonstrating consistent financial practices and reduce the likelihood of audit findings stemming from undocumented reconciliation differences.

Following discussion, consensus of the Board was reached to amend the proposed policy as follows:

- Increase the allowable monthly reconciliation variance from **\$100 to \$200**.
- Increase the annual aggregate allowable variance from **\$500 to \$2,400**.

Board members additionally requested that any monthly reconciliation variance be reflected in Finance reports provided to the full Board to ensure transparency and allow for review of any developing patterns.

Administrator Payne advised that Attorney Toohey will prepare a Resolution incorporating the agreed-upon amendments for consideration at the **March 2, 2026 Board Meeting**.

4. Village Administrator Report – Administrator Payne

Police Budget Line Item Transfer

Request by Police Chief to transfer **\$5,000** from Contractual Services into Vehicle Maintenance.

Purchase – Bait Vehicle Kit

Purchase includes installation, training, and two vehicle tracking units.

Total Cost: **\$12,255**

Funded in part by donated funds in the amount of **\$8,608.98** from the National Insurance Crime Bureau.

Purchase – Two 2026 Ford Explorers

Three proposals were received.

Lowest bidder: **Ziegler Ford**

Total Cost: **\$113,655.26**

Purchase to be funded through Secretary of State Grant funds.

Redevelopment Agreement Amendment – 110 S. Williams Street

Administrator Payne reported:

- Original agreement approved June 2024
- Agreement expired June 2025
- Proposed one-year extension through June 2026
- Contractual consideration listed as \$1
- Original property purchase price: \$5,000

Consensus support noted. No vote taken.

Vacant and Foreclosed Property Registration Ordinance

and HERA Property Registry Agreement

Administrator Payne presented the proposed Ordinance requiring the registration of vacant and foreclosed properties, along with a one-year agreement (with automatic renewals) with HERA Property Registry to administer and maintain the registry program.

Administrator Payne explained that the ordinance would require certain vacant and foreclosed properties to register with the Village. HERA would provide tracking services, ownership identification, compliance

monitoring, and assist with enforcement and collections. The intent of the ordinance is to ensure ad for property maintenance, particularly in cases of foreclosure where properties may sit vacant and become nuisances.

Mr. Stan Urban of HERA addressed the Board and provided an overview of the program. He explained:

- HERA does not contact occupants of properties in foreclosure.
- Registration fees cannot be passed on to residents under certain state-level interpretations.
- The registry primarily targets financial institutions and mortgage holders responsible for foreclosed properties.
- HERA purchases foreclosure data directly from Cook County and maintains updated tracking.
- The average foreclosure collection rate is approximately 96%.
- HERA provides monthly reporting to the Village and remits collected registration fees (minus HERA's administrative portion).
- The Village would not receive invoices from HERA; instead, the Village receives revenue directly from collected registrations.
- Registration fees are typically paid by banks or their designated property registrars.
- The program is currently used by numerous South Suburban communities and members of SSMMA.
- Communities have reported substantial revenue offsets that assist with public works and nuisance maintenance costs.

Board discussion included:

- Concern regarding situations where a private homeowner passes away and a family member is maintaining the property while preparing it for sale.
- Clarification that the definition of "registrable property" within the ordinance could be amended to exclude homes actively listed for sale or properties being maintained in transition.
- Discussion regarding whether properties listed for sale should be considered vacant.
- Clarification that foreclosure properties and privately owned vacant properties are addressed separately in the ordinance language.
- Discussion regarding discretionary enforcement and the ability of the Village to grant reasonable extensions in hardship situations.
- Discussion of potential exemption scenarios such as snowbirds or temporary vacancy with notice.
- Clarification that a property being properly maintained and in ordinary transitional use may not rise to the level of a nuisance or registrable vacancy depending on ordinance language.

Administrator Payne noted that any requested amendments to the definition section should be provided in advance of the March 2nd meeting so the language may be reviewed prior to adoption.

Registration Fee Discussion

The proposed ordinance included a semi-annual registration fee of \$325 per property.

Board discussion included:

- Consideration of fairness to residents versus financial institutions.
- Comparison of fees in neighboring communities ranging from \$125 to \$575.
- Concern about excessive fees creating hardship for private individuals.
- Acknowledgment that the majority of registrable properties are bank-held foreclosures.

After discussion, consensus of the Board was reached to set the semi-annual registration fee at:

It was noted that:

- HERA retains \$125 per registration.
- The Village receives the remaining balance.
- Monthly reporting will be provided to the Treasurer.
- Implementation would begin following adoption at the March 2, 2026 Board Meeting.
- Onboarding and departmental training would occur prior to implementation.

Administrator Payne confirmed the ordinance and agreement will be placed on the March 2, 2026 agenda for formal consideration

5. Continued Discussion – Wolcott School Traffic Safety

Administrator Payne continued discussion regarding traffic safety concerns in the residential area surrounding Wolcott School. Administrator Payne noted that at the previous meeting, the majority of the Board was not in favor of the initially proposed one-way street configuration and presented an updated proposal for review.

The revised proposal includes:

- Reversing the existing one-way traffic flow on Hubbard Street.
- Establishing coordinated one-way traffic flow on both Hubbard Street and Wolcott Street directing traffic toward Margaret Street.
- Maintaining Marion Street, Eleanor Street, and Harriet Street as two-way streets to accommodate residential access and garage backing movements.

Public Works Superintendent Roberts explained that the revised configuration would create a controlled “horseshoe-style” traffic flow pattern intended to reduce cut-through traffic from Margaret Street toward the school and park areas. This configuration would allow vehicles dropping off or picking up students to enter the neighborhood via Marion, Eleanor, or Harriet Streets and exit safely toward Margaret Street without creating conflicting traffic patterns.

Board discussion included concerns about:

- Through-traffic utilizing the neighborhood to avoid train delays.
- Vehicles parking improperly during student drop-off and pick-up times, thereby obstructing two-way traffic and creating congestion.
- The safety of children playing in the area and walking to and from school.
- Traffic backups caused by vehicles traveling in opposing directions on narrow residential streets during peak school hours.

It was noted that the proposed changes would prevent vehicles from traveling directly from Margaret Street toward the school area on Hubbard or Wolcott Streets, thereby reducing non-local traffic entering the neighborhood during high-volume times.

Police Chief Wesolowski advised that during school arrival and dismissal times, the Police Department may be able to assign an officer to assist with traffic control at Harriet Street, subject to availability and emergency

response needs. The possibility of assigning a crossing guard at Harriet Street was also discussed as an additional safety measure.

Engineer Kaminsky provided clarification regarding the distinction between speed bumps and speed humps (or tables), noting that speed humps are typically three to four inches in height and approximately twelve to fifteen feet in length, and are more appropriate for residential roadway use.

Engineer Kaminsky estimated the cost of installing speed humps to range from approximately **\$5,000 to \$10,000 per unit**. Additional considerations discussed included:

- Potential interference with snow plowing operations.
- Drainage impacts.
- Appropriate placement to avoid driveways, fire hydrants, and intersections.
- Maintenance requirements and long-term liability concerns.
- Recommendation to limit installations to no more than one per block if pursued.

Engineer Kaminsky recommended implementing traffic-flow adjustments, signage, and enforcement as an initial measure before considering installation of speed humps, in order to evaluate whether operational changes alone sufficiently improve safety conditions.

Board members discussed the possibility of implementing the revised one-way configuration first, monitoring its effectiveness, and pursuing additional traffic calming measures at a later date if necessary.

Direction was given to place the revised traffic-flow proposal on the next Board Meeting agenda for formal consideration.

6. President's Announcements

- Adult Book Club: February 18
- Family Movie Night: February 20
- Adult Paint Night: February 27
- Wolcott School – No School February 26–27
- SSMMA Vendor Fair Social: March 19 (RSVP by March 9)
- Fire Department Blood Pressure Checks Sundays 10 AM – 12 PM
- 2026 Dog Tags Available at Village Hall for \$5

7. Public Comment (Agenda Items Only)

Resident inquired regarding Shredding and E-Cycle Events.

Proposed Dates:

- **April 18, 2026**
- **October 17, 2026 (10:00 AM – 12:00 PM)**

Confirmation pending from Flood Brothers.

8. Adjournment

Motion to Adjourn made by **Trustee Pratscher**, seconded by **Trustee Middlebrooks**.

All in favor: **Aye**

Motion carried.

Meeting adjourned.

VILLAGE OF THORNTON

REGULAR BOARD MEETING MINUTES

Date: Tuesday February 17, 2026

Time: 7:12 p.m.

Location: Village Hall, Thornton, Illinois

1. CALL TO ORDER

Village President Maxine Reynolds called the Regular Board Meeting of the Village of Thornton to order at 7:12 p.m.

The meeting was recorded by Village Clerk Nikki Kitakis and streamed live on the Village of Thornton Facebook page.

All electronic devices were requested to be silenced.

The Pledge of Allegiance was recited.

A moment of silence was observed in honor of public servants, the military, the sick, and recently departed community members, especially Reverend Jesse Jackson.

2. ROLL CALL

Present:

President Maxine Reynolds

Trustee Cunningham

Trustee Middlebrooks

Trustee Glaser

Trustee Pratscher

Trustee Pisarzewski

Public Works Superintendent Roberts

Park & Recreation Director Dunlop

Police Chief Wesolowski

Fire Chief Schweitzer

Absent:

Trustee Kaye

3. APPROVAL OF COMMITTEE MEETING MINUTES – FEBRUARY 2, 2026

Section II, ItemB.

A motion was made by Trustee Cunningham and seconded by Trustee Pratscher to approve the Committee Meeting Minutes from February 2, 2026, as written.

Roll Call Vote:

AYES – Trustees Cunningham, Pratscher, Middlebrooks, Glaser, Pisarzewski

ABSENT – Trustee Kaye

NAYS – None

Motion carried.

4. APPROVAL OF REGULAR BOARD MEETING MINUTES – FEBRUARY 2, 2026

A motion was made by Trustee Middlebrooks and seconded by Trustee Cunningham to approve the Regular Board Meeting Minutes from February 2, 2026, as written.

Roll Call Vote:

AYES – Trustees Middlebrooks, Cunningham, Glaser, Pratscher, Pisarzewski

ABSENT – Trustee Kaye

NAYS – None

Motion carried.

5. APPROVAL OF POLICE DEPARTMENT LINE ITEM TRANSFER

A motion was made by Trustee Glaser and seconded by Trustee Cunningham to approve the Police Department Line Item Transfer from 01-67-8005 (Contractual Services) to 01-67-8002 (Vehicle Maintenance) in the amount of \$5,000.

Roll Call Vote:

AYES – Trustees Glaser, Cunningham, Middlebrooks, Pratscher, Pisarzewski

ABSENT – Trustee Kaye

NAYS – None

Motion carried.

6. APPROVAL OF VOUCHERS – FEBRUARY 17, 2026

A motion was made by Trustee Cunningham and seconded by Trustee Middlebrooks to approve vouchers for February 17, 2026 totaling **\$281,939.74**, including:

- \$174,927.41 – SOS Grant
- \$27,189.47 – Prepaid Checks

Roll Call Vote:

AYES – Trustees Cunningham, Middlebrooks, Glaser, Pratscher, Pisarzewski

ABSENT – Trustee Kaye

NAYS – None

Motion carried.

