

VILLAGE OF STICKNEY

6533 West Pershing Road
Stickney, Illinois 60402-4048
Phone - 708-749-4400
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Jeff Walik
Village President

Jim Hrejsa
Tim Kapolnek

Village Trustees

Mitchell Milenkovic
Sam Savopoulos

Leandra Torres
Jeff White



Audrey McAdams
Village Clerk

REGULAR MEETING
BOARD OF TRUSTEES
Stickney Village Court Room
6533 W. Pershing Road

Tuesday, March 4, 2025

7:00 p.m.

Meeting Agenda

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Possible motion and final action to permit member (s) to attend by electronic participation
5. Approve Minutes of Previous Regular Meeting
6. Authorize Payment of Bills
7. Pass and Approve Ordinance 2025-02, "An Ordinance Granting and Approving a Special Use Permit Related to the Proposed Addition of a Residential Unit Above a Commercial Unit (Car Wash) for the Property Commonly Known as 4433 Harlem Avenue Stickney, Illinois"
8. Approve Resolution 05-2025, "A Resolution Regarding the Release of Executive Session Minutes"
9. Approve Resolution 06-2025, "A Resolution Authorizing and Approving the Adoption of the Update of the Cook County Multi-Jurisdictional Hazard Mitigation Plan for the Village of Stickney, IL"
10. Report from the Mayor
11. Report from the Clerk
12. Trustee Reports/Committee Reports
13. Reports from Department Heads
 - a. Presentation of the Annual Fire Department Report
14. Public Comments
15. Adjournment

Posted February 28, 2025

February 18, 2025

**State of Illinois
County of Cook
Village of Stickney**

The Board of Trustees of the Village of Stickney met in regular session on Tuesday, January 18, 2025, at 7:10 p.m. in the boardroom located at 6533 W. Pershing Road, Stickney, Illinois.

**Upon the roll call, the following Trustees were present:
Trustees White, Milenkovic, Torres, Kapolnek and Hrejsa
Absent: Trustee Savopoulos**

Trustee Milenkovic moved, duly seconded by Trustee Kapolnek to approve the minutes of the regular board meeting held on Tuesday, February 4, 2025.

**Upon the roll call, the following Trustee voted:
Ayes: Trustees White, Milenkovic, Torres, Kapolnek and Hrejsa
Nays: None
Absent: Trustee Savopoulos
Mayor Walik declared the motion carried.**

Trustee White moved, duly seconded by Trustee Milenkovic that the bills, approved by the various committees of the Board, be approved for payment, and to approve warrants which authorize the Village Treasurer to draw checks to pay the bills, to be signed by the authorized signers, as provided for by the Ordinances of the Village of Stickney.

**Upon the roll call, the following Trustee voted:
Ayes: Trustees White, Milenkovic, Torres, Kapolnek and Hrejsa
Nays: None
Absent: Trustee Savopoulos
Mayor Walik declared the motion carried.**

Trustee Kapolnek moved, duly seconded by Trustee Hrejsa to Approve Engineer's Payment Estimate No. 2 & Final for \$29,543.67 to Lindahl Brothers, Inc. for Oak Park Avenue Resurfacing. (The cost of this project will be paid by a Department of Commerce and Economic Opportunity Grant.)

**Upon the roll call, the following Trustee voted:
Ayes: Trustees White, Milenkovic, Torres, Kapolnek and Hrejsa
Nays: None
Absent: Trustee Savopoulos
Mayor Walik declared the motion carried.**

MAYOR'S REPORT: Thanked the people for coming to the meeting and extended his appreciation to the Police Department and Fire Department for a great job. He then thanked Public Works for the excellent job cleaning the snow. He lamented over the people who refuse to move their cars in spite of all the attempts of notification.

CLERK'S REPORT: The clerk provided information on a new law introduced for 2025 that involves the Illinois Governmental Ethics Act. It is asking filers to include the name

of each spouse, sibling, child, or parent of the filer who is an employee in the same unit of local government as the filer. The clerk remarked on a correction to the minutes.

TRUSTEE REPORTS:

Trustee Milenkovic: He provided the minutes from January 23, 2025, Midway Noise Compatibility Commission meeting. The 2025 meetings will be: April 24, July 24, and October 23, at 6:30 p.m. at Mayfield, 6072 S. Archer, Chicago. The monthly aircraft operations for 2024 were: October 19, 493; November 17, 282; December unavailable. The noise complaints for 2024 were: October, 120; November, 313; December, 74: Average operations per day, 563 for the 4th quarter of 2024: Aircraft B737 is the most prevalent at 365 per day: Our permanent noise monitor is located at 4308 Wenonah: The noise for the 4th quarter 2024 was 52.0 decibels: The noise for the 4th quarter 2023 was 52.1 decibels: The twelve month average is 52.5 decibels: There was one noise complaint in Stickney during the 4th quarter of 2024: In addition, the Trustee said that there is plenty of information on the website www.flychicago.com/midwaynoise

The mayor's birthday was recognized.

DEPARTMENT REPORTS:

Police Chief Jim Sassetti: We were told that the January call volume was 2692 calls for service. There was nothing major in there.

Interim Public Works Director Sam Alonzo: He said that in the last four weeks there have been three water main breaks. There was no concern about water to anyone. It has been under control. He thanked everyone. We finally got our big truck back. A new dump body had been approved and has now been installed. The original one had holes in it. The mayor explained that the truck had low miles on it. The director went on to explain that a new, although used, engine was installed. The body only has 39,000 miles on it. Now it has a new stainless-steel bed. The mayor added that it will be good for the rocks and salt and good for another ten years.

Fire Chief Jeff Boyajian: We went to Appleton, Wisconsin last week for the final inspection on the ladder truck. We found a total of thirty-one issues, all minor. Those will be addressed before the truck is taken to the dealer in Aurora where they will complete the dealer preparation. We should expect delivery in mid-March.

The mayor announced the Executive Session.

Trustee White moved, duly seconded by Trustee Milenkovic to adjourn into Executive Session

The attorney read the following: Convening into Executive Session under Section 2 (c)(21) of the Open Meetings Act for discussion of minutes lawfully closed under this Act, whether for purposes for approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

Upon the roll call, the following Trustee voted:

Ayes: Trustees White, Milenkovic, Torres, Kapolnek and Hrejsa

Nays: None

Absent: Trustee Savopoulos

Mayor Walik declared the motion carried. Meeting closed at 7:24 p.m.

Trustee White moved, duly seconded by Trustee Milenkovic to reconvene to the regular board meeting at 7:36 p.m.

Upon the roll call, the following Trustee voted:

Ayes: Trustees White, Milenkovic, Torres, Kapolnek and Hrejsa

Nays: None

Absent: Trustee Savopoulos

Mayor Walik declared the motion carried.

Trustee Torres moved, duly seconded by Trustee Hrejsa to request a resolution setting forth which closed session minutes will be released.

Upon the roll call, the following Trustee voted:

Ayes: Trustees White, Milenkovic, Torres, Kapolnek and Hrejsa

Nays: None

Absent: Trustee Savopoulos

Mayor Walik declared the motion carried.

There being no further business, Trustee White moved, duly seconded by Trustee Kapolnek that the meeting be adjourned. Upon which the Board adopted the motion to adjourn at 7:38 p.m.

Respectfully submitted,

Audrey McAdams, Village Clerk

Approved by me this ____ day of _____, 2025

Jeff Walik, President

Village of Stickney
Warrant Number 24-25-21

EXPENDITURE APPROVAL LIST
FOR VILLAGE COUNCIL MEETING ON
March 4, 2025

Approval is hereby given to have the Village Treasurer of Stickney, Illinois pay to the officers, employees, independent contractors, vendors and other providers of goods and services in the indicated amounts as set forth.

A summary indicating the source of funds used to pay the above is as follows:

01 CORPORATE FUND		104,236.23
02 WATER FUND		42,797.01
03 MOTOR FUEL TAX FUND		8,373.06
05 1505 FUND		-
07 POLICE REVENUE SHARING FUND		-
08 CAPITAL PROJECTS FUND		29,543.67
09 BOND & INTEREST FUND		
	Subtotal:	184,949.97
General Fund Payroll	2/28/2025	237,586.18
Water Fund Payroll	2/28/2025	20,197.88
	Subtotal:	257,784.06
Total to be Approved by Village Council		442,734.03

Approvals:

Jeff Walik, Mayor

Audrey McAdams, Village Clerk

VOS_41665_Village of Stickney
Check/Voucher Register - Check Register
01 - General Fund
From 2/15/2025 Through 2/27/2025

Check Number	Vendor Name	Effective Date	Check Amount
509583	Airgas USA LLC	2/18/2025	971.30
509585	Bell Fuels, Inc.	2/18/2025	5,569.04
509586	Citizens Bank	2/18/2025	4,738.76
509587	Deece Automotive	2/18/2025	610.00
509588	Eckert Enterprises, Inc.	2/18/2025	395.00
509589	Fullmer Locksmith Service	2/18/2025	649.00
509592	Illinois Association of Chiefs of Police	2/18/2025	440.00
509593	Illinois Homicide Investigators Associat...	2/18/2025	345.00
509594	Jeffery Johnson	2/18/2025	595.00
509595	Konica Minolta Business Solutions U.S....	2/18/2025	516.56
509596	Lenny's Gas N Wash Cicero and Pershi...	2/18/2025	646.20
509598	Menards - Hodgkins	2/18/2025	136.25
509599	Municipal Emergency Services	2/18/2025	1,226.01
509600	Quadiant Finance USA, Inc.	2/18/2025	760.00
509602	NTIVA ACCOUNTING DEPARTMENT	2/18/2025	16,889.41
509603	O'Reilly First Call	2/18/2025	116.38
509604	RAY O'HERRON CO. INC.	2/18/2025	171.99
509607	STAPLES BUSINESS CREDIT	2/18/2025	536.94
509608	TERMINIX ANDERSON	2/18/2025	57.40
509609	The Eagle Uniform Co.	2/18/2025	80.00
509611	WASTE MANAGEMENT	2/18/2025	33,786.98
509612	Air Comfort	2/27/2025	3,142.81
509613	Anthony T. Bertucca	2/27/2025	900.00
509614	Axon Enterprise, Inc.	2/27/2025	421.38
509615	B and B Maintenance, Inc	2/27/2025	2,180.00
509616	Bell Fuels, Inc.	2/27/2025	2,508.72
509617	Canon Financial Services, Inc.	2/27/2025	2,881.09
509618	Critical Reach	2/27/2025	350.00
509619	Eckert Enterprises, Inc.	2/27/2025	577.50
509620	Illinois State Police	2/27/2025	27.00
509621	Johnson Controls Security Solutions	2/27/2025	1,504.53
509622	Lyons Pinner Electric Co.	2/27/2025	458.66
509623	Menards - Hodgkins	2/27/2025	143.63
509624	Mitchell Hattan	2/27/2025	2,986.42
509625	Mitchell Wido Investigative Consulting ...	2/27/2025	1,150.00
509627	NTIVA ACCOUNTING DEPARTMENT	2/27/2025	8,415.14
509628	RAY O'HERRON CO. INC.	2/27/2025	1,342.64
509629	St. Pius X Catholic Church	2/27/2025	200.00
509630	TERMINIX ANDERSON	2/27/2025	85.75
509631	THOMSON REUTERS-WEST	2/27/2025	376.99
509632	Trotsky Investigative Polygraph, Inc.	2/27/2025	210.00
509633	Scott Urbanski	2/27/2025	395.00
509634	VERIZON	2/27/2025	2,766.75
509635	Widaman Sign	2/27/2025	1,975.00
Total 01 - General Fund			104,236.23

VOS_41665_Village of Stickney
Check/Voucher Register - Check Register
02 - Water Fund
From 2/15/2025 Through 2/27/2025

<u>Check Number</u>	<u>Vendor Name</u>	<u>Effective Date</u>	<u>Check Amount</u>
509584	ALEXANDER CHEMICAL CORPORATION	2/18/2025	17.00
509585	Bell Fuels, Inc.	2/18/2025	2,784.51
509590	Hach Company	2/18/2025	300.55
509591	Heidelberg Materials	2/18/2025	999.20
509601	NICOR GAS	2/18/2025	494.35
509603	O'Reilly First Call	2/18/2025	152.82
509605	Riccio Construction Corporation	2/18/2025	36,271.30
509616	Bell Fuels, Inc.	2/27/2025	1,254.35
509621	Johnson Controls Security Solutions	2/27/2025	522.93
Total 02 - Water Fund			42,797.01

VOS_41665_Village of Stickney
Check/Voucher Register - Check Register
03 - Motor Fuel Tax Fund
From 2/15/2025 Through 2/27/2025

<u>Check Number</u>	<u>Vendor Name</u>	<u>Effective Date</u>	<u>Check Amount</u>
509606	The Sign Edge	2/18/2025	294.00
509610	HIGH STAR TRAFFIC	2/18/2025	1,193.25
509626	MORTON SALT	2/27/2025	<u>6,885.81</u>
	Total 03 - Motor Fuel Tax Fund		8,373.06

VOS_41665_Village of Stickney
Check/Voucher Register - Check Register
08 - Capital Projects Fund
From 2/15/2025 Through 2/27/2025

Check Number	Vendor Name	Effective Date	Check Amount
509597	Lindahl Brothers, Inc.	2/18/2025	29,543.67
	Total 08 - Capital Projects Fund		29,543.67
Report Total			184,949.97

ORDINANCE NO. 2025-02

AN ORDINANCE GRANTING AND APPROVING A SPECIAL USE PERMIT RELATED TO THE PROPOSED ADDITION OF A RESIDENTIAL UNIT ABOVE A COMMERCIAL UNIT (CAR WASH) FOR THE PROPERTY COMMONLY KNOWN AS 4433 HARLEM AVENUE, STICKNEY, ILLINOIS.

WHEREAS, the Village of Stickney (the “Village”) is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations related to the effective and orderly development of property located within the Village; and

WHEREAS, the Village President (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to ensuring the health, safety and welfare of individuals residing in, working in and visiting the Village; and

WHEREAS, an application was filed with the Zoning Board of Appeals (the “ZBA”) by Guadalupe D. Preciado Munoz (the “Applicant”) requesting a special use permit (the “SUP”) to install a second-floor residential unit (a watchman unit) (the “Zoning Relief”) at 4433 South Harlem Avenue (the “Property”). The Property is located in the Village’s B-2 Harlem Avenue and Cicero Avenue Business District zoning district and currently has a car wash on the first floor; and

WHEREAS, Section 9.02 of the Village of Stickney Zoning Ordinance, as provided in Appendix A of the Village of Stickney Code of Ordinances Titled “The Village of Stickney Zoning Ordinance—1980,” as amended (the “Zoning Ordinance”), provides that a mixed-use property that contains a commercial use on the first floor and a residential use on the second floor constitutes a special use, thus requiring the approval of a SUP; and

WHEREAS, the Village’s Plan Commission/Zoning Board of Appeals (the “ZBA”) held a public hearing on June 27, 2024 and October 24, 2024 (collectively the “Public Hearings”), pursuant to proper notice on the proposed Zoning Relief; and

WHEREAS, said Public Hearings were held in-person; and

WHEREAS, at said Public Hearings, testimony and comment were given by the Applicant and members of the ZBA; and

WHEREAS, no protest to the proposed Zoning Relief was filed pursuant to Section 12.16 of the Zoning Ordinance; and

WHEREAS, based on the testimony given at said Public Hearings, the ZBA made certain findings of fact and conclusions with respect to the Zoning Relief and made a recommendation to the Village Board that the Zoning Relief be approved subject to the conditions (the “Conditions”) stated therein (collectively, the “Findings and Recommendation”); and

WHEREAS, a copy of the Findings and Recommendation is attached hereto as Exhibit A and is incorporated herein by reference as if set forth in full; and

WHEREAS, the Corporate Authorities find (1) that the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety or general welfare; (2) that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; (3) that the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; (4) that adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided; (5) that adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets; and (6) that the special use shall in all other respects conform to the applicable regulations of this ordinance and other applicable Village regulations; and

WHEREAS, in light of the above, the Corporate Authorities further find that granting the SUP would not: (a) endanger the public health, safety, morals, comfort, or general welfare of the neighborhood; (b) harm the use or enjoyment of property in the immediate vicinity or damage neighboring property values; (c) impede upon the normal and orderly development and improvement of surrounding property; or (d) alter the essential character of the area;

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Stickney, County of Cook, State of Illinois, in the exercise of its home rule powers as follows:

Section 1. Recitals. The foregoing recitals are herein incorporated and made a part of this Ordinance as if fully set forth herein.

Section 2. Approval of Special Use Permit and Conditions. The Findings and Recommendation are hereby adopted. The Village Board concurs with the Findings and Recommendation and, in accordance with the findings and conclusions stated therein, hereby approves the SUP with the Conditions stated therein.

Section 3. Savings Clause. This Ordinance shall not affect suits pending or rights existing at the time this Ordinance takes effect. Such suits and rights shall continue in full force to the same extent and with like effect as if this Ordinance be taken, construed or held to avoid or impair any cause of action now existing under any ordinance of the Village, or any amendment thereto, but as to any consideration of action now existing, such ordinance and amendment thereto, shall be continued in full force and effect.

Section 4. Superseder. Other than as set forth in Section 3 above, all ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. Severability. The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

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

PASSED this ____ day of _____, 2025.

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this ____ day of _____, 2025.

Jeff Walik, President

ATTESTED AND FILED in my
office this ____ day of
_____, 2025

Audrey McAdams, Village Clerk

EXHIBIT A

FINDINGS AND RECOMMENDATION

FINDINGS OF FACT AND RECOMMENDATION OF THE ZONING BOARD OF APPEALS

RE: 4433 Harlem Avenue, Stickney, Illinois 60804 (the "Property")

GRANT OF A SPECIAL USE PERMIT

On October 24, 2024, the Village of Stickney (the "Village") Zoning Board of Appeals (the "ZBA") recommended granting a special use permit ("SUP" or "Special Use") to install a second floor residential unit (watchman unit) for an existing car wash at the location on the first floor (the "Proposed Use") in the Village's B-2 Harlem Avenue and Cicero Avenue Business District zoning district, based on the following:

1. Guadalupe D. Preciado Munoz (the "Applicant") submitted an application to the ZBA requesting a SUP to operate the Proposed Use at the Property; and
2. The Property is located in the Village's B-2 Harlem Avenue and Cicero Avenue Business District zoning district; and
3. Section 9.02 of the Village of Stickney Zoning Code (the "Zoning Code") provides that second floor residential uses are special uses, thus requiring the approval of a Special Use Permit; and
4. In accordance with the Illinois Compiled Statutes and the Village's Zoning Ordinance, as amended, notice of the hearing regarding the Applicant's requested SUP (the "Hearing") was published in one or more newspapers published in the Village, including notice published on June 13, 2024, a copy of which was entered into evidence at the Hearing as "Exhibit A1", and a second published notice occurring on October 3, 2024 was entered into evidence as "Exhibit A2". Taxpayer notice was sent via certified mail by the Applicant, a copy of the taxpayer notice and the certified mailing receipts were entered as exhibits at the Hearing as "Exhibit B1 and B2"; and
5. The application packet and submitted plans were marked as "Exhibit C" and "Exhibit D"; and
6. An initial hearing was held on June 27, 2024. This hearing was continued to allow the Village time to review the Applicant's plans and to allow the Applicant to correct certain service issues. At this hearing, the Building and Zoning Administrator informed the ZBA that the Police Department had concerns related to an incident on May 5, 2024, at 0152 hours, where the applicant held a party at the car wash to watch a sporting event. The Applicant apologized for the incident and he swore under oath that such a party or get together would not occur on or at the commercial uses of the property, particularly the car wash. The hearing was continued to October 24, 2024; and
7. A second hearing was held on October 24, 2024. At said hearing, the Applicant

provided credible testimony as follows:

- a. The Applicant is the owner and operator of the Property, which operates a hand car wash and detailing business as well as a storefront, which used to have a gaming café but is currently vacant; and
 - b. The Applicant desires to live above the car wash and the storefront to watch the business, and he intends to live at the residential unit, if approved, as a full-time resident; and
 - c. The Applicant confirmed that he will also designate at least one parking spot for the residential use, if approved; and
 - d. The Building and Zoning Administrator Josh Brniak testified that if the special use permit is granted, any and all work to create the residential unit or other construction work to the building would be subject to compliance with the Village of Stickney's building, electrical, plumbing, and other requirements, and would be subject to inspection, approval, and the granting of an occupancy permit; and
 - e. The Building and Zoning Administrator Josh Brniak also testified that for a residential use, 1.5 parking spaces are required; and
 - f. The Applicant testified that the building will have a fire alarm connected to the fire department as well as a sprinkler or fire suppression system, and will be all brick; and
 - g. During the hearing, the Zoning Board expressed concerns that the residential unit would become a rental property; and
8. In addition to the above and herein, the ZBA hereby makes the following findings of fact:
- a. **That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare.** The Applicant submitted an application related to the development and construction of the proposed Special Use. Provided that the Property is developed, maintained, and operated in substantial compliance with the Application and the findings made as well as the Conditions provided for and defined herein, *infra*, the ZBA finds that the proposed Special Use will not be detrimental to or endanger the public health, safety or general welfare of the surrounding area, the public or the Village generally; and
 - b. **That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.** The Property has residential properties to the

north and south and allowing this second-floor residential use would be consistent with the neighboring properties. Based on the evidence elicited at the Hearing, the proposed Special Use will not have any greater impact on the surrounding properties than the existing use. Further, provided that the proposed Special Use substantially complies with the Application and the Conditions provided for and defined herein, *infra*, the ZBA finds that the proposed Special Use will likely have a net positive impact on the property in the immediate vicinity and increase surrounding property values; and

- c. **That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.** The applicable zoning district of the area surrounding the Property is B-2 Harlem Avenue and Cicero Avenue Business District. The properties in this area are mostly residential and commercial. The ZBA finds that the proposed Special Use, subject to compliance with the submitted Application and Conditions provided for and defined herein, *infra*, will not impede the normal and orderly development and improvement of the surrounding property for uses contemplated within the B-2 Harlem Avenue and Cicero Avenue Business District; and
- d. **That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.** The Applicant and the Building and Zoning Commissioner both testified and agreed that the residential use and construction of same will be required to comply with all applicable building codes and requirements. There are also adequate access roads to the Property. The ZBA finds that, provided that the proposed Special Use is developed, maintained, and operated in substantial compliance with the Applicant's testimony as well as the Conditions provided for and defined herein, *infra*, said proposed Special Use shall maintain adequate public utilities, access roads, and/or other necessary facilities; and
- e. **That adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.** There is existing and adequate ingress and egress to the Property. The ZBA finds that provided that the Special Use develops, maintains and operates in substantial compliance with the submitted application as well as the Conditions provided for and defined herein, *infra*, said proposed Special Use does not impact the existing adequate ingress and egress to the Property; and
- f. **That the Special Use shall in all other respects conform to the applicable regulations of this ordinance and other applicable Village regulations, except as such regulations may in each instance be modified by the Village pursuant to the recommendation of the ZBA.** Provided that the Property is developed, maintained and operated in substantial compliance with the Application submitted as part of the record

as well as the Conditions provided for and defined herein, *infra*, the ZBA finds that the proposed Special Use shall conform to all applicable regulations. Further, the ZBA finds that the proposed Special Use's compliance with such regulations shall be a condition of the grant of the Special Use; and

9. Upon hearing the testimony, reviewing the application, and taking all relevant information into consideration, the ZBA hereby finds that the grant of the SUP should be approved subject to the following "Conditions":
 - a. The Property shall be owner-occupied only; and
 - b. Common areas and spaces shall only be used for their intended uses; and
 - c. Any violation of the Conditions could result in the revocation of this Special Use Permit and any occupancy permit issued for the Special Use; and
 - d. The Applicant agrees to provide no less than two (2) parking spaces for the residential unit subject to the Special Use Permit; and
 - e. The Applicant agrees to comply with the Conditions of this Special Use Permit; and
10. In light of the above, the ZBA further finds and restates that granting the Special Use Permit complies with the requirements of the Zoning Code and would not: (a) endanger the public health, safety, morals, comfort, or general welfare of the neighborhood; (b) harm the use or enjoyment of property in the immediate vicinity or damage neighboring property values; (c) impede upon the normal and orderly development and improvement of surrounding property; or (d) alter the essential character of the area.

CONCLUSION: CONDITIONS

The Applicant provided evidence that the requested Special Use Permit would comply with the requirements set forth in the Zoning Code, as amended. Testimony at the public hearing on the proposed Special Use Permit further demonstrated and the ZBA further finds that the Special Use Permit would be in furtherance of the public health, safety and welfare, and that the Special Use Permit would otherwise be in the best interests of the Village. Furthermore, the ZBA finds that the Proposed Use will not alter the essential character of the area nor negatively impact neighboring property values. Based on the foregoing, the ZBA recommends granting the Special Use Permit, as presented, subject to the Conditions stated herein.


Chairman of the Zoning Board of Appeals for the Village of Stickney

Exhibit A1

**NOTICE OF PUBLIC HEARING
BEFORE THE ZONING BOARD OF APPEALS FOR THE
VILLAGE OF STICKNEY, COUNTY OF COOK, STATE OF ILLINOIS
JUNE 27, 2024 at 7:00 PM**

Notice is given that the Zoning Board of Appeals of the Village of Stickney will conduct a public hearing on June 27, 2024 at 7:00 p.m., at the Village of Stickney Village Hall located at 6533 West Pershing Road, Stickney, Illinois 60402 to take public comment and testimony concerning:

An application submitted by Guadalupe D. Preciado Munoz (the "Owner") and Jose Rafael Once Meno (the "Applicant") related to 4433 South Harlem Avenue, Stickney, IL (the "Property"), requesting a special use permit to install a second floor residential unit (watchman unit) for an existing car wash at that location on the first floor.

The Legal Description provided by the Applicant for the Property is as follows:

THE SOUTH 37 FEET OF LOT 7 AND ALL OF LOT 8 IN BLOCK 6 IN WALTER G. MCINTOSH'S FORESTVIEW GARDENS, SUBDIVISION OF LOTS 14, 15, 20 TO 23 AND 28 IN CIRCUIT COURT, PARTITION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

These requests for variances will be heard at a public hearing held at the Village of Stickney, Village Court Room, located at 6533 W. Pershing Road, Stickney, IL 60804. All persons in attendance at the foregoing hearing shall have an opportunity to give testimony, be heard and ask questions about the project. Further information regarding this application is available through the Zoning Administrator, Josh Brniak (708-749-4490), whose office is located at the Village of Stickney Village Hall located at 6533 West Pershing Road, Stickney, Illinois 60402. Any person wishing to give testimony or public comment at the hearing may present said comment or testimony at the hearing or they may submit their comments or testimony at least one (1) hour before the hearing to the Zoning Administrator, Josh Brniak at jbrniak@villageofstickney.com.

Publication Date this 13 day of June, 2024.

Village of Stickney Zoning Board of Appeals

DESPLAINES VALLEY NEWS

A HOUSEHOLD NAME IN THE SOUTHWEST SUBURBS SINCE 1913

7676 W. 63rd Street
Summit, IL 60501
(708) 594-9340

Being first duly sworn, deposes and says that he is the Publisher of the Desplaines Valley News, a secular weekly newspaper of general circulation in the County of Cook, regularly published in the Village of Summit, with specific circulation to the Villages of Argo-Summit, Brookfield, Countryside, Bedford Park, Bridgeview, Hodgkins, Indian Head Park, LaGrange, unincorporated La Grange Highlands, Lyons Township, and Villages of Lyons, McCook and Willow Springs, Illinois, and various Park, Library and Fire & Police Protection Districts therein, for more than one year prior to the first publication of said notice.

Deponent further says that a notice of which the attached notice is a true and correct copy, was published in said Desplaines Valley News and that the date(s) of paper containing said published notice was the:

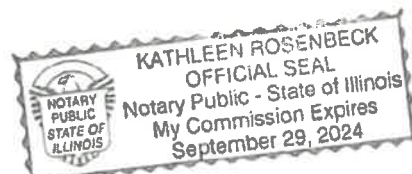
13th day of June, 2024
____ day of _____, 20____
____ day of _____, 20____
____ day of _____, 20____

Publisher Representative

Subscribed and sworn to before me, this

13th day of June, 2024

NOTARY PUBLIC



The Desplaines Valley News is a newspaper as defined in Chapter 100, Sections 1.3, 5 and 10, Illinois Revised Statutes.

Exhibit A2

DESPLAINES VALLEY NEWS

A HOUSEHOLD NAME IN THE SOUTHWEST SUBURBS SINCE 1913

7674 W. 63rd Street
Summit, IL 60501
(708) 594-9340

NOTICE OF PUBLIC HEARING BEFORE THE ZONING BOARD OF APPEALS FOR THE VILLAGE OF STICKNEY, COUNTY OF COOK, STATE OF ILLINOIS OCTOBER 24, 2024 AT 7:00 PM

Notice is given that the Zoning Board of Appeals of the Village of Stickney will conduct a public hearing on October 24, 2024 at 7:00 p.m., which was continued from June 27, 2024, at the Village of Stickney Village Hall located at 6533 West Pershing Road, Stickney, Illinois 60402 to take public comment and testimony concerning:

An application submitted by Guadalupe D. Preciado Munoz (the "Owner") and Jose Rafael Once Meno (the "Applicant") related to 4433 South Harlem Avenue, Stickney, IL (the "Property"), requesting a special use permit to install a second floor residential unit (watchman unit) for an existing car wash at that location on the first floor.

The Legal Description provided by the Applicant for the Property is as follows:

THE SOUTH 37 FEET OF LOT 7 AND ALL OF LOT 8 IN BLOCK 6 IN WALTER G. MCINTOSH'S FORESTVIEW GARDENS, SUBDIVISION OF LOTS 14, 15, 20 TO 23 AND 28 IN CIRCUIT COURT. PARTITION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

These requests for variances will be heard at a public hearing held at the Village of Stickney, Village Court Room, located at 6533 W. Pershing Road, Stickney, IL 60402. All persons in attendance at the foregoing hearing shall have an opportunity to give testimony, be heard and ask questions about the project. Further information regarding this application is available through the Zoning Administrator, Josh Brniak (708-749-4400), whose office is located at the Village of Stickney Village Hall located at 6533 West Pershing Road, Stickney, Illinois 60402. Any person wishing to give testimony or public comment at the hearing may present said comment or testimony at the hearing or they may submit their comments or testimony at least one (1) hour before the hearing to the Zoning Administrator, Josh Brniak at jbrniak@villageofstickney.com.

Publication Date this 3rd day of October, 2024.

Village of Stickney Zoning Board of Appeals

Being first duly sworn, deposes and says that he is the Publisher of the Desplaines Valley News, a secular weekly newspaper of general circulation in the County of Cook, regularly published in the Village of Summit, with specific circulation to the Villages of Argo-Summit, Brookfield, Countryside, Bedford Park, Bridgeview, Hodgkins, Indian Head Park, LaGrange, unincorporated La Grange Highlands, Lyons Township, and Villages of Lyons, McCook and Willow Springs, Illinois, and various Park, Library and Fire & Police Protection Districts therein, for more than one year prior to the first publication of said notice.

Deponent further says that a notice of which the attached notice is a true and correct copy, was published in said Desplaines Valley News and that the date(s) of paper containing said published notice was the:

3 day of OCTOBER, 2024

day of _____, 20____

day of _____, 20____

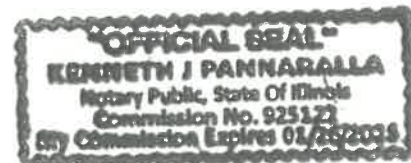
day of _____, 20____

Publisher Representative

Subscribed and sworn to before me, this

3 day of OCTOBER, 2024

NOTARY PUBLIC



The Desplaines Valley News is a newspaper as defined in Chapter 100, Sections 1,3,5 and 10, Illinois Revised Statutes.

Exhibit B1

This exhibit is on file with the Building and Zoning Administrator. This exhibit is open for public inspection.

Exhibit B2

This exhibit is on file with the Building and Zoning Administrator. This exhibit is open for public inspection.

Exhibit C

PETITION FORM

I GUADALUPE PRECIADO owner of the property 4433 s
harlem ave,Stickney Illinois

Im turning in this application to trying to make the
variation on the property, The addition of an apartment
to have a watch man just to have 24hrs of vigilation on
the property because of the increase of vandalism in
the city and I realize that it can be possible because
the property it's a mix use and around the property
there's buildings with the same characteristics being
commercial and residential.

RECEIVED

APR 30 2024

VILLAGE OF STICKNEY

PETITIONER'S CHECKLIST

All petitioners are urged to review the material in this package and the Village Zoning Ordinances

REQUIRED APPLICATION MATERIAL - SUBMIT 30 DAYS BEFORE HEARING

Submit the following to the Village of Stickney Zoning Department at least 30 days prior to the scheduled hearing date:

1. APPLICATION FEE: Make check payable to Village of Stickney
2. PROOF OF OWNERSHIP INFORMATION AND AFFIDAVIT: Three (3) copies.
3. CURRENT PLAT OF SURVEY: Three (3) copies of Plat of Survey of property showing dimensions of proposed construction spotted thereon.
4. APPLICATION: Three (3) copies of completed application.
5. PETITION: Three (3) copies of completed petition detailing the nature of the variation, special use map amendment, etc. being requested; the hardship that would exist if the variation etc. were not granted; unique existing circumstances for the request and statement if the variation etc. will alter the character of the locality.
6. ANNEXATION PLAT AND PETITION (if applicable)
7. PRELIMINARY SUBDIVISION PLANS (if applicable): