



# VILLAGE OF THORNTON

## Board Meeting

May 06, 2024 at 7:15 PM

Village Hall – 115 East Margaret St

## AGENDA

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### I. Call to Order

### II. Approval of Committee & Regular Meeting Minutes; and Vouchers

### III. Public Comment

### IV. Committee Topics

### V. Attorney Dillner

[A.](#) Class 8 Resolution - Jack CSI: Approval

### VI. Administrator Beckman

A. SOS Grant Purchase: Approval

### VII. Acting President Pisarzewski

[A.](#) FY'25 Appointments: Approval

### VIII. Executive Session

A. Personnel Matters - Village Administrator Hire: Approval

B. Personal Matters - IMRF Military Time Purchase: Approval

C. Pending Litigation

D. Sale of Property

### IX. Old & New Business

### X. Adjournment

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
<b>ECOM DISPATCH</b>				
1110	04/05/2024	DISPATCH FEES PD	01-67-7025 Contractual services	20,165.61
1110	04/05/2024	DISPATCH FEES FD	01-69-7025 Contracted services	7,202.00
1110	04/05/2024	DISPATCH FEES PW	01-63-7025 Contract services	1,440.40
1110	04/05/2024	CAPITAL/RESERVE PD	01-67-7025 Contractual services	4,317.26
1110	04/05/2024	CAPITAL/RESERVE FD	01-69-7025 Contracted services	1,541.88
1110	04/05/2024	CAPITAL/RESERVE PW	01-63-7025 Contract services	308.38
1113	04/30/2024	VERIZON WIRELESS PD	01-67-7025 Contractual services	1,618.17
1113	04/30/2024	VERIZON WIRELESS FD	01-69-7025 Contracted services	943.80
1113	04/30/2024	VERIZON WIRELESS PW	01-63-7025 Contract services	134.93
Total ECOM DISPATCH:				37,672.43
<b>ROBINSON ENGINEERING LTD.</b>				
24040119	04/12/2024	IEPA PROJECT	14-74-7076 ENGINEERING/ARCHITEC	6,575.00
24040358	04/25/2024	2024 CDBG APPLICATION	04-80-7076 MFT engineering	2,133.00
24040491	04/30/2024	LEAD SERVICE LINE GRANT	05-63-8067 Infrastructure Improvements	15,000.00
Total ROBINSON ENGINEERING LTD.:				23,708.00
<b>STU'S FLAGS</b>				
2285	04/30/2024	FLAGPOLE REPAIRS	01-63-7008 Maint-grounds	1,940.00
2286	04/30/2024	FLAGS	01-63-7008 Maint-grounds	845.60
2287	04/30/2024	FLAGS	01-63-7008 Maint-grounds	103.00
2288	04/30/2024	HALF STAFF SERVICE 5/1-4/30	01-63-7008 Maint-grounds	190.00
Total STU'S FLAGS:				3,078.60
Grand Totals:				64,459.03

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
<b>GENERAL FUND</b>				
Total GENERAL FUND:				40,751.03
<b>MOTOR FUEL TAX FUND</b>				
Total MOTOR FUEL TAX FUND:				2,133.00
<b>GRANTS</b>				
Total GRANTS:				15,000.00
<b>WATER FUND CAPITAL IMPROVEMENT</b>				
Total WATER FUND CAPITAL IMPROVEMENT:				6,575.00
Grand Totals:				64,459.03

**Village of Thornton  
Cash Position  
May 3, 2024**

<b>Balance per books</b>		
01.01.0001 General Cash	\$	3,029,222.46
02.01.0001 Water		127,240.34
04.01.0001 Motor Fuel Tax		138,500.98
05.01.0001 Grants		8,199.22
06.01.0001 DUI/Vehicle Fund		1,362.45
08.01.0001 Capital Projects		141,734.93
09.01.0001 Bond Debt Service		80,191.84
11.01.0001 Downtown TIF #3		20,523.61
12.01.0001 TIF Downtown		50,467.34
13.01.0001 TIF Blackstone		68,094.25
14.01.0001 Water Capital Improvement		(111,115.89)
15.01.0001 SOS Grant		2,841,737.87
15.01.0002 SOS Debit account		25,000.00
16.01.0001 Rebuild Illinois		47,175.63
		<hr/>
<b>Adjusted Book</b>	<b>\$</b>	<b><u><u>6,468,335.03</u></u></b>