7. APPROVAL OF PURCHASE – BAIT VEHICLE KIT & TRACKING UNITS

A motion was made by Trustee Glaser and seconded by Trustee Pratscher to approve the purchase of a bait vehicle kit and two (2) vehicle tracking units from 3SI for ISAT in the amount of \$12,255.

Roll Call Vote:

AYES – Trustees Glaser, Pratscher, Pisarzewski, Cunningham, Middlebrooks

ABSENT – Trustee Kaye

NAYS – None

Motion carried.

8. APPROVAL OF PURCHASE – TWO (2) 2026 FORD EXPLORERS

A motion was made by Trustee Glaser and seconded by Trustee Pratscher to approve the purchase of two (2) 2026 Ford Explorers from Ziegler Ford in the amount of \$113,655.26 through the Secretary of State Grant.

Roll Call Vote:

AYES – Trustees Glaser, Pratscher, Pisarzewski, Cunningham, Middlebrooks

ABSENT – Trustee Kaye

NAYS – None

Motion carried.

9. PUBLIC COMMENT (NON-AGENDA ITEMS)

Shellie Beno made a public comment: **To the Village President, Board of Trustees, Village Clerk of the Village of Thornton:**

Please accept this letter, and reading thereof at Tuesday, February 17, 2026 board meeting, as submitted, as a formal objection for the record to the adoption and implementation of the residential garbage collection fee and as a request for reversal or suspension pending further review.

I hadn't heard meaningful response to my prior suggestions about transparency and realized that I hadn't provided my contact information as Shellie Beno, (redacted) as made public herein.

Residential garbage collection was historically funded through general village revenues. Converting this expense to a direct per-household charge is a sizable funding change that creates a new financial burden for residents who relied on the prior structure. This change was implemented alongside tax increases, resulting in a cumulative cost impact rather than a neutral reallocation.

Under Illinois municipal law principles, a service fee should bear a reasonable relationship to the cost and level of service provided. A uniform flat charge applied regardless of actual usage—where some households do not set out garbage weekly—raises equity concerns and functions more like a revenue measure or tax levy than a true service-based fee. At the time of the Board's decision, had the service provider been asked about the density of pick-ups and it is reasonable to believe that the service provider knows that all households do not set out weekly?

On my behalf, if I generate enough garbage to set out the fourth or the fifth week post my last pick-up, means that I am effectively assuming the whole month's cost for one pick-up. The impact of this is not based on a reasonable relationship to the cost and level of service provided. This may not have been thought of in this manner and if not, this is objectionable.

The service level did not materially change; only the funding mechanism changed. The fee was implemented without a phase-in, offset, or clear advance public explanation and input. Additionally, there is an immediate increase flat fee that has already been announced. Procedural voting compliance alone does not fully satisfy transparency and public participation expectations.

I respectfully request that the Board reverse or suspend the fee and conduct a documented public review of service analysis, service fees vs. tax levy, provider pick-up infrared tagging possibilities, an opt-out procedure and alternatives before further action.

This objection is submitted in good faith for the official record. Nothing in this correspondence should be understood as a waiver of any rights or remedies available under applicable law, all of which are respectfully reserved. Please reach me for your response, concerns or questions.

Respectfully submitted,

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. ADJOURNMENT

A motion was made by Trustee Pratscher and seconded by Trustee Cunningham to adjourn.

Roll Call Vote:

AYES – Trustees Pratscher, Cunningham, Middlebrooks, Glaser, Pisarzewski

ABSENT – Trustee Kaye

NAYS – None

Motion carried.

The meeting was adjourned. at 7:23 PM

Maxine Reynolds
Village President

Nikki Kitakis
Village Clerk

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Ziegler Ford				
1009094	02/24/2026	VEHICLE PURCHASE	15-68-8064 Equipment Purchases	59,677.20
1009141	02/24/2026	VEHICLE PURCHASE	15-68-8064 Equipment Purchases	53,977.63
Total Ziegler Ford:				113,654.83
Grand Totals:				113,654.83

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
GENERAL FUND				
Total GENERAL FUND:				99,831.63
WATER FUND				
Total WATER FUND:				2,558.34
WATER FUND CAPITAL IMPROVEMENT				
Total WATER FUND CAPITAL IMPROVEMENT:				1,315.00
SOS GRANT				
Total SOS GRANT:				195,617.65
Grand Totals:				299,322.62

Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Only unpaid invoices included.

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
BLUECROSS BLUESHIELD OF ILLINOIS				
3/1/26-4/1/26	02/24/2026	HEALTH INSURANCE	01-01-2231 EFC contributions payable	66,155.05
Total BLUECROSS BLUESHIELD OF ILLINOIS:				66,155.05
CHICAGO POLICE DEPARTMENT				
26-BOC-014	02/24/2026	FIRST NET	15-68-8064 Equipment Purchases	2,579.19
Total CHICAGO POLICE DEPARTMENT:				2,579.19
COM ED				
00100-126	02/25/2026	9572800100	01-63-7041 Electricity-hst s-vldgs	50.38
06000-126	02/25/2026	2462906000	02-74-7041 Electricity-pumps	51.94
24000-126	02/24/2026	8992724000	01-63-7044 Street light electricity	59.05
47000-126	02/24/2026	1065847000	01-63-7041 Electricity-hst s-vldgs	51.37
55000-126	02/25/2026	3224055000	01-63-7044 Street light electricity	38.66
555000-126	02/25/2026	9544555000	01-63-7044 Street light electricity	38.66
97000-126	02/24/2026	4652697000	02-74-7041 Electricity-pumps	1,360.12
Total COM ED:				1,650.18
DACRA ADJUDICATION SYSTEM				
2026-01-107	02/25/2026	ADJUDICATION SERVICE	01-67-7025 Contractual services	2,500.00
Total DACRA ADJUDICATION SYSTEM:				2,500.00
DEARBORN LIFE INSURANCE COMPANY				
3/1/26-3/31/26	02/24/2026	LIFE INSURANCE	01-01-2231 EFC contributions payable	929.21
Total DEARBORN LIFE INSURANCE COMPANY:				929.21
DELTA SONIC CAR WASH SYSTEMS				
0033652	02/02/2026	CAR WASHES	01-69-7025 Contracted services	63.96
Total DELTA SONIC CAR WASH SYSTEMS:				63.96
DISCOUNT FENCE CO., INC.				
1526	02/18/2026	NORTH PUMP GATE REPAIR	01-63-7008 Maint-grounds	1,735.00
Total DISCOUNT FENCE CO., INC.:				1,735.00
EAGLE UNIFORM CO., INC.				
46584-3	02/12/2026	UNIFORMS @ F.D.	01-69-8013 Uniforms	72.00
46821-3	02/17/2026	UNIFORMS @ F.D.	01-69-8013 Uniforms	268.00
47072-3; 4707	02/25/2026	UNIFORM ALLOWANCE	01-67-8013 Uniforms	656.50
47072-3; 4707	02/25/2026	UNIFORM ALLOWANCE	01-67-8013 Uniforms	185.00
47072-3; 4707	02/25/2026	UNIFORM ALLOWANCE	01-67-8013 Uniforms	45.00
Total EAGLE UNIFORM CO., INC.:				1,226.50
ELAN FINANCIAL SERVICES				
1/15/26-2/12/2	02/25/2026	COMCAST	01-50-8007 Computer Support	21.42

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
1/15/26-2/12/2	02/25/2026	COMCAST	01-50-8007 Computer Support	74.97
1/15/26-2/12/2	02/25/2026	VERIZON	01-50-8007 Computer Support	405.84
1/15/26-2/12/2	02/25/2026	COMCAST	01-50-8007 Computer Support	1,971.90
1/15/26-2/12/2	02/25/2026	COMCAST	01-50-8007 Computer Support	2,182.00
1/15/26-2/12/2	02/25/2026	COMCAST	01-50-8007 Computer Support	190.70
1/15/26-2/12/2	02/25/2026	SAMS CLUB	01-67-8005 Training/Conferences	656.00
1/15/26-2/12/2	02/25/2026	PAYPAL	01-67-8005 Training/Conferences	600.00
1/15/26-2/12/2	02/25/2026	HOTELPLANNER	01-67-8005 Training/Conferences	752.16
1/15/26-2/12/2	02/25/2026	AMAZON	01-51-8010 Supplies-office	85.02
1/15/26-2/12/2	02/25/2026	AMAZON	01-67-8005 Training/Conferences	409.29
1/15/26-2/12/2	02/25/2026	VERIZON	01-67-7025 Contractual services	160.04
1/15/26-2/12/2	02/25/2026	JEWEL	01-67-8014 Supplies-operating	24.53
1/15/26-2/12/2	02/25/2026	VISTAPRINT	01-67-8006 Miscellaneous	62.97
1/15/26-2/12/2	02/25/2026	USPS	01-67-8006 Miscellaneous	6.31
1/15/26-2/12/2	02/25/2026	IDI	01-67-7025 Contractual services	152.00
1/15/26-2/12/2	02/25/2026	AMAZON	01-67-8006 Miscellaneous	35.43
1/15/26-2/12/2	02/25/2026	SAMS CLUB	01-67-8014 Supplies-operating	76.33
1/15/26-2/12/2	02/25/2026	IDI	01-67-7025 Contractual services	76.50
1/15/26-2/12/2	02/25/2026	IL DIVISION	01-67-8005 Training/Conferences	650.00
1/15/26-2/12/2	02/25/2026	NATW.ORG	01-67-8006 Miscellaneous	35.00
1/15/26-2/12/2	02/25/2026	AMAZON	01-67-8005 Training/Conferences	199.80
1/15/26-2/12/2	02/25/2026	UPS	02-74-7020 Maint-water tests	71.72
1/15/26-2/12/2	02/25/2026	SAMS CLUB	01-63-8014 Supplies-operating	130.48
1/15/26-2/12/2	02/25/2026	TINYS FLOWER	01-50-8006 Miscellaneous	113.01
1/15/26-2/12/2	02/25/2026	TECHCOM	01-50-7040 Telephone	137.18
1/15/26-2/12/2	02/25/2026	INTL CODE	01-59-7010 Code Enforcement Expense	3,964.76
1/15/26-2/12/2	02/25/2026	BERKOTS	01-61-7026 Recreational Programs	139.98
1/15/26-2/12/2	02/25/2026	AMAZON	01-51-8010 Supplies-office	9.98
1/15/26-2/12/2	02/25/2026	AMAZON	01-61-8014 Supplies-Operating	49.98
1/15/26-2/12/2	02/25/2026	DOLLAR TREE	01-61-8014 Supplies-Operating	25.00
1/15/26-2/12/2	02/25/2026	GFS	01-61-7026 Recreational Programs	92.72
1/15/26-2/12/2	02/25/2026	OTC BRANDS	01-61-7026 Recreational Programs	113.54
1/15/26-2/12/2	02/25/2026	AMAZON	01-61-8064 Equipment purchases	54.99
1/15/26-2/12/2	02/25/2026	AMAZON	01-61-8010 Supplies-office	7.99
1/15/26-2/12/2	02/25/2026	AMAZON	01-61-7026 Recreational Programs	18.16
1/15/26-2/12/2	02/25/2026	AMAZON	01-61-8010 Supplies-office	124.26
1/15/26-2/12/2	02/25/2026	AMAZON	01-61-7026 Recreational Programs	54.08
1/15/26-2/12/2	02/25/2026	SAMS CLUB	01-61-7026 Recreational Programs	247.44
1/15/26-2/12/2	02/25/2026	AMAZON	01-61-7026 Recreational Programs	72.42
1/15/26-2/12/2	02/25/2026	AMERICAN FLOOR MATS	01-61-8064 Equipment purchases	1,254.00
1/15/26-2/12/2	02/25/2026	SAMS CLUB	01-61-7026 Recreational Programs	49.97
1/15/26-2/12/2	02/25/2026	GFS	01-61-7026 Recreational Programs	52.45
1/15/26-2/12/2	02/25/2026	AMAZON	01-61-7026 Recreational Programs	16.29
1/15/26-2/12/2	02/25/2026	USPS	01-50-8006 Miscellaneous	33.25
Total ELAN FINANCIAL SERVICES:				15,661.86
EMS MANAGEMENT & CONSULTANTS INC.				
EMS-023008	01/31/2026	AMBULANCE BILLING	01-69-7025 Contracted services	517.79
Total EMS MANAGEMENT & CONSULTANTS INC.:				517.79
ETP LABS, INC.				
26-138292	01/29/2026	WATER TESTS	02-74-7020 Maint-water tests	150.00
26-138345	02/09/2026	WATER TESTS	02-74-7020 Maint-water tests	150.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total ETP LABS, INC.:				300.00
Great America Financial Services				
41328161	02/20/2026	COPIER @ REC	01-61-8007 Computer Support/IT	244.57
Total Great America Financial Services:				244.57
GUS BOCK HARDWARE CO.				
411697/411716	01/07/2026	PW SUPPLIES	01-63-8014 Supplies-operating	11.42
Total GUS BOCK HARDWARE CO.:				11.42
HELSEL-JEPPERSON				
974526	02/10/2026	FIRE PANEL BATTERIES	01-63-8014 Supplies-operating	306.12
Total HELSEL-JEPPERSON:				306.12
ILLINOIS STATE POLICE				
20260103953	02/23/2026	FINGERPRINT	01-67-7025 Contractual services	54.00
Total ILLINOIS STATE POLICE:				54.00
MENARD CONSULTING, INC.				
3640	02/24/2026	ACTUARIAL SERVICES	01-53-7069 Audit	2,000.00
Total MENARD CONSULTING, INC.:				2,000.00
MENARDS - HOMEWOOD				
17269	02/24/2026	MISC SUPPLIES	01-63-8014 Supplies-operating	54.86
18198	02/23/2026	SUPPLIES PD	01-67-8005 Training/Conferences	117.44
Total MENARDS - HOMEWOOD:				172.30
METROPOLITAN INDUSTRIES, INC.				
inv081496	02/15/2026	SCADA CLOUD SERVICES	02-74-7040 Telephone-water	160.00
Total METROPOLITAN INDUSTRIES, INC.:				160.00
MINUTEMAN PRESS				
4513	02/24/2026	CODE ENFORCEMENT CITATIONS	01-51-8010 Supplies-office	139.67
Total MINUTEMAN PRESS:				139.67
MUNICIPAL COLLECTION SERVICES				
032032	02/20/2026	COLLECTIONS	01-67-7025 Contractual services	71.41
Total MUNICIPAL COLLECTION SERVICES:				71.41
NICOR				
10008-126	02/24/2026	65456610008	01-63-7042 Heat	351.09
46309-126	02/24/2026	77-65-82-4630 9	02-74-7042 Heat	614.56
60503-126	02/24/2026	97987960503	01-63-7042 Heat	62.44
90496-126	02/24/2026	1925290496	01-63-7042 Heat	685.42
Total NICOR:				1,713.51

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Quick Lane Tire & Auto Center				
FTCS640597	02/23/2026	VEHICLE REPAIR	01-67-7002 Maint-vehicles	668.07
Total Quick Lane Tire & Auto Center:				668.07
RAY O'HERRON CO. INC,				
2463094	02/25/2026	UNIFORM ALLOWANCE	01-67-8013 Uniforms	219.98
Total RAY O'HERRON CO. INC.:				219.98
RDH Tire, Inc				
1387145	02/23/2026	NEW TIRES	01-67-7002 Maint-vehicles	615.63
Total RDH Tire, Inc:				615.63
ROBINSON ENGINEERING LTD.				
26020103	03/02/2026	TANK REHAB/METER REPL	14-74-8063 Infrastructure Impr. Water	1,315.00
26020455	02/23/2026	MISC. ENGINEERING	01-50-7076 Engineering/Architect	4,763.50
Total ROBINSON ENGINEERING LTD.:				6,078.50
SECRETARY OF STATE POLICE				
SOS 2/1/26-2/1	02/24/2026	OT REIMBURSEMENT	15-67-7077 ISATT Sworn Law Enforce	8,208.94
Total SECRETARY OF STATE POLICE:				8,208.94
SECURITAS TECHNOLOGY CORPORATION				
6005552408	02/24/2026	HISTORICAL SOCIETY SECURITY	01-50-7040 Telephone	74.31
Total SECURITAS TECHNOLOGY CORPORATION:				74.31
VILLAGE OF CRESTWOOD POLICE DEPARTMENT				
MAJIKA 1/24/2	02/24/2026	SALARY REIMBURSEMENT	15-67-7075 ISATT Sworn Law Enforcem	6,204.50
MAJIKA 11/15/	02/24/2026	SALARY REIMBURSEMENT	15-67-7075 ISATT Sworn Law Enforcem	32,738.01
MAJIKA 11/15/	02/24/2026	OT REIMBURSEMENT	15-67-7077 ISATT Sworn Law Enforce	1,407.40
MAJIKA 12/13/	02/24/2026	SALARY REIMBURSEMENT	15-67-7075 ISATT Sworn Law Enforcem	17,689.94
MAJIKA 12/13/	02/24/2026	OT REIMBURSEMENT	15-67-7077 ISATT Sworn Law Enforce	3,552.83
Total VILLAGE OF CRESTWOOD POLICE DEPARTMENT:				61,592.68
WENTWORTH TIRE				
30069063	02/24/2026	GMC SIERRA	15-67-7002 Vehicle Maintenance/Fuel	142.36
30069117	02/24/2026	JEEP CHEROKEE	15-67-7002 Vehicle Maintenance/Fuel	159.20
30069129	02/24/2026	GMC SIERRA	15-67-7002 Vehicle Maintenance/Fuel	153.39
30069134	02/24/2026	JEEP CHEROKEE	15-67-7002 Vehicle Maintenance/Fuel	67.43
30069154	02/20/2026	VEHICLE REPAIR	01-67-7002 Maint-vehicles	374.50
30069166	02/23/2026	OIL CHANGE	01-67-7002 Maint-vehicles	61.43
30069185	02/24/2026	GRAND CHEROKEE	15-67-7002 Vehicle Maintenance/Fuel	219.20
30069189	02/24/2026	FORD EXPLORER	15-67-7002 Vehicle Maintenance/Fuel	140.43
Total WENTWORTH TIRE:				1,317.94
WES'S SERVICE				
2/24/26	02/24/2026	ANNUAL AGREEMENT	15-67-7070 Facilities Lease	8,700.00
Total WES'S SERVICE:				8,700.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Grand Totals:				185,667.79

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

THE VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER 2026-003R

**A RESOLUTION OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
AUTHORIZING AND APPROVING THE EXECUTION OF A FIRST AMENDMENT
TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF
THORNTON AND KEN ZOMPARELLI RELATED TO THE PROPERTY LOCATED
AT 110 S. WILLIAMS STREET**

MAXINE REYNOLDS, Village President
NIKKI KITAKIS, Village Clerk

ROSEMARY CUNNINGHAM
GINA GLASER
ERNEST “BO” KAYE
PHILLIP MIDDLEBROOKS
DEBRA PISARZEWSKI
MARTIN PRATSCHER
Trustees

Published in pamphlet form by authority of the Village President and Village Clerk of the Village of Thornton on 3/02/26_
Village of Thornton – 115 East Margaret Street- Thornton, Illinois 60476

RESOLUTION NO. 2026-003R**A RESOLUTION OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
AUTHORIZING AND APPROVING THE EXECUTION OF A FIRST AMENDMENT
TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF
THORNTON AND KEN ZOMPARELLI RELATED TO THE PROPERTY LOCATED
AT 110 S. WILLIAMS STREET**

WHEREAS, the Village of Thornton, Cook County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village and Ken Zomparelli entered into a certain redevelopment agreement dated June 17, 2024, related to the sale and development of the property commonly known as 110 South Williams Street, Thornton, Illinois (the “*Agreement*”); and

WHEREAS, the Village and Ken Zomparelli desire to execute an amendment to the Agreement, a copy of which is attached hereto and made a part hereof as Exhibit A (the “*First Amendment*”); and

WHEREAS, the Village President and Board of Trustees of the Village of Thornton (the “*Corporate Authorities*”) deem it advisable and in the best interest of the health, safety and welfare of the residents of the Village to authorize the execution of the First Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees of the Village of Thornton, Cook County, Illinois, by and through its Home Rule Powers as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The First Amendment, a copy of which is attached hereto and made a part hereof as Exhibit A, is hereby approved substantially in the form presented, with such necessary

non-material changes as determined by the Village President, with such changes and revisions therein contained being approved by execution and delivery of such First Amendment by the Village President.

Section 3. The Village President, Village Administrator, and Village Clerk are hereby authorized and directed to deliver the First Amendment and any and all documents necessary to implement the provisions, terms and conditions thereof, as therein described.

Section 4. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 5. All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6. This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

PASSED by the Village President and Board of Trustees of the Village of Thornton, Cook County, Illinois this 2nd day of March 2026, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT
CUNNINGHAM				
GLASER				
KAYE				
MIDDLEBROOKS				
PISARZEWSKI				
PRATSCHER				
VILLAGE PRESIDENT REYNOLDS				
TOTAL				

APPROVED by the Village President of the Village of Thornton, Cook County, Illinois on this 2nd day of March 2026.

MAXINE REYNOLDS
VILLAGE PRESIDENT

ATTEST:

NIKKI KITAKIS
VILLAGE CLERK

Exhibit A

First Amendment

(see attached)

**FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN
THE VILLAGE OF THORNTON AND KEN ZOMPARELLI**

THIS FIRST AMENDMENT (“**Amendment**”) to the Redevelopment Agreement is made this ____ day of _____ 2026 (“**Execution Date**”), by and between the **VILLAGE OF THORNTON**, an Illinois municipal corporation (“**Village**”), and **KEN ZOMPARELLI**, an individual (“**Buyer**”).

WITNESSETH:

WHEREAS, the Village and Buyer entered into that certain Redevelopment Agreement, dated June 17, 2024, related to the sale and development of the Property as therein defined, (the “**Agreement**”); and

WHEREAS, Village and Buyer desire to amend the Agreement to modify certain rights and obligations of the Parties under the Agreement, as more particularly described herein.

