



**VILLAGE OF SAUK VILLAGE  
COOK AND WILL COUNTIES, ILLINOIS**

**ORDINANCE  
NUMBER: 17-020**

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**AN ORDINANCE AUTHORIZING THE ENTRY OF AN AGREEMENT  
WITH GEORGE PANAGIOTOPOULOS (DBA- 1699 SAUK TRAIL, LLC AND  
1715 SAUK TRAIL LLC) FOR CERTAIN  
TAX INCREMENT FINANCING IMPROVEMENTS**

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**DERRICK N. BURGESS, MAYOR  
MARVA CAMPBELL-PRUITT, Clerk**

**BERNICE BREWER  
RODRICK R. GRANT  
KELVIN JONES  
CECIAL TATES  
LINDA L. TODD  
BETH ZUPON**

**TRUSTEES**

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**Published in pamphlet form by authority of the Mayor (President) and Board of Trustees  
of the village of Sauk Village 9-12-2017**

**ORDINANCE No. 17-020**

**AN ORDINANCE AUTHORIZING THE ENTRY OF AN AGREEMENT  
WITH GEORGE PANAGIOTOPOULOS  
(DOING BUSINESS AS- 1699 SAUK TRAIL, LLC AND  
1715 SAUK TRAIL LLC) FOR CERTAIN  
TAX INCREMENT FINANCING IMPROVEMENTS**

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**WHEREAS**, George Panagiotopoulos, doing business as 1699 Sauk Trail, LLC and 1715 Sauk Trail LLC ("Developer") is the owner of record of certain parcels of land ("Project Area") within Tax Increment Financing District #4 (TIF #4); and

**WHEREAS**, the Developer has pledged to make certain Tax Increment Financing ("TIF") improvements to the Project Area and has requested the Village of Sauk Village's ("the Village" assistance in financing these improvements; and

**WHEREAS**, the Village approved an Ordinance for the redevelopment of TIF #4 which was approved by the Corporate Authorities on July 26, 2005; and

**WHEREAS**, the Project Area of the Developer falls within the boundaries of the TIF; and

**WHEREAS**, the improvements proposed within the Project Area will improve the TIF #4 District's overall Equalized Assessed Value thus increasing revenue within the district; and

**WHEREAS**, the Mayor (Village President) and Board of Trustees of the Village of Sauk Village have determined that it is in the best interest of the Village and the residents to adopt this Ordinance, and

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor (President) and Board of Trustees of the Village of Sauk Village, Cook and Will Counties, Illinois as follows:

**SECTION 1:** The statements set forth in the preamble to this Ordinance are found to be true and correct and are incorporated into this ordinance

**SECTION 2:** The Village is hereby authorized and directed to enter into the TIF Development Agreement "Agreement" substantially in the form attached as Exhibit A. The Village's Mayor is authorized and directed to execute the Agreements on the Village's behalf, thereby binding the Village to them. The Village Clerk is authorized and directed to attest to the Mayor's signature on the Agreements as necessary, attached hereto as Exhibit A and incorporated herein by reference, as the ranges of acceptable salaries for the employment positions listed on the Plan.

**SECTION 3:** This Ordinance shall be full force and effect from and after the date of its passage, approval and publication as provided by law.

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

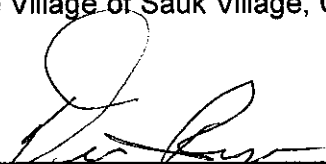
**SECTION 5:** All Ordinances, Resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SECTION 6:** This ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

**ADOPTED**, by the Mayor (President) and Board of Trustees of the Village of Sauk Village, Cook and Will Counties, Illinois this 12<sup>th</sup> day of September 2017, pursuant to a roll call vote as follows:

	YES	NO	ABSENT	ABSTENTION	PRESENT
BREWER		X			
GRANT	X				
JONES	X				
TATES	X				
TODD	X				
ZUPON	X				
Burgess					
<b>TOTAL</b>	5	1			

**APPROVED** by the Mayor (President) of the Village of Sauk Village, Counties of Cook and Will, Illinois on this 12th day of September 2017.

  
 \_\_\_\_\_  
 Derrick N. Burgess, Mayor

ATTEST:  
  
 \_\_\_\_\_  
 Marva Campbell-Druitt, Village Clerk

**EXHIBIT A**

**TIF DEVELOPMENT AGREEMENT**

## **TIF DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** (the "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by and between **GEORGE PANAGIOTOPOULOS** Doing business as **1699 Sauk Trail LLC** and **1715 Sauk Trail LLC** (the "Developer") and the **VILLAGE OF SAUK VILLAGE**, a municipal corporation (the "Village").