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
<b>BRYAN ROBERTS</b>				
04252024	04/25/2024	returned check charge	02-40-4066 Misc-water	30.00
Total BRYAN ROBERTS:				30.00
<b>Larz Stanford</b>				
04252024-	04/25/2024	reissue returned payroll check	01-69-6005 Salaries-part time	183.84
Total Larz Stanford:				183.84
<b>TERRENCE HOUTS</b>				
04262024	04/26/2024	returned check fee reimbursement	01-51-8006 Miscellaneous	25.00
Total TERRENCE HOUTS:				25.00
Grand Totals:				238.84

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
<b>ABT ELECTRONICS INC</b>				
0403401YOOS	04/03/2024	CMATI EQUIPMENT PURCHASE	15-68-8064 Equipment Purchases	18,000.00
Total ABT ELECTRONICS INC:				18,000.00
<b>AIR ONE EQUIPMENT</b>				
205702P	04/15/2024	D/C BUNKER COAT	01-69-8064 Equipment-dept	1,899.00
205703P	04/15/2024	ROOF SAW T-45	01-69-8064 Equipment-dept	2,784.00
205983	04/23/2024	880 CAIRNS HELMENT	01-69-8064 Equipment-dept	375.00
Total AIR ONE EQUIPMENT:				5,058.00
<b>Andres Medical Billing Ltd</b>				
022024THIL	01/31/2024	AMBULANCE BILLING	01-69-7025 Contracted services	1,443.29
032024THIL	02/29/2024	AMBULANCE BILLING	01-69-7025 Contracted services	718.54
AMB-003282	12/31/2023	AMBULANCE BILLING	01-69-7025 Contracted services	892.22
AMB-004276	03/31/2024	AMBULANCE BILLING	01-69-7025 Contracted services	888.98
Total Andres Medical Billing Ltd:				3,943.03
<b>ANTHONY NOTTER</b>				
04222024-311	04/29/2024	UNIFORM REIMBURSEMENT	01-67-8013 Uniforms	151.49
Total ANTHONY NOTTER:				151.49
<b>ATSI</b>				
6244	04/15/2024	COMPUTER HARDWARE	01-50-8007 Computer Support	134.16
6245	04/26/2024	COMPUTER HARDWARE	01-50-8007 Computer Support	1,016.44
Total ATSI:				1,150.60
<b>BERLA</b>				
24-MO3-0425	04/25/2024	RENEWAL PLAN 3/17/24 TO 3/17/25	15-67-7025 Contractual services	3,250.00
Total BERLA:				3,250.00
<b>CDW GOVERNMENT, INC.</b>				
QQ88886	04/11/2024	GROUPWISE EMAIL	01-50-8007 Computer Support	4,517.06
QR94067	04/15/2024	ESET ANTIVIRUS	01-50-8007 Computer Support	2,201.60
Total CDW GOVERNMENT, INC.:				6,718.66
<b>CHICAGO POLICE DEPARTMENT</b>				
CMATI MARCH	04/24/2024	CMATI OT REIMBURSEMENT MARCH 2024	15-68-7077 Contractual Overtime - Inve	42,391.62
Total CHICAGO POLICE DEPARTMENT:				42,391.62
<b>CITY OF BURBANK</b>				
TUDRYN 3.1.2	04/24/2024	TUDRYN SALARY 3.1 TO 3.28.24	15-67-7075 ISATT Sworn Law Enforcem	19,949.38
TUDRYN 3.1.2	04/24/2024	TUDRYN OT 3.1 TO 3.28.24	15-67-7077 ISATT Sworn Law Enforce	443.88