NOW, THEREFORE, for One Dollar (\$1.00) and other good and valuable considerations, the sufficiency of which is hereby acknowledged, Village and Buyer agree as follows:

A. **Defined Terms.** All initially capitalized terms in this Amendment, not otherwise defined herein, shall have the same meanings as defined in the Agreement.

B. **Section 10 Amendment.** Section 10 of the Agreement is hereby amended and restated in its entirety to read as follows:

10. To the extent the following are not completed as of the Execution Date, Buyer is required to undertake the following actions set forth below within one (1) year of the Execution Date of this Amendment:

- a. Apply for approved building permit(s) to bring the Property into compliance with the Village of Thornton Building Code and Property Maintenance Code, within three (3) weeks of the Execution Date;
- b. Completion of building improvements pursuant to the approved building permit shall occur no later than June 17, 2026, which date represents a one (1) year extension of the original deadline set forth in the Agreement;
- c. Remain current on all real estate taxes and assessments for the Property as they become due.

Buyer acknowledges that failure to undertake each of the foregoing actions within the time periods set forth herein shall constitute a default under the Agreement, and the Village may exercise its rights and remedies thereunder, including recording the Reconveyance Deed, which may result in forfeiture of the Property and any payments made in connection therewith and any improvements made to the Property.

C. **Agreement in Full Force and Effect.** Except for the provisions of this Amendment, all the terms, covenants and conditions of the Agreement and all the rights and obligations of the Village and Buyer thereunder, shall remain in full force and effect are not otherwise altered, amended, revised or changed. In the event of any conflict between the terms of the Agreement and the terms of this Amendment, the terms of this Amendment will control.

D. **Acknowledgment.** Buyer hereby represents, warrants and stipulates that, except for the extension of the deadline set forth in Section 10(b) as amended herein, Buyer is not in default under the Agreement as of the Execution Date.

E. **Counterparts.** This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. The parties hereto expressly acknowledge that this Amendment may be transmitted by facsimile machine or scanned e-mail for execution and that a facsimile copy, or scanned e-mail, and/or any photocopy of a facsimile copy or scanned e-mail of the signature of any party shall be a valid, binding and enforceable signature of said party as if it were an original signature of said party; and it shall not be a defense to the enforcement of any party's covenants hereunder that the other party hereto does not possess an original signature of the party against whom enforcement of this Amendment is sought.

[EXECUTION PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Amendment the day and year first hereinabove written.

VILLAGE:

VILLAGE OF THORNTON,
an Illinois municipal corporation

By: _____

Name: _____

Title: _____

BUYER:

KEN ZOMPARELLI,
An individual

By: _____

Name: _____

Title: _____

THE VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER 2026-005R

**A RESOLUTION OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
ADOPTING AN IMMATERIAL VARIANCE AND BANK RECONCILIATION
TOLERANCE POLICY**

MAXINE REYNOLDS, Village President
NIKKI KITAKIS, Village Clerk

ROSEMARY CUNNINGHAM
GINA GLASER
ERNEST “BO” KAYE
PHILLIP MIDDLEBROOKS
DEBRA PISARZEWSKI
MARTIN PRATSCHER
Trustees

Published in pamphlet form by authority of the Village President and Village Clerk of the Village of Thornton on 3/2/26
Village of Thornton – 115 East Margaret Street- Thornton, Illinois 60476

RESOLUTION NO. 2026-005R**A RESOLUTION OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
ADOPTING AN IMMATERIAL VARIANCE AND BANK RECONCILIATION
TOLERANCE POLICY**

WHEREAS, the Village of Thornton, Cook County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village desires to adopt an Immaterial Variance and Bank Reconciliation Tolerance Policy (the “*Policy*”), a copy of which is attached hereto and made a part hereof, as Exhibit A; and

WHEREAS, the Village President and Board of Trustees of the Village of Thornton (the “*Corporate Authorities*”) deem it advisable and in the best interest of the Village and its efficient financial administration to adopt the Policy pursuant to its Home Rule Powers.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees of the Village of Thornton, Cook County, Illinois, by and through its Home Rule Powers as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Policy, a copy of which is attached hereto and made a part hereof as Exhibit A, is hereby adopted by the Corporate Authorities of the Village.

Section 3. The Village President and Village Administrator are hereby authorized and directed to deliver the Policy and any and all documents necessary to implement the provisions, terms and conditions thereof, as therein described.

Section 4. If any section, paragraph, clause or provision of this Resolution shall be

held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 5. All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6. This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

PASSED by the Village President and Board of Trustees of the Village of Thornton, Cook County, Illinois this 2nd day of March 2026, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT
CUNNINGHAM				
GLASER				
KAYE				
MIDDLEBROOKS				
PISARZEWSKI				
PRATSCHER				
VILLAGE PRESIDENT REYNOLDS				
TOTAL				

APPROVED by the Village President of the Village of Thornton, Cook County, Illinois on this 2nd day of March 2026.

MAXINE REYNOLDS
VILLAGE PRESIDENT

ATTEST:

NIKKI KITAKIS
VILLAGE CLERK

Exhibit A

Policy

(see attached)

Village of Thornton – Finance Department

Immaterial Variance and Bank Reconciliation Tolerance Policy

Purpose

The purpose of this policy is to establish a controlled and documented process for resolving immaterial variances identified during monthly bank reconciliations. This policy ensures financial accuracy while promoting efficient use of staff time and maintaining appropriate oversight and internal control.

Policy Statement

All bank accounts shall be reconciled monthly. Differences identified during the reconciliation process must be investigated and resolved timely. However, in limited circumstances where a variance is determined to be immaterial and further research would not be cost-effective, the variance may be cleared in accordance with this policy.

Materiality Threshold

1. Individual Variance Threshold

An unresolved reconciling difference of \$200 or less may be considered immaterial, provided:

- The variance does not indicate fraud, misappropriation, or systemic control failure.
- The variance is not recurring in nature without documented explanation.
- The variance does not impact compliance reporting, grant reporting, or debt covenants.

2. Aggregate Annual Threshold

Total immaterial variances cleared under this policy shall not exceed \$2,400 in aggregate within a fiscal year per bank account without additional governing body notification.

Reconciliation Tolerance Policy

1. Research Standard

Reasonable efforts must be made to identify the cause of the variance, including:

- Review of prior month reconciliations
- Review of outstanding checks and deposits
- Review of journal entries
- Review of bank activity detail

- Inquiry with relevant vendors or departments if applicable
2. Documentation Requirement
- Before clearing an immaterial variance, the preparer must document:

- Amount of variance
- Date identified
- Investigative steps performed
- Conclusion and rationale for immaterial classification
- Statement that no fraud indicators were observed

Entry Classification

Adjustments shall be recorded to an appropriate miscellaneous revenue or expense account designated for reconciliation differences.

The entry description must clearly state:

“Immaterial reconciliation variance cleared in accordance with adopted policy.”

Finance Director / Treasurer Approval Procedure

1. Approval Requirement

All immaterial variance write-offs require written approval by the Finance Director or Treasurer prior to posting.
2. Independent Review

If the Finance Director is the preparer of the reconciliation, the approval must be performed by:

 - The Village Administrator, OR
 - The Chair of the Finance Committee, OR
 - An external accountant engaged by the municipality.
3. Reporting

All variances cleared under this policy shall be summarized quarterly and presented to the Board of Trustees or Finance Committee.

Limitations

This policy may not be used to:

- Conceal errors

- Avoid correcting known misstatements
- Bypass grant or restricted fund reporting requirements
- Offset known receivables or payables

If recurring variances of a similar nature are identified, management must address the root cause rather than continue applying this policy.

Effective Date

This policy becomes effective upon adoption by the Board of Trustees.

Approved by: Simone Jackson

Title: Treasurer

Date: February 11, 2026

Variance Investigation Checklist

Supplement to the Immaterial Variance and Bank Reconciliation Tolerance Policy
for the purposes of active fraud risk monitoring

Basic Information

Bank Account / Fund	
Period Ending	
Prepared By	
Date Prepared	
Variance Amount	
Immateriality Threshold	

- ☐ Exceeds threshold
- ☐ Below threshold but unusual in nature
- ☐ Pattern of recurring variance identified

Nature of Variance

- ☐ Timing difference (deposit in transit)
- ☐ Outstanding check
- ☐ Posting error (bank)
- ☐ Posting error (general ledger)
- ☐ Duplicate entry
- ☐ Omitted entry
- ☐ Transposition error
- ☐ Unauthorized transaction
- ☐ Unsupported journal entry
- ☐ System override
- ☐ Other: _____

Required Investigation Procedures

Complete all applicable steps:

- ☐ Verified prior month ending reconciled balance
- ☐ Compared bank statement to general ledger detail
- ☐ Reviewed detailed transaction activity for unusual amounts
- ☐ Examined cleared checks for:
 - ☐ Handwritten checks
 - ☐ Out-of-sequence checks
 - ☐ Checks to unfamiliar vendors
 - ☐ Missing endorsements
- ☐ Reviewed deposits for:
 - ☐ Missing sequential receipt numbers
 - ☐ Unusual timing (weekends/holidays)
 - ☐ Round-dollar deposits
 - ☐ Delayed posting
- ☐ Reviewed journal entries for:
 - ☐ Manual entries outside normal process
 - ☐ Entries posted after business hours
 - ☐ Entries without supporting documentation
 - ☐ Entries posted by unauthorized personnel
- ☐ Confirmed no duplicate or reversed postings
- ☐ Reviewed subsequent month activity
- ☐ Contacted bank (if applicable)
- ☐ Verified segregation of duties was maintained

Additional procedures performed:

Fraud Red-Flag Assessment

Indicate whether any of the following were identified:

- ☐ Unexplained adjustments
- ☐ Repeated “immaterial” variances
- ☐ Override of established controls

- ☐ Missing documentation
- ☐ Resistance to providing records
- ☐ Vendor information changes without documentation
- ☐ Unusual employee access patterns
- ☐ Checks written just below approval threshold
- ☐ Transfers between funds without explanation
- ☐ Unsupported write-offs
- ☐ Other concern: _____

If any box is checked, explain in detail:

Root Cause Determination

- ☐ Clerical error
- ☐ Timing issue
- ☐ Process deficiency
- ☐ Training issue
- ☐ System configuration issue
- ☐ Internal control weakness
- ☐ Suspected policy violation
- ☐ Potential fraud indicator

Resolution and Corrective Action

- ☐ Adjusting journal entry recorded
- ☐ Bank correction requested
- ☐ Policy clarification issued
- ☐ Staff training conducted
- ☐ Control strengthened
- ☐ Referred to Village Administrator
- ☐ Referred to legal counsel
- ☐ Referred to external auditor
- ☐ No action required (documented timing difference)

Journal and Reference Number (if applicable): _____

Date Resolved: _____

Escalation Determination

If potential fraud risk identified:

- ☐ Village Administrator notified
- ☐ External Auditor notified
- ☐ Legal counsel consulted
- ☐ Law enforcement referral considered
- ☐ Board notification required

Date escalated: _____

In addition to quantitative materiality thresholds, qualitative risk indicators shall require investigation regardless of dollar amount. Repeated immaterial variances or unusual transaction characteristics shall be treated as potential fraud risk indicators.

Approved by: Simone Jackson

Title: Treasurer

Date: February 26, 2026

THE VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER 2026-006R

**A RESOLUTION OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
APPOINTING DOMINIQUE SIMONE JACKSON AS THE VILLAGE OF
THORNTON’S AUTHORIZED AGENT TO THE ILLINOIS MUNICIPAL
RETIREMENT FUND**

MAXINE REYNOLDS, Village President
NIKKI KITAKIS, Village Clerk

ROSEMARY CUNNINGHAM
GINA GLASER
ERNEST “BO” KAYE
PHILLIP MIDDLEBROOKS
DEBRA PISARZEWSKI
MARTIN PRATSCHER
Trustees

Published in pamphlet form by authority of the Village President and Village Clerk of the Village of Thornton on 3/2/26
Village of Thornton – 115 East Margaret Street- Thornton, Illinois 60476

RESOLUTION NO. 2026-006R**A RESOLUTION OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
APPOINTING DOMINIQUE SIMONE JACKSON AS THE VILLAGE OF
THORNTON'S AUTHORIZED AGENT TO THE ILLINOIS MUNICIPAL
RETIREMENT FUND**

WHEREAS, the Village of Thornton, Cook County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, Section 7-135 of the Illinois Pension Code (40 ILCS 5/7-135) requires each municipality participating in the Illinois Municipal Retirement Fund to designate an authorized agent to act on its behalf with respect to matters relating to the Fund; and

WHEREAS, the Village President and Board of Trustees of the Village (the “*Corporate Authorities*”) have determined that it is necessary and appropriate, and in the best interests of the Village and its employees who participate in the Illinois Municipal Retirement Fund, to appoint Treasurer Dominique Simone Jackson as the Village’s authorized agent to the Illinois Municipal Retirement Fund; and

WHEREAS, the Corporate Authorities deem it advisable and in the best interest of the health, safety, and welfare of the residents of the Village to authorize and approve such appointment.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees of the Village of Thornton, Cook County, Illinois, by and through its Home Rule Powers as follows:

Section 1. The preambles set forth hereinabove are incorporated herein and made a part of this Resolution.

Section 2. Dominique Simone Jackson is hereby appointed as the duly authorized agent of the Village of Thornton to the Illinois Municipal Retirement Fund and is authorized to act on behalf of the Village in accordance with the powers and duties set forth in Section 7-135(b) and (c) of the Illinois Pension Code (40 ILCS 5/7-135(b) and (c)).

Section 3. The Village Clerk is hereby directed to certify the appointment of Dominique Simone Jackson as the Village's authorized agent to the Illinois Municipal Retirement Fund and to take such actions as may be necessary to effectuate this appointment.

Section 4. The Village President, Village Manager, and Village Clerk are hereby authorized and directed to execute and deliver any and all other documents and to take such further actions as may be necessary to implement the provisions of this Resolution.

Section 5. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 6. All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

PASSED by the Village President and Board of Trustees of the Village of Thornton, Cook County, Illinois this 2nd day of March 2026, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT
CUNNINGHAM				
GLASER				
KAYE				
MIDDLEBROOKS				
PISARZEWSKI				
PRATSCHER				
VILLAGE PRESIDENT REYNOLDS				
TOTAL				

APPROVED by the Village President of the Village of Thornton, Cook County, Illinois on this 2nd day of March 2026.

MAXINE REYNOLDS
VILLAGE PRESIDENT

ATTEST:

NIKKI KITAKIS
VILLAGE CLERK

THE VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER 2026-004R

**A RESOLUTION OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
AUTHORIZING AND APPROVING AN AGREEMENT BY AND BETWEEN THE
VILLAGE AND HERA PROPERTY REGISTRY, LLC FOR SERVICES RELATED TO
FORECLOSURE AND VACANT PROPERTY REGISTRATION**

MAXINE REYNOLDS, Village President
NIKKI KITAKIS, Village Clerk

ROSEMARY CUNNINGHAM
GINA GLASER
ERNEST “BO” KAYE
PHILLIP MIDDLEBROOKS
DEBRA PISARZEWSKI
MARTIN PRATSCHER
Trustees

Published in pamphlet form by authority of the Village President and Village Clerk of the Village of Thornton on 3/2/26
Village of Thornton – 115 East Margaret Street- Thornton, Illinois 60476

RESOLUTION NO. 2026-004R**A RESOLUTION OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
AUTHORIZING AND APPROVING AN AGREEMENT BY AND BETWEEN THE
VILLAGE AND HERA PROPERTY REGISTRY, LLC FOR SERVICES RELATED TO
FORECLOSURE AND VACANT PROPERTY REGISTRATION**

WHEREAS, the Village of Thornton, Cook County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village and Hera Property Registry, LLC desire to enter into an agreement for services related to foreclosure and vacant property registration (the “*Agreement*”), a copy of which is attached hereto and made a part hereof as Exhibit A; and

WHEREAS, the Village President and Board of Trustees of the Village of Thornton (the “*Corporate Authorities*”) deem it advisable and in the best interest of the Village to approve the Agreement and authorize its execution pursuant to the Village’s Home Rule Powers.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees of the Village of Thornton, Cook County, Illinois, by and through its Home Rule Powers as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Agreement, a copy of which is attached hereto and made a part hereof as Exhibit A, is hereby approved in substantially the form presented to the Village Board with such necessary non-material changes as may be authorized by the Village President.

Section 3. The Village President and Village Administrator are hereby authorized and directed to deliver the Agreement and any and all documents necessary to implement the provisions, terms and conditions thereof, as therein described.

Section 4. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 5. All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 6. This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

PASSED by the Village President and Board of Trustees of the Village of Thornton, Cook County, Illinois this 2nd day of March 2026, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT
CUNNINGHAM				
GLASER				
KAYE				
MIDDLEBROOKS				
PISARZEWSKI				
PRATSCHER				
VILLAGE PRESIDENT REYNOLDS				
TOTAL				

APPROVED by the Village President of the Village of Thornton, Cook County, Illinois on this 2nd day of March 2026.

MAXINE REYNOLDS
VILLAGE PRESIDENT

ATTEST:

NIKKI KITAKIS
VILLAGE CLERK

Exhibit A

Agreement

(see attached)

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (this "Agreement") is made and entered into this ____ day of _____, 2026 (the "Effective Date") by and between HERA PROPERTY REGISTRY, LLC, a Florida Limited Liability Company with an address at 1917 S. Harbor City Blvd., Melbourne, FL 32901 ("HERA") and the VILLAGE OF THORNTON, ILLINOIS, with an address at 115 E. Margaret St., Thornton, IL 60476 (the "Village") (HERA and the Village may be sometimes referred to as a "Party", or collectively as the "Parties").

WITNESSETH:

I. SCOPE OF REPRESENTATION

- A. The Village hereby retains HERA to represent the Village in providing property registration services for the Village's foreclosure and vacant property registration ordinance, Ordinance No. _____, "Registration of Foreclosing Mortgages and Vacant Property" (the "Ordinance").
- B. As is further set forth herein, the Village hereby authorizes HERA to represent the Village's interests in providing foreclosure and vacant property registration services pursuant to the Ordinance.

II. DUTIES OF HERA

A. Ordinance Registration Services

1. Registration Services: HERA shall provide an online foreclosure and vacant property registration service for the Village pursuant to the Ordinance via HERA's online proprietary platform ("HERA's Platform") used for municipalities throughout the United States ("Registrations Services").
2. Monitoring: HERA shall monitor mortgage defaults and other property registration triggers under the Ordinance and shall use its best efforts to identify and send notice to the mortgagee or other responsible party obligated to register the property.
3. Collection: Collection of all registration fees are to be paid to HERA through the HERA Platform, and upon receipt, HERA shall promptly deposit all fees received into its separate trust account maintained in a federally insured bank for the benefit of HERA clients, including the Village.
4. Training and Support: HERA shall provide prompt training and support for Village staff and responsible parties.
5. Other Services: Such other requests which are mutually agreed upon to be included in the Services provided hereunder and set forth in an Addendum to be executed by both Parties.

III. PAYMENT FOR HERA'S SERVICES AND NET REMITTANCE TO THE VILLAGE

- A. No Up-Front Cost: Access to the HERA Foreclosure Registration Platform is provided at no up-front cost to the Village and is included in the amounts otherwise paid to HERA hereunder.
- B. Remittance to HERA: HERA shall be entitled to one hundred twenty-five dollars (\$125.00) of each gross registration fee and 20% of any late fees received each month during the Term.
- C. Remittance to Village: The amount payable to the Village, less any expenses (described in D below), shall be the "net remittance" paid to the Village on or before the fifteenth (15th) day of the month following the month then ended in which the gross registration fees are received and any expenses incurred. The net remittance shall be accompanied with a remittance report detailing the gross registration fees received and an invoice for expenses, if any, incurred during each month.
- D. Expenses: Should any reasonable and necessary expenses be incurred by HERA related with obtaining information to perform the services herein, including but not limited to mailing expenses, property owner identification, or for a FOIA or similar request that is not routine and customary, an estimate shall first be submitted to the Village for its prior approval before being incurred by HERA. Should there be an expense

required for public/official record data acquisition integral to the performance of the Registration Services the actual costs of said expenses shall be borne by the Village and added to the invoice for HERA's Net Remittance. If said expenses are for an entire county, the expense shall be divided equally between all communities partnered with HERA within the county at that time. If there is a change in the number of communities partnered with HERA in the county during the Term, the county public record access fee will be adjusted accordingly to maintain an even cost-sharing by all communities within the county.

IV. ONGOING SUPPORT AND MAINTENANCE

- A. HERA shall provide all support and maintenance required in connection with the Services, including but not limited to:
 - 1. Training and support for Village staff and responsible parties; and
 - 2. Collection and remittance of registration fees and any late fees or penalties.
- B. The Village shall provide the following support and maintenance required in connection with the Services, including but not limited to:
 - 1. Provide support and work diligently with HERA in connection with HERA's onboarding process including acceptance of the "Due Diligence Worksheet" (attached hereto as Exhibit A) and completion of the "Onboarding Memorandum";
 - 2. Promptly notify HERA within 10 days of any amendment, supplement, or resolution affecting the Ordinance;
 - 3. The Village shall provide all support and information, including additional information reasonably requested by HERA, required in connection with the Services Hera provides hereunder; and
 - 4. Provide, and maintain any change in, contact information for Village responsible parties in connection with HERA's services hereunder.

V. OWNERSHIP AND USE OF DOCUMENTS

All documents, records, applications, files and other materials produced by HERA in connection with the Services rendered pursuant to this Agreement shall, so long as the Village has paid all compensation due HERA hereunder, be the property of the Village and shall be provided to the Village upon written request. Notwithstanding anything herein to the contrary, the Village hereby grants HERA a royalty free irrevocable license in perpetuity and shall be permitted to use the Village logo, name, image and likeness, and to retain copies, including reproducible copies, of drawings and specifications for information, reference, and use in connection with Hera Property Registry, LLC's business, including without limitation, use in demonstrations, on www.heraregistry.com, client lists, promotional materials and across all of its social media platforms. This covenant shall survive termination of this Agreement (regardless of the reason) indefinitely.

VI. SURVIVAL

Except as otherwise set forth herein to the contrary, the expiration or termination of this Agreement will not extinguish the rights of either Party that accrue prior to expiration, termination or any obligations that extend beyond termination or expiration, either by their inherent nature or by their express terms.

VII. AUDIT AND RECORDS

During the Term of this Agreement and for one (1) year after termination of this Agreement, HERA shall maintain records required hereunder. At any time during the Term, upon sixty (60) days prior written notice of request from the Village to Hera, such records shall be made available for review and audit at the premises of HERA on mutually agreed upon business days only and during normal working hours. Any expenses incurred by the Village in connection with such review and audit shall be at its sole expense.

VIII. GOVERNING LAW

The validity, construction and performance of this Agreement shall be governed by the laws of the State of Illinois without giving effect to the principles of conflicts of laws and the jurisdiction of any controversy shall be in the State of Illinois.

IX. EXPENSES

During the Term, except as otherwise provided hereunder, HERA shall be responsible for all expenses and costs associated with the Services provided hereunder.

X. TERM AND TERMINATION

- A. Term: The initial term of this Agreement shall be for one (1) year from the Effective Date (the "Initial Term"). Upon expiration of the Initial Term, this Agreement shall automatically renew for successive one (1) year periods (each a "Renewal Term"), unless either Party provides notice of termination in accordance with Section B below. The Initial Term and any Renewal Term(s) are collectively referred to as the "Term."
- B. Termination: Either Party may terminate this Agreement by providing written notice of its intent to terminate at least sixty (60) days prior to the expiration of the then-current Term. If the Parties do not reach a new agreement before the end of the current Term, this Agreement shall expire at the end of the then existing Term and be of no further force or effect.
Upon termination:
 - 1. HERA shall fully cooperate with the Village and any successor third-party administrator to return all files and information, as further detailed in this Agreement. This obligation shall survive termination.
 - 2. HERA shall cease all Services and, within sixty (60) days, process and forward any Net Remittance owed to the Village.
 - 3. Any Net Remittance due to HERA shall remain payable and unaffected by termination.
- C. Renewal Documentation: Although this Agreement renews automatically, the Parties agree to execute an Addendum prior to the start of each Renewal Term. The Addendum shall confirm the Renewal Term and incorporate any mutually agreed modifications, including but not limited to adjustments to the Gross Registration Fees and Net Remittance to HERA as approved by the Village through order, directive, or resolution, regardless of whether the Ordinance is amended.

XI. INDEPENDENT CONTRACTOR

This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that HERA is an independent contractor under this Agreement and not the Village's employee for all purposes, including but not limited to the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers Compensation Act, and the State unemployment insurance law. This Agreement shall not be construed as creating any joint employment relationship between the Village and HERA and the Village shall not be liable for any obligation incurred by HERA, including but not limited to unpaid minimum wages and/or overtime premiums.

XII. ALL LEGAL PROVISIONS DEEMED INCLUDED: SEVERABILITY

- A. Every provision required by law to be inserted into or referenced by this Agreement is intended to be a part of this Agreement. If any such provision is not inserted or referenced or is not inserted or referenced in correct form then (i) such provision shall be deemed inserted into or referenced by this Agreement for purposes of interpretation and (ii) upon the application of either party this Agreement shall be formally

amended to comply strictly with the law, without prejudice to the rights of either party. In the event that any provision shall be deemed part of this Agreement and results in additional Services or risk to Hera, the Parties agree to any increase in fees owed to Hera arising therefrom.

- B. In the event that any provision of this Agreement shall be held to be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- C. Each party has cooperated in the negotiation and preparation of this Agreement. Therefore, in the event that construction of this Agreement occurs, it shall not be construed against either party as drafter.

XIII. DISPUTE RESOLUTION

The Parties hereby irrevocably waive, to the fullest extent permitted by law, all rights to a trial by jury, in any action, proceedings, or counterclaim involving disputes of fact or law relating to this Agreement (each a "Dispute"). The Parties agree to resolve any Dispute to the extent possible by a half-day or full-day mediation before a certified mediator with the mediation fees to be borne equally by the Parties. In the event that such dispute cannot be resolved by such mediation, the Parties each irrevocably and unconditionally submit and consent to personal jurisdiction exclusively in the American Arbitration Association in the District of Columbia, for the resolution of any matter arising out of or associated with this Agreement, including but not limited to any action seeking to enforce any provision of this Agreement. The arbitration filing fees shall be paid up front according to the American Arbitration Association rules then in effect and the fees and expenses of the arbitrator shall be borne equally by the Parties.

XIV. SECTION AND OTHER HEADINGS

The section and other headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

XV. ENTIRE AGREEMENT

Except for the Onboarding Memorandum, this Agreement represents the full and entire understanding and Agreement between the Parties with regard to the subject matter hereof and supersedes any RFP and all prior Agreements (whether written or oral) of the Parties relating to the subject matter of this Agreement.

XVI. THE VILLAGE'S SIGNATURE HEREON SHALL CONSTITUTE HERA'S AUTHORITY TO PROCEED WITH THIS REPRESENTATION AND COMMENCE ITS SERVICES AS OF THE EFFECTIVE DATE.

The Village hereby acknowledges that all the terms of this Agreement have been fully explained to the Village, and that the Village fully understands all of the provisions herein.

DATED THIS ____ day of _____, 2026.

VILLAGE OF THORNTON, ILLINOIS

By: _____
 Name: _____
 Title: _____

DATED THIS ____ day of _____, 2026.

HERA PROPERTY REGISTRY, LLC

By: _____
Name: Clifford J. Johnson
Title: CEO

EXHIBIT A

DUE DILIGENCE WORKSHEET

ITEM NO.	ITEM DESCRIPTION	FORECLOSURE	VACANT
1	Ordinance Reference (Ordinance No. or Code Reference)	Ordinance No. _____	Ordinance No. _____
2	Ordinance Effective Date	Date of acceptance of new ordinance	Date of acceptance of new or
3	Ordinance Amendment Dates	None	None
4	Effective Date for Registrations with HERA	Within 30 days of Hera's acceptance of the fully executed contract	Within 30 days of Hera's acceptance of the fully executed contract
5	Registration Fee	\$325.00	\$325.00
6	Late Fee	10% of Registration fee after 30 days, every 30 days	10% of Registration fee after 30 days, every 30 days
7	Registration Triggers	Within 10 days of filing a foreclosure action; REO Properties	Within 10 days of the property becoming Vacant
8	Renewal	Semi-Annually	Semi-Annually
9	Organization Exemptions	Governmental entities (HUD, VA, USDA Rural Development)	None
10	Property Exemptions	None	Vacant Lots
11	Information Update	Change of Information required within 10 days of change	Change of Information required within 10 days of change
12	OMT / Owner Change	Update of information; new registration not required	Update of information; new registration not required
13	Refund Policy	Non-Refundable	Non-Refundable
14	Inspections	Every 30 days from filing of foreclosure action	Regular inspections required
15	Does HERA have Existing Assessor Property Data? (Yes / No)	TBD	TBD
16	Existing Community Registrations? (Yes / No. If yes, data to be provided in Hera's spreadsheet format.)	No	No
17	Previous Program Administrator Registrations? (Yes / No. If yes, data to be provided in Hera's spreadsheet format.)	No	No
18	Remittance Process (all registration fees to be received by HERA)	Net remittance by the 15th day following the month then ended	Net remittance by the 15th day following the month then ended

THE VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER 2026-007

**AN ORDINANCE OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
AMENDING TITLE 7 (“BUILDING REGULATIONS”) OF THE THORNTON VILLAGE
CODE BY CREATING CHAPTER 7-12 TO BE ENTITLED, “REGISTRATION OF
FORECLOSING MORTGAGES AND VACANT PROPERTY”**

MAXINE REYNOLDS, Village President
NIKKI KITAKIS, Village Clerk

ROSEMARY CUNNINGHAM
GINA GLASER
ERNEST “BO” KAYE
PHILLIP MIDDLEBROOKS
DEBRA PISARZEWSKI
MARTIN PRATSCHER
Trustees

Published in pamphlet form by authority of the Village President and Village Clerk of the Village of Thornton on 3/2/26
Village of Thornton – 115 East Margaret Street- Thornton, Illinois 60476

ORDINANCE NO. 2026-007**AN ORDINANCE OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
AMENDING TITLE 7 (“BUILDING REGULATIONS”) OF THE THORNTON VILLAGE
CODE BY CREATING CHAPTER 7-12 TO BE ENTITLED, “REGISTRATION OF
FORECLOSING MORTGAGES AND VACANT PROPERTY”**

WHEREAS, the Village of Thornton, Cook County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village President and Board of Trustees of the Village (the “*Corporate Authorities*”) may from time to time amend the text of the Thornton Municipal Code when it is determined to be in the best interests of the residents of the Village; and

WHEREAS, the Corporate Authorities find that there are properties within the Village that are vacant or in foreclosure and contribute to blight, nuisance conditions, and threats to public health and safety; and

WHEREAS, the Corporate Authorities have determined that requiring registration and minimum maintenance and security standards for such properties will assist in code enforcement and community stabilization; and

WHEREAS, the Corporate Authorities have determined that amending Title 7 (“*Building Regulations*”) of the Thornton Municipal Code as set forth herein is in the best interests of the Village and its residents.

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

Section 1. That the above recitals and legislative findings are found to be true and correct

and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. Title 7 (“*Building Regulations*”) of the Thornton Municipal Code is hereby amended by adding the following language, to read as follows:

Chapter 7-12 - REGISTRATION OF FORECLOSING MORTGAGES AND VACANT PROPERTY.

§ 7-12-1 - PURPOSE AND INTENT.

It is the purpose and intent of the Board of Trustees to establish a process to address the deterioration, crime, and decline in value of Village neighborhoods caused by Real Property with foreclosing or foreclosed mortgages located within the Village, and to identify, regulate, limit and reduce the number of these properties located within the Village. It has been determined that Owner-occupied structures are generally better maintained when compared to vacant structures, even with a diligent off-site Real Property Owner. Vacant structures or structures are often not properly or diligently maintained, which contribute to blight, declined Real Property values, and have a negative impact on social perception of the areas where they are located. It is the Board of Trustees’ intent to establish a registration program as a mechanism to help protect neighborhoods from becoming blighted through the lack of adequate maintenance of Real Property that is in Foreclosure or foreclosed, and to provide a mechanism to avert Foreclosure Actions through timely intervention, education, or counseling of Real Property Owners.

§ 7-12-2 – DEFINITIONS.

The following words, terms, and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning.

Default shall mean that the mortgagor has not complied with the terms of the mortgage on the Real Property, or the promissory note, or other evidence of the debt, referred to in the mortgage or deed of trust, after having been provided written notice of the default from the Mortgagee to the mortgagor and mortgagor’s failure to fully cure or remedy the default as specified in the written notice.

Enforcement Officer shall mean any law enforcement officer, building official, zoning inspector, code enforcement officer, fire inspector, building inspector, or other person authorized by the Village to enforce the applicable code(s).

Evidence of Vacancy shall mean any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the Real Property is vacant. Such conditions may include, but are not limited to: overgrown and/or dead vegetation; past due utility notices and/or disconnected utilities; accumulation of trash junk or debris; abandoned vehicles, auto parts and/or materials; the absence of furnishings and/or personal items consistent with habitation or occupancy; the presence of an unsanitary, stagnant swimming pool; the accumulation of newspapers, circulars, flyers and/or mail; statements by neighbors, passers-by, delivery agents or

government agents; and/or the presence of boards over doors, windows or other openings in violation of applicable code.

Foreclosure or Foreclosure Action shall mean the process by which a Real Property, placed as security for a real estate loan, is sold at public sale to satisfy the debt if the borrower defaults. A Foreclosure or Foreclosure Action is deemed commenced upon the filing of a foreclosure action or the recording of a notice of Lis Pendens or similar evidence of Default.

Mortgagee shall mean the creditor, including but not limited to, trustees; mortgage servicing companies; lenders in a mortgage agreement; any agent, servant, or employee of the creditor; any successor in interest; or any assignee of the creditor's rights, interests or obligations under the mortgage agreement; or any other person or entity with the legal right to foreclose on the Real Property, excluding governmental entities as the assignee or owner.

Owner shall mean every person, entity, or Mortgagee, who alone or severally with others, has legal or equitable title to any Real Property as defined by this Chapter; has legal care, charge, or control of any such Real Property; is in possession or control of any such Real Property; and/or is vested with possession or control of any such Real Property. The Property Manager shall not be considered the Owner.

Property Manager shall mean any party designated by the Owner or Mortgagee as responsible for inspecting, maintaining and securing the Real Property as required in this Chapter.

Real Property shall mean any residential or commercial land and/or buildings, leasehold improvements and anything affixed to the land, or portion thereof identified by a property parcel identification number, located in the Village limits.

Registrable Property shall mean:

- (a) Any Real Property located in the Village, whether Vacant or occupied, that is (i) subject of a Foreclosure Action; (ii) has been the subject of a Foreclosure Action and a judgment has been entered but the Real Property has not yet been sold; (iii) has been the subject of a Foreclosure sale and title was transferred to the Mortgagee or an affiliate entity of the Mortgagee; or (iv) transferred to the Mortgagee or an affiliated entity of the Mortgagee under a deed in lieu of Foreclosure or Foreclosure sale. The designation of a Real Property as a Registrable Property pursuant to this subsection shall remain in place until such time as the Real Property is sold to a non-related bona fide purchaser in an arm's length transaction or the Foreclosure Action has been dismissed.
- (b) Any Real Property that is vacant for more than thirty (30) consecutive days or upon any cancellation or discontinuation of water, gas, electric, or other utility service to the property, whichever occurs first.
- (c) A property that becomes vacant solely as the result of the death of the Owner shall not be deemed a Registrable Property for a period of three (3) months following the date of death,

provided the property is secured and maintained in compliance with applicable Village codes.

- (d) A property that is vacant but actively listed for sale with a licensed real estate broker shall not be deemed a Registrable Property for a period not to exceed six (6) months, provided the property remains secured and maintained in compliance with applicable Village codes, and provided further that this exemption shall automatically terminate upon removal of the property from active listing status.

Registry shall mean a web-based electronic database of searchable Real Property records, used by the Village to allow Mortgagees and Owners the opportunity to register properties and pay applicable fees as required in this Chapter.

Semi-Annual Registration shall mean six (6) months from the date of the first action that requires registration, as determined by the Village, or its designee, and every subsequent six (6) months. The date of the initial registration may be different than the date of the first action that required registration.

Utilities and Services shall mean any utility and/or service that is essential for a building to be habitable and/or perform a service necessary to comply with all Village codes. This includes, but is not limited to, electrical, gas, water, sewer, trash service, lawn maintenance, and pool maintenance.

Vacant shall mean any parcel of land in the Village that contains any building or structure to be used as a residence or for commercial or industrial purposes that is not lawfully occupied or used for its accustomed and ordinary purpose, as evidenced by conditions set forth in the definition of “*Evidence of Vacancy*”. In the case of the use of residential Real Property, “used for its accustomed and ordinary purpose” means as a place of abode.

§ 7-12-3 - APPLICABILITY AND JURISDICTION.

This Chapter applies to all Real Property within the Village.

§ 7-12-4 - ESTABLISHMENT OF A REGISTRY.

Pursuant to this Chapter the Village, or its designee, shall establish a registry cataloging each Registrable Property within the Village, containing the information required by this Chapter.

The Village may, at its discretion, create, maintain and administer this Registry independently, retain the professional services of an experienced reputable third party, or participate in a shared services or interlocal agreement with other local units, counties, and/or county improvement authorities for the creation, maintenance and administration of the registry pursuant to a Professional Services Agreement.

§ 7-12-5 - INSPECTION AND REGISTRATION OF REAL PROPERTY UNDER FORECLOSURE.

- (a) Any Mortgagee who holds a mortgage on Real Property located within the Village shall perform an inspection of the Real Property upon Default by the mortgagor as evidenced by the filing of a Foreclosure Action, Lis Pendens, or Notice of Trustee's Sale, thus making it a "Registrable Property." Inspection means a careful examination of the Registrable Property to determine occupancy and if it is in compliance with all applicable building, maintenance, and housing codes.
- (b) Registrable Property inspected pursuant to subsection (a) above that remains in Foreclosure shall be inspected every thirty (30) days by the Mortgagee or Mortgagee's designee. If an inspection shows a change in the Registrable Property's occupancy status the Mortgagee shall, within ten (10) days of that inspection, update the occupancy status of the Registrable Property in the Registry.
- (c) Within ten (10) days of the date any Mortgagee files a Foreclosure Action, the Mortgagee shall register the Registrable Property with the Village Registry, and, at the time of registration, indicate whether the Registrable Property is Vacant, and if so shall designate in writing a Property Manager to inspect, maintain, and secure the Registrable Property subject to the mortgage under a Foreclosure Action. A separate registration is required for each Real Property subject to a Foreclosure Action, regardless of whether it is occupied or vacant.
 - i. Mortgagees who have existing Registrable Property on the effective date of this Ordinance have 30 calendar days from the effective date to register as indicated in this Section. A separate registration is required for each Real Property, whether it is vacant or occupied.
- (d) Registration pursuant to this Section shall contain the name of the Mortgagee and the mortgage servicer, the direct mailing address of both parties, a direct contact name and telephone number for both parties, a facsimile number and/or e-mail address for both parties, the folio or tax number, and the name and 24-hour contact telephone number of the property management company responsible for the security and maintenance of the Registrable Property.
- (e) At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of \$325.00 for each Registrable Property. Subsequent non-refundable Semi-Annual renewal registrations of properties and fees in the amount of \$325.00 are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Defaulted Real Properties, (3) post-closing counseling and Foreclosure intervention limited to Owner-occupied persons in Default, which may not include cash and mortgage modification assistance, and (4) for any related purposes as may be adopted in the policy set forth in this Chapter. Said fees shall be deposited to a special account in the Village's Department dedicated to the cost of implementation and enforcement of this Ordinance and fulfilling the purpose and intent of this Chapter. None

of the funds provided for in this Section shall be utilized for the legal defense of Foreclosure Actions.

- (f) If the mortgage and/or servicing on a Registrable Property is sold or transferred, the new Mortgagee / Servicer is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Mortgagee shall register the Registrable Property, if not already registered, or update the existing registration in the Registry. The previous Mortgagee(s) / Servicer(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during their involvement with the Registrable Property.
- (g) If the Mortgagee sells or transfers the Registrable Property in a non-arm's length transaction to a related entity or person, the transferee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the transferee shall register the Registrable Property or update the existing registration in the Registry. Any and all previous unpaid fees, fines, and penalties, regardless of who the Mortgagee was at the time registration was required, including, but not limited to, unregistered periods during the Foreclosure process, are the responsibility of the transferee and are due and payable with the registration. The previous Mortgagee will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Registrable Property.
- (h) If the Registrable Property is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this Section, a late fee equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty-day period (30), or portion thereof, the Registrable Property is not registered and shall be due and payable with the registration.
- (i) This Section shall also apply to Real Property that has been the subject of a foreclosure sale where title is transferred to the Mortgagee as well as any Real Property transferred to the Mortgagee under a deed in lieu of foreclosure or by any other legal means.
- (j) Properties subject to this Section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this Section as long as the Real Property remains Registrable Property.
- (k) Any person or corporation that has registered a Registrable Property under this Section must report any change of information contained in the Village's Registry within ten (10) days of the change to the Village's Registry.
- (l) Failure of the Mortgagee and/or property Owner of record to properly register or to modify the registration to reflect a change of circumstances as required by this Ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the Village.
- (m) If any Registrable Property is in violation of this Chapter, the Village may take the necessary action to ensure compliance with and/or place a lien on the Registrable Property

in accordance with applicable law and the Thornton Village Code for the cost of the outstanding obligation and any additional cost incurred to bring the Registrable Property into compliance.

- (n) Properties registered as a result of this Section are not required to be registered again pursuant to the Inspection and Registration of Real Property that is Not Subject to a Mortgage in Foreclosure Section.

§ 7-12-6 - INSPECTION AND REGISTRATION OF REAL PROPERTY THAT IS NOT SUBJECT TO A MORTGAGE IN FORECLOSURE.

- (a) Any Owner of Vacant Registrable Property, as defined in this Chapter, located within the Village shall within ten (10) days after the Registrable Property becomes Vacant, register the Vacant Registrable Property with the Village Registry. Structures that are Vacant Registrable Property at the time of the adoption of this Ordinance must register within fifteen (15) days of the date this Ordinance takes effect.
- (b) Initial registration pursuant to this Section shall contain at a minimum the name of the Owner, the mailing address of the Owner, e-mail address, and telephone number of the Owner, and if applicable, the name and telephone number of the Property Manager and said person's address, e-mail address, and telephone number.
- (c) At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of \$325.00 for each Vacant Registrable Property. Subsequent non-refundable Semi-Annual renewal registrations of Vacant Registrable Properties and fees in the amount of \$325.00 are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Vacant properties, and (3) for any related purposes as may be adopted in the policy set forth in this Chapter. Said fees shall be deposited to a special account in the Village's department dedicated to the cost of implementation and enforcement of this Ordinance and fulfilling the purpose and intent of this Chapter.
- (d) If the Vacant Registrable Property is sold or transferred, the new Owner is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Owner shall register the Vacant Registrable Property, if not already registered, or update the existing registration in the Registry. The previous Owner(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Owner's involvement with the Vacant Registrable Property.
- (e) If the Vacant Registrable Property is not registered, or either the registration fee or the Semi-Annual Registration fee is not paid within thirty (30) days of when the registration or Semi-Annual Registration is required pursuant to this Section, a late fee shall be equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty (30) day-period, or portion thereof, the Vacant Registrable Property is not registered and shall be due and payable with the registration. This Section shall apply to

the initial registration and registrations required by subsequent Owners of the Vacant Registrable Property.

- (f) Properties subject to this Section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this Section as long as the Real Property is Vacant Registrable Property.
- (g) Failure of the Owner to properly register or to modify the registration to reflect a change of circumstances as required by this Ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the Village.
- (h) If any Vacant Registrable Property is in violation of this Chapter, the Village may take the necessary action to ensure compliance with and place a lien on the Vacant Registrable Property in accordance with applicable law and the Thornton Village Code for the cost of the outstanding obligation and any additional cost incurred to bring the Vacant Registrable Property into compliance.

§ 7-12-7 - MAINTENANCE REQUIREMENTS

- (a) Properties subject to this Chapter shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspaper circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material, or any other items that give the appearance that the Registrable Property is abandoned.
- (b) Registrable Property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.
- (c) Front, side, and rear yards, including landscaping, of Registrable Property shall be maintained in accordance with the applicable code(s) at the time registration is required.
- (d) Registrable Property yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod. Acceptable maintenance of yards and/or landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.
- (e) Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings.
- (f) Pools and spas of Registrable Property shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable code(s).
- (g) Failure of the Mortgagee, Owner, and transferees to properly maintain the Registrable Property as required by this Chapter may result in a violation of the applicable code(s) and

issuance of a citation or notice of violation in accordance with the applicable code of the Village. Pursuant to a determination by a hearing officer through the Village’s administrative adjudication process or by a court of competent jurisdiction, the Village may take the necessary action to ensure compliance with this Section.

- (h) In addition to the above, the Registrable Property is required to be maintained in accordance with the applicable code(s) of the Village.

§ 7-12-8 - SECURITY REQUIREMENTS.

- (a) Properties subject to these Sections shall be maintained in a secure manner so as not to be accessible to unauthorized persons.
- (b) A “secure manner” shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow a child to access the interior of the Registrable Property or structure. Broken windows, doors, gates, and other openings of such size that may allow a child to access the interior of the Registrable Property or structure must be repaired. Broken windows shall be secured by re-glazing of the window.
- (c) If a Registrable Property is or has become vacant or blighted, a Property Manager shall be designated by the Mortgagee and/or Owner to perform the work necessary to bring the Registrable Property into compliance with the applicable code(s), and the Property Manager must perform regular inspections to verify compliance with the requirements of this Chapter, and any other applicable laws.
- (d) In addition to the above, the Registrable Property is required to be secured in accordance with the applicable code(s) of the Village.
- (e) When a Registrable Property subject to this Chapter becomes Vacant, it shall be posted with the name and twenty-four (24) hour contact telephone number of the Property Manager. The Property Manager shall be available to be contacted by the Village Monday through Friday between 9:00 a.m. and 5:00 p.m., legal holidays excepted. The sign shall be placed in a window facing the street and shall be visible from the street. The posting shall be no less than eighteen (18) inches by twenty-four (24) inches and shall be of a font that is legible from a distance of forty-five (45) feet. The posting shall contain the following language with supporting information:

THIS PROPERTY IS MANAGED BY _____.
AND IS INSPECTED ON A REGULAR BASIS. _____.
THE PROPERTY MANAGER CAN BE CONTACTED _____.
BY TELEPHONE AT _____.
OR BY EMAIL AT _____.

- (f) The posting required in subsection (e) above shall be placed on the interior of a window facing the street to the front of the Registrable Property so that it is visible from the street, or secured to the exterior of the building/structure facing the street to the front of the

Registrable Property so that it is visible from the street or if no such area exists, on a stake of sufficient size to support the posting in a location that is at all times visible from the street to the front of the Registrable Property but not readily accessible to vandals. Exterior posting shall be constructed of and printed with weather-resistant materials.

- (g) Failure of the Mortgagee and/or property Owner of record to properly inspect and secure a Registrable Property subject to this Chapter, and post and maintain the signage noted in this Section, is a violation and shall be subject to enforcement by any of the enforcement means available to the Village. The Village may take the necessary action to ensure compliance with this Section and recover costs and expenses in support thereof.

§ 7-12-9 - PROVISIONS SUPPLEMENTAL

The provisions of this Chapter are cumulative with and in addition to other available remedies. Nothing contained in this Chapter shall prohibit the Village from collecting on fees, fines, and penalties in any lawful manner; or enforcing its codes by any other means, including, but not limited to, injunction, abatement, or as otherwise provided by law or ordinance.

§ 7-12-10 - PUBLIC NUISANCE

Registrable Property that is vacant, unsecured, or otherwise maintained in violation of this Code may constitute a public nuisance, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare, and safety of the residents of the Village.

§ 7-12-11 - ADDITIONAL AUTHORITY

- (a) If the Enforcement Officer has reason to believe that a Registrable Property subject to the provisions of this Chapter is posing a serious threat to the public health, safety, and welfare, the code Enforcement Officer may temporarily secure the Registrable Property at the expense of the Mortgagee or Owner, and may bring the violations before the administrative adjudication system or a court of competent jurisdiction as soon as possible to address the conditions of the Registrable Property. Nothing herein shall limit the Village from abating any nuisance or unsafe condition by any other legal means available to it.
- (b) The hearing officer or court of competent jurisdiction shall have the authority to require the Mortgagee or Owner affected by this Section, to implement additional maintenance and/or security measures including, but not limited to, securing any and all doors, windows or other openings, employment of an on-site security guard or other measures as may be reasonably required to help prevent further decline of the Registrable Property.
- (c) If there is a finding that the condition of the Registrable Property is posing a serious threat to the public health, safety, and welfare, then the hearing officer or a court of competent jurisdiction may direct the Village to abate the violations and charge the Mortgagee or Owner with the cost of the abatement.

- (d) If the Mortgagee or Owner does not reimburse the Village for the cost of temporarily securing the Registrable Property, or of any abatement directed Village pursuant to administrative adjudication or court order, within thirty (30) days of the Village sending the Mortgagee or Owner the invoice then the Village may lien the Registrable Property with such cost, along with an administrative fee as determined in the Village's fee ordinance to recover the administrative personnel services. In addition to filing a lien the Village may pursue financial penalties against the Mortgagee or Owner.
- (e) The Village may contract with a third party to implement this Chapter, and, if so, any reference to the Enforcement Officer herein shall include the third party the Village contracts with for that purpose.

§ 7-12-12 - OPPOSING, OBSTRUCTING ENFORCEMENT OFFICER; PENALTY

Whoever opposes obstructs or resists any Enforcement Officer or any person authorized by the Village in the discharge of duties as provided in this Chapter shall be punishable as provided in the applicable code(s) or a court of competent jurisdiction.

§ 7-12-13 - IMMUNITY OF ENFORCEMENT OFFICER

Any Enforcement Officer or any person authorized by the Village to enforce the sections here within shall be immune from prosecution, civil or criminal, consistent with the Local Governmental and Governmental Employees Tort Immunity Act, for reasonable, good faith entry upon Registrable Property while in the discharge of duties imposed by this Chapter.

§ 7-12-14 - PENALTIES

Violations of this Chapter may be enforced through the Village's administrative adjudication process or through any other lawful enforcement mechanism. Each day a violation continues shall constitute a separate offense.

Section 3. All other provisions of the Code not expressly amended herein shall remain in full force and effect.

Section 4. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 5. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

ADOPTED by the Village President and Board of Trustees of the Village of Thornton,
Cook County, Illinois this 2nd day of March 2026, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT
CUNNINGHAM				
GLASER				
KAYE				
MIDDLEBROOKS				
PISARZEWSKI				
PRATSCHER				
VILLAGE PRESIDENT REYNOLDS				
TOTAL				

APPROVED by the Village President of the Village of Thornton, Cook County, Illinois
on this 2nd day of March 2026.

MAXINE REYNOLDS
VILLAGE PRESIDENT

ATTEST:

NIKKI KITAKIS
VILLAGE CLERK

THE VILLAGE OF THORNTON
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER 2026-006

**AN ORDINANCE OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
AMENDING SECTION 9-6-2.1 (“ONE-WAY STOP INTERSECTIONS”) OF CHAPTER 9-
6 (“TRAFFIC ON CERTAIN STREETS”) OF TITLE 9 (“MOTOR VEHICLES AND
TRAFFIC”) OF ITS MUNICIPAL CODE RELATED TO THE DESIGNATION OF
STREETS FOR ONE-WAY TRAFFIC**

MAXINE REYNOLDS, Village President
NIKKI KITAKIS, Village Clerk

ROSEMARY CUNNINGHAM
GINA GLASER
ERNEST “BO” KAYE
PHILLIP MIDDLEBROOKS
DEBRA PISARZEWSKI
MARTIN PRATSCHER
Trustees

Published in pamphlet form by authority of the Village President and Village Clerk of the Village of Thornton on 3/2/26
Village of Thornton – 115 East Margaret Street- Thornton, Illinois 60476

ORDINANCE NO. 2026-006**AN ORDINANCE OF THE VILLAGE OF THORNTON, COOK COUNTY, ILLINOIS,
AMENDING SECTION 9-6-2.1 (“ONE-WAY STOP INTERSECTIONS”) OF CHAPTER 9-
6 (“TRAFFIC ON CERTAIN STREETS”) OF TITLE 9 (“MOTOR VEHICLES AND
TRAFFIC”) OF ITS MUNICIPAL CODE RELATED TO THE DESIGNATION OF
STREETS FOR ONE-WAY TRAFFIC**

WHEREAS, the Village of Thornton, Cook County, Illinois (the “*Village*”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “*Home Rule Powers*”); and

WHEREAS, the Village President and Board of Trustees of the Village (the “*Corporate Authorities*”) may from time to time amend the text of the Thornton Municipal Code when it is determined to be in the best interests of the residents of the Village; and

WHEREAS, Section 9-6-1 of the Thornton Municipal Code authorizes the Corporate Authorities to designate streets or portions of streets for one-way traffic; and

WHEREAS, Section 9-6-2.1 of the Thornton Municipal Code sets forth designated one-way stop intersections and one-way traffic movements within the Village; and

WHEREAS, the Corporate Authorities desire to amend the Thornton Municipal Code to designate certain streets for one-way traffic as set forth herein; and

WHEREAS, the Corporate Authorities have determined that the following changes to its Village Code are in the best interest of the Village and are necessary and appropriate to promote traffic safety and orderly traffic flow.

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

Section 1. That the above recitals and legislative findings are found to be true and correct

and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. Section 9-6-2.1 (“*One-way stop intersections*”) of Chapter 9-6 (“*Traffic on Certain Streets*”) of Title 9 (“*Motor Vehicles and Traffic*”) of the Thornton Municipal Code is hereby amended by adding the underlined language to the table therein in proper alphabetical order, to read as follows:

Intersection

Hubbard Street, southbound from Marion Street to Margaret Street

Wolcott Street, southbound from Marion Street to Margaret Street

Section 3. All other provisions of Section 9-6-2.1 not expressly amended herein shall remain in full force and effect.

Section 4. The Public Works Director or his designee is hereby authorized and directed to install and maintain all necessary traffic control signs, pavement markings, and other devices required to implement this Ordinance.

Section 5. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 6. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

ADOPTED by the Village President and Board of Trustees of the Village of Thornton,
Cook County, Illinois this 2nd day of March 2026, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT
CUNNINGHAM				
GLASER				
KAYE				
MIDDLEBROOKS				
PISARZEWSKI				
PRATSCHER				
VILLAGE PRESIDENT REYNOLDS				
TOTAL				

APPROVED by the Village President of the Village of Thornton, Cook County, Illinois
on this 2nd day of March 2026.

MAXINE REYNOLDS
VILLAGE PRESIDENT

ATTEST:

NIKKI KITAKIS
VILLAGE CLERK