### **RECITALS**

**WHEREAS**, the Developer is the owner of record of the real property described in Exhibit "A" located at 1705, 1715 and 1717 Sauk Trail, Sauk Village, Illinois (the "Property"); and

**WHEREAS**, the Property is improved with a restaurant, and two commercial buildings and the Developer intends to renovate certain portions thereof for the purpose of retaining and attracting potential tenants to the location (the "Project"); and

**WHEREAS**, the Property is located within the TIF #4 Redevelopment Project Area; and

**WHEREAS**, the Project is eligible to receive financial assistance in accordance with the *Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-2) (the "TIF Act") and other laws; and

**WHEREAS**, in order to undertake the Project the Developer requires financial assistance from the TIF #4 Redevelopment Project Area Special Tax Allocation Fund ("TIF Funds"); and

**WHEREAS**, this Agreement is intended to establish the terms and conditions under which the Developer will receive assistance provided by the Village; and

**WHEREAS**, this Agreement is adopted pursuant to the TIF Act and the Illinois Municipal Code;

**NOW, THEREFORE**, in consideration of the foregoing recitals and the exchange of mutual consideration as set forth herein, the Developer and the Village agree as follows:

### **1. REDEVELOPMENT OF THE PROPERTY**

#### **a. General**

The Developer shall commence and complete the Project with reasonable professional skill and in accordance with this Agreement within three (3) months of obtaining permits for the work. The Project shall also include the installation of a new illuminated Plaza/Tenant Pole Sign, removal of all existing landscape along Sauk Trail and installation of concrete paver edging and appropriate weed barrier along with decorative rock. Installation of at least three large concrete planter pots near each incorporation into the landscape and pole signs. Pole signs shall be incorporated into the landscape design. All exterior elements will be cleaned and painted per quotes provided. The parking

lot shall have all damaged areas saw cut and those areas repaved (approximately 6,000 square feet), the entire 75,000 square foot area shall be repaved with a 2" lay of hot asphalt, proper striping (allowing for adequate handicapped parking and signage for same) and adequate new car stops properly installed. All old car stops shall be removed. The rear of the east building shall be regraded to allow for proper drainage and adequate rock base shall be added to serve as a fire land only. No other traffic shall be permitted. The owner agrees to complete general repairs at his expense to the rear of the east building per the quote provided (totaling \$8,500). The developer further agrees to provide for a new location for the all tenants in the east building to locate their garbage containers, this area shall be shielded from the public and locked. The Village agrees to payment to certain vendors chosen by the Developer per the Schedule identified as Exhibit B "Schedule".

b. Issuance of Permits and Compliance with Codes and Ordinances

Upon proper applications, therefor, the Village agrees to issue construction permits requested by the Developer and his contractors about the project. All contractors must be properly licensed with the Village prior to any work commencing.

The Property and the Project shall be subject to all applicable zoning, building, liquor and life safety codes and ordinances of the Village and all accessibility laws of the State of Illinois.

c. Prohibited Uses

No portion of the Project shall at any time be used on a transient basis and shall not be used as a rooming house or sexually oriented business.

d. Building Management

The Property shall be managed, operated and maintained with reasonable professional skill and by appropriately trained personnel. The Developer shall cooperate in good faith with the Village in addressing property maintenance and law enforcement issues and other matters of mutual concern.

e. Prevailing Wage Act

Construction of the Project shall be subject to the requirements of the *Prevailing Wage Act* (820 ILCS 130/1) and the Village's *Responsible Bidders Ordinance*, Section 20-440 of the Joliet Code of Ordinances. The Developer, and its contractors, prime contractors and subcontractors, shall comply with the requirements thereof and shall provide such documentation as the Village may reasonably require to establish compliance with this sub-paragraph.

f. Accessibility Requirements

The Project shall be subject to all applicable accessibility laws, including, but not limited to, the *Illinois Accessibility Code* (71 Ill. Admin. Code 400 et seq.), the *Fair Housing Act* (423 USC 3601 et seq.), the *Americans With Disabilities Act* (42 U.S.C. 12182) and the *Joliet Accessibility Code* (Section 8-700 of the Code of Ordinances), as amended, including the regulations promulgated thereunder. The Developer, and its contractors, prime contractors and subcontractors, shall comply with the requirements thereof and shall provide such documentation as the Village may reasonably require to establish compliance with this sub-paragraph.

**2. REPRESENTATIONS AND COVENANTS OF THE DEVELOPER**

- a. The Developer and the Village are entering this Agreement in reliance on the special abilities of the Developer to perform or facilitate the performance of the development services, design services, construction management and property management work set forth herein. The Developer covenants with the Village to use its best efforts, skills, judgment, and abilities in performing or facilitating such development services, design services, construction management and property management work. The Developer shall observe applicable laws, regulations, rules, codes, ordinances, and orders.
- b. The Developer represents and warrants that it and all persons subject to its control that must be licensed or registered under any federal, state or local statute or regulation with regard to performing the development services, design services and construction work in relation to the Property will be duly licensed or registered and will maintain their licensing and registration throughout the Developer's performance of such development services, design services and construction management work.
- c. The Developer shall perform all services hereunder in accordance with generally accepted prevailing local standards of care, skill, diligence, and professional competence applicable to professionals engaged in developing and designing projects of similar size and type as the Property.
- d. Any contractors or subcontractors engaged by the Developer shall comply with all applicable federal, state, and local laws, regulations or codes about the development services, design services and rehabilitation work contemplated by this Agreement.

**3. REPRESENTATIONS AND COVENANTS OF THE CITY**

The Village shall cooperate with the Developer to facilitate the issuance of such building permits and approvals as may be necessary for the development and

operation of the Property as contemplated herein. The Village shall not be required to provide any funds to the Developer other than the TIF Funds as set forth herein. The Village shall not be obligated or liable to the Developer or any other party if the payment of TIF Funds to the Developer as contemplated by this Agreement is determined by a competent authority to be in violation of law and in such case the Developer shall remit to the Village all TIF Funds found to have been previously distributed in violation of law.

#### **4. DEFAULT AND TERMINATION**

The Developer shall be deemed to be in default of this Agreement for any of the following reasons:

- a. The Developer has not substantially completed construction of the Project within three (3) months of entering this agreement but in no event later than five (5) months of the effective date of this Agreement;
- b. The Developer failed to maintain and operate the Property in accordance with City codes and ordinances;
- c. The Property is sold at a judicial sale or is conveyed to a third party in lieu of foreclosure; or
- d. The Developer violated any material provision of this Agreement.

In the event of a default by the Developer, the Village may upon thirty (30) days written notice thereof, terminate this Agreement; provided, however, that the Developer shall have the right and opportunity to cure the default within said ninety (30) day period. In the event that the default is not cured within said thirty (30) day period, then this Agreement shall terminate upon the expiration of such period and the Village shall thereupon have the right to exercise such additional rights or remedies as it may have in law or equity.

#### **5. NOTICES**

Notices and all other communications must be in writing and addressed as set forth below to the party to whom the notice or request is given. They must be either (a) delivered personally; (b) sent by U.S. certified mail, postage prepaid, return receipt requested; (c) placed in the custody of Federal Express Corporation or other nationally recognized overnight carrier for next day delivery; or (d) sent via facsimile to the facsimile number set forth below. Notice is deemed given confirming the notified parties' receipt of the facsimile with the delivering party confirming the notified parties' receipt of the facsimile at the confirming telephone numbers set forth below, 4 days after deposit into the U.S. mail; and twenty-four (24) hours after deposit with an overnight courier. From time to time either party may designate another notice address, telecopy number within the U.S. by giving the other party not less than thirty (30) days advance notice of the change.



Notice to the Developer shall be addressed as follows:

**George Panagiotopoulos**  
10522 S. 80<sup>th</sup> Ct  
Palos Hills, IL 60465

Notices to the Village shall be addressed as follows:

**Village of Sauk Village**  
Office of the Mayor  
21801 Torrence Avenue  
Sauk Village, IL 60411

**6. CLAIMS AGAINST THE VILLAGE**

The Developer agrees to defend, indemnify and save harmless the Village, its officers, employees and other officials from any and all claims of any nature whatsoever which may arise from the Developer's performance of this Agreement or the operation of the Project, provided, however, that nothing contained in this Agreement shall be construed as rendering the Developer liable for acts of the Village, its officers, agents or employees.