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total CITY OF BURBANK:				20,393.26
<b>COM ED</b>				
00100-324	04/19/2024	9572800100	01-63-7041 Electricity-hst s-vbldgs	49.01
0100-424	04/22/2024	9572800100	01-63-7041 Electricity-hst s-vbldgs	49.85
06000-424	04/22/2024	2462906000	02-74-7041 Electricity-pumps	79.72
24000-424	04/22/2024	8992724000	01-63-7044 Street light electricity	54.32
42000-3	04/22/2024	5720942000	01-63-7041 Electricity-hst s-vbldgs	37.77
47000-424	04/02/2024	1065847000	01-63-7041 Electricity-hst s-vbldgs	35.48
476000-324	04/22/2024	3353476000	02-74-7041 Electricity-pumps	653.38
5000-3	03/22/2024	9544555000	01-63-7044 Street light electricity	21.73
55000-4	04/22/2024	3224055000	01-63-7044 Street light electricity	21.73
55000-424	04/22/2024	9544555000	01-63-7044 Street light electricity	21.73
6000-4	04/02/2024	8334936000	01-63-7041 Electricity-hst s-vbldgs	137.84
97000-224	04/09/2024	4652697000	02-74-7041 Electricity-pumps	817.35
Total COM ED:				1,979.91
<b>COOK COUNTY STATES ATTORNEYS OFFICE</b>				
CVITKOVIC 3.	04/30/2024	CVITKOVIC 3.10 TO 4.6.24'	15-67-7075 ISATT Sworn Law Enforcem	10,848.32
CVITKOVIC 3.	04/30/2024	CVITKOVIC OT 3.10 TO 4.6.24'	15-67-7077 ISATT Sworn Law Enforce	4,224.66
Total COOK COUNTY STATES ATTORNEYS OFFICE:				15,072.98
<b>DACAV INDUSTRIES</b>				
2872	04/23/2024	UNIFORMS	01-69-8013 Uniforms	433.90
Total DACAV INDUSTRIES:				433.90
<b>DE JONG EQUIPMENT CO., Inc.</b>				
CR56431	04/23/2024	BOX SCRAPER	01-63-8064 Equipment purchases	995.00
Total DE JONG EQUIPMENT CO., Inc.:				995.00
<b>DEBRA PISARZEWSKI</b>				
04302024	04/30/2024	POSTAGE	01-51-7065 Postage	6.73
04302024	04/30/2024	N/A	01-50-8006 Miscellaneous	19.63
04302024	04/30/2024	POSTAGE	01-51-7065 Postage	54.40
04302024	04/30/2024	N/A	01-51-8006 Miscellaneous	12.46
04302024	04/30/2024	S.S.A.CHEIF OF POLICE	01-67-8002 Memberships	25.00
04302024	04/30/2024	S.S.A.CHEIF OF POLICE	01-67-8002 Memberships	25.00
04302024	04/30/2024	STRACK & VAN TIL	01-67-8006 Miscellaneous	18.99
04302024	04/30/2024	7/11 PRISONER MEAL	01-67-8006 Miscellaneous	10.03
04302024	04/30/2024	POSTAGE	01-67-7065 Postage	9.90
04302024	04/30/2024	7/11 PRISONER MEAL	01-67-8006 Miscellaneous	9.87
04302024	04/30/2024	7/11 PRISONER MEAL	01-67-8006 Miscellaneous	8.07
04302024	04/30/2024	POSTAGE	01-67-7065 Postage	34.24
04302024	04/30/2024	7/11 PRISONER MEAL	01-67-8006 Miscellaneous	2.01
04302024	04/30/2024	7/11 PRISONER MEAL	01-67-8006 Miscellaneous	8.06
04302024	04/30/2024	7/11 PRISONER MEAL	01-67-8006 Miscellaneous	8.90
04302024	04/30/2024	7/11 PRISONER MEAL	01-67-8006 Miscellaneous	8.46
04302024	04/30/2024	SHEIN	01-61-7026 Recreational Programs	5.60
04302024	04/30/2024	WAL MART	01-61-7026 Recreational Programs	9.00
04302024	04/30/2024	AMAZON	01-61-7026 Recreational Programs	11.68
04302024	04/30/2024	ALDI	01-61-7026 Recreational Programs	39.99
04302024	04/30/2024	WAL MART	01-61-7026 Recreational Programs	8.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
04302024	04/30/2024	ONCE UPON A CHILD	01-61-7026 Recreational Programs	14.00
04302024	04/30/2024	AMAZON	01-61-7026 Recreational Programs	10.99
04302024	04/30/2024	SHEIN	01-61-7026 Recreational Programs	19.44
04302024	04/30/2024	SHEIN	01-61-7026 Recreational Programs	4.90
04302024	04/30/2024	SHEIN	01-61-7026 Recreational Programs	4.40
04302024	04/30/2024	WAL MART	01-61-7026 Recreational Programs	12.98
04302024	04/30/2024	MEIJER	01-61-7026 Recreational Programs	4.00
04302024	04/30/2024	DOLLAR TREE	01-61-7026 Recreational Programs	16.25
04302024	04/30/2024	WAL MART	01-61-7026 Recreational Programs	1.94
04302024	04/30/2024	WAL MART	01-61-7026 Recreational Programs	14.31
04302024	04/30/2024	MICHAELS	01-61-7026 Recreational Programs	8.36
Total DEBRA PISARZEWSKI:				447.59
<b>DISCOUNT FENCE CO., INC.</b>				
1255	04/24/2024	PW FENCE	01-63-7008 Maint-grounds	9,950.00
Total DISCOUNT FENCE CO., INC.:				9,950.00
<b>DTN, LLC</b>				
210-00002127	03/21/2024	WEATHER	01-63-7025 Contract services	796.95
Total DTN, LLC:				796.95
<b>EAGLE UNIFORM CO., INC.</b>				
5239-3	04/23/2024	F.D. UNIFORMS	01-69-8013 Uniforms	62.00
5241-3	04/23/2024	F.D. UNIFORMS	01-69-8013 Uniforms	90.00
5266-3	04/23/2024	UNIFORMS	01-67-8013 Uniforms	46.00
5418-3	04/25/2024	F.D. UNIFORMS	01-69-8013 Uniforms	496.50
5420-3	04/25/2024	F.D. UNIFORMS	01-69-8013 Uniforms	90.00
Total EAGLE UNIFORM CO., INC.:				784.50
<b>ESO SOLUTIONS INC</b>				
ESO-133141	02/19/2024	SOFTWARE @ F.D.	01-69-8014 Supplies-operating	9,518.51
Total ESO SOLUTIONS INC:				9,518.51
<b>FLOOD BROTHERS DISPOSAL CO.</b>				
4-24	04/07/2024	RESIDENTIAL CHARGE	01-63-7035 Garbage disposal	20,731.10
Total FLOOD BROTHERS DISPOSAL CO.:				20,731.10
<b>GBJ SALES LLC</b>				
5295	04/11/2024	PD/REC SUPPLIES	01-63-8014 Supplies-operating	458.55
Total GBJ SALES LLC:				458.55
<b>HOWARD, LAURA</b>				
42224	04/22/2024	HOWARD TRAVEL ON 4/17/24	15-67-8003 Travel/Training	50.00
Total HOWARD, LAURA:				50.00
<b>ILLINOIS DEPT. OF INNOVATION &amp; TECH.</b>				
T2423606	04/15/2024	COMM SERVICES MARCH	15-67-7025 Contractual services	1,151.02



Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total ILLINOIS DEPT. OF INNOVATION & TECH.:				1,151.02
<b>ISBS-IMAGE SYSTEMS &amp; BUSINESS</b>				
397613	04/29/2024	COPIER @ P.D.	01-67-7025 Contractual services	222.00
Total ISBS-IMAGE SYSTEMS & BUSINESS:				222.00
<b>JCM UNIFORMS INC.</b>				
802132	04/04/2024	UNIFORMS - P.D.	01-67-8013 Uniforms	36.00
Total JCM UNIFORMS INC.:				36.00
<b>KRUNCH TIME AUTO</b>				
10156	04/12/2024	OIL CHANGE A-145	01-69-7002 Maint-vehicles	333.60
107722	04/16/2024	C4501 OIL CHANGE	01-69-7002 Maint-vehicles	37.75
Total KRUNCH TIME AUTO:				371.35
<b>LANSING HEATING &amp; AIR</b>				
121272	04/16/2024	FD	01-63-7001 Maint-building	260.00
122927	04/08/2024	FD	01-63-7001 Maint-building	405.00
Total LANSING HEATING & AIR:				665.00
<b>LEXISNEXIS RISK SOLUTIONS</b>				
1379854-2024	03/31/2024	ACCT# 1379854 CONTRACT	01-67-7025 Contractual services	63.00
Total LEXISNEXIS RISK SOLUTIONS:				63.00
<b>MENARDS - HOMEWOOD</b>				
75226	04/03/2024	SEWER JET LIGHT	02-74-7018 Maint-equipment	9.99
75645	04/10/2024	PADLOCK	01-63-8014 Supplies-operating	6.99
75772	04/12/2024	SUPPLIES FD	01-69-8014 Supplies-operating	1,319.04
75914	04/15/2024	BALL FIELDS	01-63-7008 Maint-grounds	72.57
75992	04/16/2024	VHALL	01-63-7001 Maint-building	44.97
76095	04/18/2024	SUPPLIES FD	01-69-8014 Supplies-operating	438.22
76109	04/18/2024	PROJECT SUPPLIES	01-61-8037 Program Expense/Special e	62.15
Total MENARDS - HOMEWOOD:				1,953.93
<b>METROPOLITAN INDUSTRIES, INC.</b>				
inv061292	04/15/2024	SCADA CLOUD SERVICES	02-74-7040 Telephone-water	160.00
Total METROPOLITAN INDUSTRIES, INC.:				160.00
<b>MONARCH AUTO SUPPLY INC.</b>				
6981-621239	04/06/2024	TOGGLE SWITCH LADDERS E-45	01-69-7018 Maint-equipment	21.90
Total MONARCH AUTO SUPPLY INC.:				21.90
<b>NICOR GAS</b>				
10004-424	04/08/2024	48456610004	01-63-7042 Heat	311.67
10005-424	04/12/2024	81456610005	01-63-7042 Heat	301.10
10006-424	04/08/2024	91066610006	01-63-7042 Heat	602.94
10008-3	04/10/2024	55556610008	01-63-7042 Heat	221.52
10008-324	04/08/2024	65456610008	01-63-7042 Heat	164.66

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
34960-224	04/12/2024	45568334960	01-63-7042 Heat	165.06
46309-224	04/08/2024	77658246309	01-63-7042 Heat	223.58
60503-424	04/08/2024	97987960503	02-74-7042 Heat	43.03
84871-324	04/08/2024	45564684871	01-63-7042 Heat	103.63
Total NICOR GAS:				2,137.19
<b>Office Depot</b>				
352867468001	02/05/2024	OFFICE SUPPLIES ISATT	15-67-8012 Materials/Supplies	722.82
362829320001	04/09/2024	OFFICE SUPPLIES ISATT	15-67-8012 Materials/Supplies	101.69
Total Office Depot:				824.51
<b>PAUL DIEKELMAN &amp; CO. INC.</b>				
PD-838	04/23/2024	SIDEWALKS	04-80-7007 Maint - Sidewalks	9,500.00
PD-839	04/23/2024	ASPHALT PATCHES	04-80-7006 Maint-streets	1,800.00
Total PAUL DIEKELMAN & CO. INC.:				11,300.00
<b>PUBLIC SAFETY DIRECT</b>				
103235	03/21/2024	VEHICLE REPAIR / INSTALL	08-67-8064 Equipment Acquisition	14,412.99
103290	04/01/2024	VEHICLE REPAIR / INSTALL	01-67-7002 Maint-vehicles	450.00
Total PUBLIC SAFETY DIRECT:				14,862.99
<b>RYAN GORMAN</b>				
4162024	04/16/2024	GORMAN TRAVEL 4/11/24	15-67-8003 Travel/Training	50.00
42824	04/28/2024	GORMAN TRAVEL 4/24/24	15-67-8003 Travel/Training	50.00
Total RYAN GORMAN:				100.00
<b>SECRETARY OF STATE POLICE</b>				
APRIL 1-15 20	04/29/2024	SOS OT 4/1-15/2024	15-67-7077 ISATT Sworn Law Enforce	5,010.27
Total SECRETARY OF STATE POLICE:				5,010.27
<b>SECURITAS TECHNOLOGY CORPORATION</b>				
6004068367	04/01/2024	MAINTENANCE CHARGES/MONITORING CH	01-63-7025 Contract services	273.00
Total SECURITAS TECHNOLOGY CORPORATION:				273.00
<b>SHARLEE DUNLOP</b>				
20240430	04/30/2024	MILEAGE REIMBURSE	01-61-7031 Motor Fuel	146.12
Total SHARLEE DUNLOP:				146.12
<b>SHOREWOOD HOME AND AUTO, INC</b>				
02-400114	02/08/2024	FUEL PUMP B45	01-69-7018 Maint-equipment	175.31
Total SHOREWOOD HOME AND AUTO, INC:				175.31
<b>SOUTH SUBURBAN ASSOCIATION</b>				
4/22/24 Lt. Bro	04/22/2024	ANNUAL DUES LT BROSHOUS	15-67-8003 Travel/Training	50.00
Total SOUTH SUBURBAN ASSOCIATION:				50.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
<b>T &amp; T BUSINESS SYSTEMS</b>				
118077	04/30/2024	PRINTER SERVICES	01-51-7025 Contracted Service	199.00
118077	04/30/2024	PRINTER SERVICES	01-50-7063 Newsletter Expense	74.80
118078	04/08/2024	COPIER RENTAL- @ F.D.	01-69-7025 Contracted services	168.00
Total T & T BUSINESS SYSTEMS:				441.80
<b>TAPCO</b>				
176994	01/04/2024	SIGNS	04-80-8075 Signs	255.92
Total TAPCO:				255.92
<b>THE BANK OF NEW YORK MELLON</b>				
THORESC201	04/08/2024	TAX ESCROW AGENT FEE	01-50-8101 Debt Service Payments	1,075.00
THORNTON14	04/10/2024	PAYING AGENT FEE	01-50-8101 Debt Service Payments	750.00
Total THE BANK OF NEW YORK MELLON:				1,825.00
<b>TRUGREEN CHEMLAWN</b>				
190606672	04/17/2024	LAWN SERVICE REC CENTER	01-63-7008 Maint-grounds	325.63
190613684	04/17/2024	LAWN SERVICE VILLAGE HALL	01-63-7008 Maint-grounds	145.37
Total TRUGREEN CHEMLAWN:				471.00
<b>VILLAGE OF CRESTWOOD POLICE DEPARTMENT</b>				
MAJKA 1/13 T	04/30/2024	MAJKA 1/13 TO 2.23	15-67-7075 ISATT Sworn Law Enforcem	16,691.51
MAJKA 1/13 T	04/30/2024	MAJKA OT 1/13 TO 2.23	15-67-7077 ISATT Sworn Law Enforce	2,569.13
MAJKA 2.24 T	04/30/2024	MAJKA 2/24 TO 4/5/24	15-67-7075 ISATT Sworn Law Enforcem	15,328.46
MAJKA 2.24 T	04/30/2024	MAJKA OT 2/24 TO 4/5/24	15-67-7077 ISATT Sworn Law Enforce	1,722.83
Total VILLAGE OF CRESTWOOD POLICE DEPARTMENT:				36,311.93
<b>WENTWORTH TIRE</b>				
30058637	04/12/2024	OIL CHANGE/TIRES	15-67-7002 Vehicle Maintenance/Fuel	851.76
Total WENTWORTH TIRE:				851.76
Grand Totals:				241,956.65

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
<b>GENERAL FUND</b>				
Total GENERAL FUND:				70,975.76
<b>WATER FUND</b>				
Total WATER FUND:				1,793.47
<b>MOTOR FUEL TAX FUND</b>				
Total MOTOR FUEL TAX FUND:				11,555.92
<b>CAPITAL PROJECTS FUND</b>				
Total CAPITAL PROJECTS FUND:				14,412.99
<b>SOS GRANT</b>				
Total SOS GRANT:				143,457.35
Grand Totals:				242,195.49

**COOK COUNTY ASSESSOR**  
**FRITZ KAEGI**



COOK COUNTY ASSESSOR'S OFFICE  
118 NORTH CLARK STREET, CHICAGO, IL 60602  
PHONE: 312.443.7550 FAX: 312.603.6584  
WWW.COOKCOUNTYASSESSOR.COM

**CLASS 8**  
**ELIGIBILITY APPLICATION**

CONTROL NUMBER

[Empty box for control number]

Carefully review the Class 8 Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, **a filing fee of \$500.00**, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

**Applicant Information**

Name: Cindy Gustafson Telephone: ( 708 ) 768-4315  
Company: JACKCSI, LLC  
Address: 1853 E. Steger Road  
City: Steger State: IL Zip Code: 60417  
Email: cgustavson@jacksi.com

**Contact Person (if different than the Applicant)**

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

**Property Description (per PIN)**

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

Street Address: (1) 17147 Westview Avenue  
Permanent Real Estate Index Number: 29-28-102-020  
(2) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_

City: Thornton ZIP: 60476  
Township: Thornton Existing Class: 5-93

**Class 8 application is based upon the location of the property in:**

- 1) An area which has been certified for Class 8
- 2) One of the following townships: Bloom, Bremen, Calumet, Rich, or Thornton
- 3) Property obtained through the Cook County Tax Reactivation Program

**Identification of Person Having an Interest in the Property**

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

**Property Use**

**Type of Development:**  Industrial or  Commercial (**Please circle one**)

**General Description of Proposed Property Usage** Warehousing

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

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

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

**Employment Opportunities**

How many construction jobs will be created as a result of this development? 6

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

Full-time: 0 Part-time: 0

How many new permanent full-time jobs will be created by this proposed development? 8

How many new permanent part-time jobs will be created by this proposed development? 3

**Nature of Development**

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)  
**Incentive only applied to the market value attributable to the rehabilitation**
- Occupation of Abandoned Property - No Special Circumstance (**Read and Complete Section B**)
- Occupation of Abandoned Property - With Special Circumstance (**Read and Complete Section C**)
- Occupation of Abandoned Property - (**CEERM**) (**Read and Complete Section C AND CEERM Supplemental Application**)

**SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)**

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction  
Commencement (*excluding demolition, if any*): \_\_\_\_\_

Estimated date of construction completion: \_\_\_\_\_

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1<sup>st</sup> floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

**SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCES)**

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

- 1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

YES       NO

When and by whom was the subject property last occupied prior to the purchase for value?

Village owned property after No Cash No Bid  
\_\_\_\_\_  
\_\_\_\_\_

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy

- 2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation:      Spring 2024  
Date of Purchase:                              Spring 2024  
Name of purchaser:                              JACKCSI, LLC  
Name of seller:                                      Village of Thornton  
Relationship of purchaser to seller:      None

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration



**SECTION C (SPECIAL CIRCUMSTANCES)**

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 12 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

1. How long was the period of abandonment prior to the purchase for value? \_\_\_\_\_

When and by whom was the subject property last occupied prior to the purchase for value?  
\_\_\_\_\_

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: \_\_\_\_\_

Date of purchase: \_\_\_\_\_

Name of purchaser: \_\_\_\_\_

Name of seller: \_\_\_\_\_

Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 12 or greater continuous months (*Eligible for Special Circumstance*)
- 3 continuous months and maintain/create 250 Employees (*Eligible for Special Circumstance under CEERM*) - **Complete CEERM Supplemental Application**
- Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

When and by whom was the subject property last occupied prior to the filing of this application?

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Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: \_\_\_\_\_

**LOCAL APPROVAL**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 8 Application and that it finds Class 8 necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the Incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the Incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 8 Incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

**FINALIZING THE INCENTIVE PROCESS**

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website ([www.cookcountyassessor.com](http://www.cookcountyassessor.com)) to determine the allowable filing dates for such action.

**When filing an appeal requesting an Incentive Class Change a \$100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 8 designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).**

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



Signature

ADAME DOTSON

Print Name

4/23/24

Date

AGENT FOR APPLICANT

Title

*\*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 8 Eligibility Application must be signed by a beneficiary, officer or general partner.*

**CEERM SUPPLEMENTAL APPLICATION**

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

*This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.*

***The CEERM Program shall be limited to the party who is the initial applicant of the Class 8 Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.***

*Under the CEERM Program, qualifying industrial real estate would be eligible for the Class 8 level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 8 will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.*

I \_\_\_\_\_ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **CEERM** program.

Further affiant sayeth not.

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Agent's Name & Title

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
Agent's Telephone Number

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

Revised 4/1/22

17147 Westview Avenue

Tax Projections

	Class 5	Incentive
Assumed TAV	110,000	44,000
Eff Tax Rate	64.397%	(Based on last available)
	25%	10%
Base Year	\$ 70,837	\$ 28,335
Year 2	\$ 72,608	\$ 29,043
Year 3	\$ 74,423	\$ 29,769
Year 4	\$ 76,284	\$ 30,514
Year 5	\$ 78,191	\$ 31,276
Year 5	\$ 80,146	\$ 32,058
Year 6	\$ 82,149	\$ 32,860
Year 7	\$ 84,203	\$ 33,681
Year 8	\$ 86,308	\$ 34,523
Year 9	\$ 88,466	\$ 35,386
Year 10	\$ 90,678	\$ 36,271

**RESOLUTION**

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

**WHEREAS**, the Cook County Board of Commissioners has enacted and amended an Ordinance entitled Cook County Real Property Assessment Classification (the “Classification Ordinance”) for the purpose of encouraging and assisting redevelopment and new development in areas of Cook County that are in a state of economic depression; and

**WHEREAS**, the Village of Thornton is located within Thornton Township and said township is one of the five townships targeted by the South Suburban Tax Reactivation Pilot Program and is eligible for Class 8 incentives without any application for certification of the area; and

**WHEREAS**, pursuant to the Cook County Real Property Assessment Classification Ordinance, real estate used primarily for industrial or commercial purposes that is newly constructed, substantially rehabilitated or found “abandoned” and located in one of the townships targeted under the South Suburban Tax Reactivation Program may qualify for a Class 8 Property Tax Incentive; and

**WHEREAS**, JACK CSI LLC, (hereinafter “Applicant”) has presented to the Village of Thornton a plan for the rehabilitation of an existing building located at 17147 Westview Avenue, Thornton, Illinois for the warehousing and storage operations. The building and land are located at 17147 Westview Avenue, Thornton, Illinois 60476, PIN # 29-28-102-020-0000; and

**WHEREAS**, the Applicant has established financial viability; and

**WHEREAS**, the Village of Thornton acquired the property in 2022; and

**WHEREAS**, the Village of Thornton had prior conversations with the applicant in 2002 regarding property tax incentives. The Village indicated that they would support a Class 8 Tax Incentive for the property located at 17147 Westview Avenue. At this time, the Village and the Applicant and moving forward to complete the transfer of property once the local Class 8 incentive support has been approved by the Village Board.; and

**WHEREAS**, the Village of Thornton approves of the applicants plan for rehabilitation; and

**WHEREAS**, the Applicant has satisfied all the requirements of the Village of Thornton; and

**WHEREAS**, the plan put forward for redevelopment by applicant is consistent with the overall plan for the area; and

**WHEREAS**, the subject area is in need of revitalization and revitalization would not take place without this incentive.

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

- A. The President and Village Board find the following:
  - 1. That the subject property is appropriate for Class 8 incentive assessment under the cook county Real Property Classification Ordinance, as amended.
  - 2. That the property will be used in compliance with the Village of Thornton’s comprehensive land use plan and zoning code.
  - 3. That the Village of Thornton finds that the existing building with high taxes is likely to be vacant for a long period unless the Village offers tax

- incentives.
- 4. That the Village of Thornton finds that the project will have a positive impact on the Village by occupying vacant property, creating employment and increasing economic benefits to the community and region.
- 5. That the Village of Thornton finds that the project will have a positive impact on the Village of Thornton by employing eleven (11) employees at its operation in the Village of Thornton.
- 6. That the Village of Thornton finds that this project will not be financially feasible but for the Class 8 incentive and that the Class 8 incentive is necessary for development to occur on the property.
- B. That the Village Board does hereby find and declare that the property located at 17147 Westview Avenue, Thornton, Illinois is in need of revitalization, reoccupation and that it supports, consents to and authorizes the Class 8 application be prepared and submitted to the appropriate Cook County officials.

The Village of Thornton supports and consents to this Class 8 application and finds that “but for” the Class 8 incentive the redevelopment of this property is not viable and that the Class 8 Incentive is necessary for further development of this property.

**Severability.** If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

**Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

Passed by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, this 6th day of May, 2024.

VOTE: \_\_\_\_\_  
 AYES: \_\_\_\_\_  
 NAYS: \_\_\_\_\_  
 ABSENT: \_\_\_\_\_



APPROVED by me this 6th day of May, 2024

\_\_\_\_\_  
Joseph Pisarzewski, Acting Mayor

PUBLISHED in pamphlet form by authority of the Corporate Authorities on

\_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Debra L. Pisarzewski, Village Clerk  
Village of Thornton  
Cook County, Illinois



**JOSEPH PISARZEWSKI ACTING-VILLAGE  
PRESIDENT**

**VILLAGE OF THORNTON**

115 EAST MARGARET STREET • THORNTON, ILLINOIS 60476  
PHONE (708) 877-4456/57 • FAX (708) 877-4458

**May 1, 2024**

To Village Trustees:

Please be advised that I will ask the Village Board to formally approve the following appointments at the May 6, 2024 Board meeting for Fiscal Year '25:

- Village Administrator - Doug Beckman
- Chief of Police - Glenn Beckman
- Deputy Police Chief – Richard Wesolowski
- Fire Chief – Art Schweitzer
- Superintendent of Public Works – Bryan Roberts
- Director of Recreation - Sharlee Dunlop
- Village Collector - Debbie Pisarzewski
- Deputy Clerk – Nikki Kitakis
- Village Treasurer - Arlette Frye
- Building Commissioner - Dave Habecker
- Electrical Inspector - Bernie Lubawy
- Plumbing Inspector - Jerry Tienstra
- Health Inspector – Dave DuVall
- TEMA Coordinator – Richard Wesolowski
- Village Attorney - Scott Dillner of *Hiskes, Dillner, O'Donnell, Marovich & Lapp, LTD.*
- Administrative Adjudicator – Angelo Vitiritti of *Scott R. Wheaton & Associates*
- Village Engineer – Steven Kaminsky of *Robinson Engineering*

- Plan Commission (2 Year Terms ending 2026) Sue Hanson, Marianne Ogbonnaya, Jake Paarlberg.

## Trustee Appointments

I am also making the following Trustee Appointments for the new fiscal year:

**Fire Department**

Trustee Cunningham

**Public Works Department**

Trustee Pisarzewski

**Police Department**

Trustee Glaser

**Parks & Recreation Department**

Trustee Kaye

**Building Inspection Department**

Trustee Atkinson

**Finance Department**

Trustee Reynolds

Sincerely,

Joseph Pisarzewski  
Acting-Village President