The duty to defend and indemnify includes, but is not limited to, the duty to defend and indemnify claims related to the Project's eligibility to receive the TIF Redevelopment Incentive provided herein or the Village's authority to provide the TIF Redevelopment Incentive to the Developer as set forth herein. In the event a claim is asserted against the Village that the Developer is not entitled to the TIF Redevelopment Incentive, the Village may hold the such funds in escrow pending the final determination of the claim. If the determination of the claim is favorable to the Developer, the funds being held by the Village shall be released to the Developer within thirty (30) days of notice to the Village of such determination.

**7. PROPERTY STANDARDS**

The Developer shall manage the Property with reasonable professional skill and in compliance with all applicable ordinances.

**8. MISCELLANEOUS**

- a. This Agreement represents the parties' final and mutual understanding with respect to the subject matter hereof. It replaces and supersedes any prior agreements or understandings, whether written or oral. This Agreement may not be modified or replaced except by another signed written agreement.
- b. This Agreement, including any exhibits, constitutes the parties' entire agreement on this subject. There are no written or oral representations or understandings that

are not fully expressed in this Agreement. No change, waiver or discharge is valid unless in writing signed by the party against whom it is sought to be enforced.

- c. Except as otherwise set forth herein, this Agreement shall be governed and construed in accordance with the laws of the State of Illinois. All actions whether sounding in contract or in tort, relating to the validity, construction, interpretation, and enforcement of this Agreement shall be instituted and litigated in the courts of the State of Illinois located in Cook County, Illinois, and in no other. In accordance, herewith the parties to this Agreement submit to the jurisdiction of the courts of the State of Illinois, located in Cook County, Illinois.
- d. The failure by either party at any time to give notice of any breach of or noncompliance with this Agreement is not a waiver of any other rights or remedies under this Agreement.
- e. If any provision of this Agreement is held to be illegal, invalid, or unenforceable, the provision will be fully severable and will be construed and enforced as if such illegal, invalid or unenforceable provision is not a part of this Agreement, and the remaining provisions of this Agreement will remain in full force and effect.
- f. Each party and its counsel have reviewed and revised this Agreement. Consequently, the rule of construction that ambiguities are resolved against the drafting party shall not be applicable in interpreting this Agreement or its amendments or Exhibits.
- g. This Agreement shall inure to the benefit of and bind the parties hereto and its respective legal representatives, successors and assigns, provided that the Developer may not assign all or any part of this Agreement without the prior written consent of the Village, unless such assignment is to a purchaser of the Property.
- h. Time is of the essence of this Agreement.
- i. The redevelopment, property management and property maintenance obligations established herein touch and concern the Property and shall run with the land.
- j. The Property may be transferred to a third party without the consent of the Village. The transfer of the Property shall not require the assignment of this Agreement. In the event that the Property is transferred without an assignment of this Agreement, the Developer shall continue to be entitled to receive TIF Funds in accordance with this Agreement. Furthermore, this Agreement shall survive the transfer of the Property to a third party and shall remain in full force and effect according to its terms. In the event that the Developer assigns this Agreement the Developer shall have no further responsibility or liability hereunder.
- k. Any extension or renewal of the TIF #4 Redevelopment Project shall include the Property and an extension of the TIF Agreement, as amended.
- l. The Village and the Developer agree to work cooperatively in good faith to promote TIF #4 commerce within the TIF District.

**9. PAYMENTS BY THE VILLAGE**

Payment to the Developer for certain costs as outlined in Exhibit B shall be reimbursed upon completion of the entire project. The Developer agrees to provide verification and documentation that he has paid all contractors and subcontractors and shall provide lien waivers for the same to ensure no claims before the Village of Sauk Village shall reimburse the Developer for agreed upon reimbursements as outlined in Exhibit B & Exhibit C "Certificate of Eligibility". The maximum amount not to exceed \$71,385.59 as expressed in Exhibit B.

**10. EFFECTIVE DATE**

This Agreement shall take effect upon the date of hereinabove first written.

**IN WITNESS, WHEREOF**, the parties execute this Agreement effective on the date first above written.

VILLAGE OF SAUK VILLAGE,  
An Illinois Municipal Corporation

**GEORGE PANAGIOTOPOULOS**  
(the "Developer")

\_\_\_\_\_  
Derrick N. Burgess, Mayor

\_\_\_\_\_  
George Panagiotopolulos individually and  
as registered agent for 1699 Sauk Trail LLC and  
1715 Sauk Trail LLC

ATTEST:

\_\_\_\_\_  
Marva Campbell-Pruitt, Clerk

**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1:** LOT 2 (EXCEPT THE EAST 3259.23 FEET THEREOF AS MEASURED ON THE NORTH LINE THEREOF) IN BARGER'S SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. LYING NORTH OF THE CENTER LINE OF THE LINCOLN HIGHWAY, FORMERLY KNOWN AS SAUK TRAIL ROAD, AND EAST OF THE LINE OF PREMISES CONVEYED TO THE CATHOLIC BISHOP BY DEED RECORDED FEBRUARY 20, 1872 AS DOCUMENT 14116 IN BOOK 31 PAGE 435, IN COOK COUNTY ILLINOIS

(MORE COMMONLY KNOWN AS 1699 SAUK TRAIL ROAD, SAUK VILLAGE, ILLINOIS  
PIN 32-25-302-021-0000)

**PARCEL 2:** THE WEST 60 FEET OF EAST 359.23 FEET OF LOT 2 (AS MEASURED ON NORTH LINE) IN BARGER'S SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. LYING NORTH OF THE CENTER LINE OF THE LINCOLN HIGHWAY, FORMERLY KNOWN AS SAUK TRAIL ROAD, AND EAST OF THE LINE OF PREMISES CONVEYED TO THE CATHOLIC BISHOP BY DEED RECORDED FEBRUARY 20, 1872 AS DOCUMENT 14116 IN BOOK 31 PAGE 435, IN COOK COUNTY ILLINOIS

(MORE COMMONLY KNOWN AS 1701 SAUK TRAIL ROAD, SAUK VILLAGE, ILLINOIS  
PIN 32-25-302-022-0000)

**PARCEL 3:** THE WEST 100 FEET OF THE EAST 299.23 FEET OF LOT 2 (AS MEASURED ON THE NORTH LINE) IN BARGER'S SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. LYING NORTH OF THE CENTER LINE OF THE LINCOLN HIGHWAY, FORMERLY KNOWN AS SAUK TRAIL ROAD, AND EAST OF THE LINE OF PREMISES CONVEYED TO THE CATHOLIC BISHOP BY DEED RECORDED FEBRUARY 20, 1872 AS DOCUMENT 14116 IN BOOK 31 PAGE 435, IN COOK COUNTY ILLINOIS

(MORE COMMONLY KNOWN AS 1715-17 SAUK TRAIL ROAD, SAUK VILLAGE,  
ILLINOIS PIN 32-25-302-023-0000)

**EXHIBIT B  
SCHEDULE**

**PANOS PROJECT  
As Revised**

		TAX 7% inc	Village Reimbursement
Landscape Proposal includes either 7 trees or three large pots; remove all metal guardrails	\$ 6,750.00		\$ 3,375.00
Landscape pavers, rock and labor	\$ 27,795.00		\$ 13,897.50
Revised Proposal from Bravo. Sealcoating 75,000 sqft; Striping; Crack filling; Repairs to 6,000 sqft cut	\$ 66,000 .00		\$ 33,000.00
Replace Pole illuminated Sign 10'x11' including dig and set	\$ 28,351.00	\$ 1,324.83	\$ 13,513.09
Electrical Service	\$ 4,300.00		\$ 2,150.00
Grade and Rock Rear of Building on East	\$ 4,300.00		\$ 1,075.00
General Repairs	\$ 8,500.00		\$ -
Painting Exterior Elements	\$ 8,750.00		\$ 4,375.00
	<u>\$ 154,746.00</u>		<u>\$ 71,385.59</u>
Panos Agrees to Pay	\$ 83,360.42		

*\*Note the Village is tax exempt and does not pay or cover sales tax in reimbursements.*

**EXHIBIT C  
CERTIFICATE OF ELIGIBILITY**

**To: VILLAGE OF SAUK VILLAGE (THE "MUNICIPALITY") PURSUANT TO SECTION 9 OF THE REDEVELOPMENT AGREEMENT BETWEEN THE MUNICIPALITY AND PANOS DEVELOPMENT (THE DEVELOPER)**

The undersigned acting in accordance with Section 9 (as attached) of the Redevelopment Agreement between the Municipality and the Developer, hereby requests that the Municipality certify the amounts set forth in this Certificate to be TIF Eligible Project Costs. Capitalized terms not otherwise defined in this Certificate shall have the meaning given such terms in the Redevelopment Agreement.

**Eligible Public Project Costs:**

Amount	Payee and Address	Description
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*No Public Projects are included within this plan*

**Eligible Private Project Costs:**

AMOUNT	Payee & Address	Description
\$ 6,750.00	Flores & Son Landscape 19840 Glenwood Rd. Chicago Heights, IL 60411	remove guardrails; install 3 large decorative concrete planters by each pole sign
\$ 27,795.00	Flores & Son Landscape 19840 Glenwood Rd. Chicago Heights, IL 60411	remove all existing landscape, incld railroad ties; install brick paver edging, weed barrier and decorative rocks to include each pole sign within design
\$ 66,000.00	Economy Paving 209 68 <sup>th</sup> Place Schererville, IN 46375	Remove badly broken loose areas, clean off lot, pad bad and low areas with hot binder grade asphalt and compress. Add 2" hot surface asphalt over entire parking area.

\$ 28,351.00	All-Right Sign 3628 Union Ave. Steger, IL 60475	Install and supply 1 illuminated pole sign and install parking lot lighting on top of sign
\$ 4,300.00	Andy Electric Service 16752 W. Sioux Dr. Lockport, IL	Install new underground electrical service to the pole sign
\$ 4,300.00 <i>ONLY 50% IS ELIGIBLE</i>	Flores & Son Landscape 19840 Glenwood Rd. Chicago Heights, IL 60411	Remove all vegetation and properly grade rear of (East) Building; install 15 ton of gravel and proper weed barriers
\$ 8,500.00 <i>Required repairs, however, are ineligible for reimbursement</i>	Wesley Construction & Improvements, Inc. 8612 S. 78th Ave Bridgeview, IL 60455	Replace missing soffit on back of east building, replace damaged downspouts and gutters behind bldg.
\$ 8,750.00	Helios Painting, Inc 12110 S. Coach Rd. Palos Heights, IL 60463	Painting exterior aluminum fascia, eaves, soffits, gutters, downspouts and siding on plaza

The undersigned hereby states and represents that the amounts requested to be certified are or were necessary and appropriate about the Project, have been properly incurred and have been paid to the persons whose names and addresses are stated above, and have not been the basis of any previous request for certification. Accompanying this Certificate of Eligibility are such bills, contracts, invoices, cancelled checks evidencing payment, lien waivers, engineers' and owners' certificates or other appropriate evidence as shall be sufficient to evidence satisfactory completion, compliance and appropriate payment for the items covered by this Certificate.

Pursuant to the terms of the Redevelopment Agreement, the Municipality has thirty (30) calendar days from the date of submission of the last reasonably required item of information associated with this request to approve or disapprove of such request.

The total amount of Eligible Public Project Costs certified to date (without giving effect to the items covered by this Certificate) by the Municipality in accordance with Section 9 of the Redevelopment Agreement is \$ 0.00.

The total amount of Eligible Private Project Costs certified to date is \$142,771.17

I certify that the above quantities and amounts are correct and are eligible for payment. I further certify that all funds expended or caused to be expended (the expenditures) as above described for project costs were solely private funds of Developer and no such funds had their origin directly or indirectly from government funds (federal, state or local grants or loans).

\_\_\_\_\_  
Developer/Owner

NOTARY:

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Notary Public



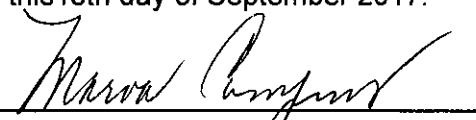
STATE OF ILLINOIS )  
 ) SS  
COUNTIES OF COOK AND WILL )

**CERTIFICATION**

I, Marva Campbell-Pruitt, do hereby certify that I am the duly qualified and elected Clerk of the Village of Sauk Village, Cook and Will Counties, Illinois, and that as such Clerk, I do have charge of and custody of the books and records of the Village of Sauk Village, Cook and Will Counties, Illinois.

I do hereby further certify that the foregoing is a full, true and correct copy of Ordinance No. 17- 020, **“AN ORDINANCE AUTHORIZING THE ENTRY OF AN AGREEMENT WITH GEORGE PANAGIOTOPOULOS (DBA- 1699 SAUK TRAIL, LLC AND 1715 SAUK TRAIL LLC) FOR CERTAIN TAX INCREMENT FINANCING IMPROVEMENTS,”** adopted and approved by the President and Board of Trustees of the Village of Sauk Village, Illinois on September 12, 2017.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Sauk Village, Cook and Will Counties, Illinois this 13th day of September 2017.

  
\_\_\_\_\_  
Marva Campbell-Pruitt, Village Clerk  
Village of Sauk Village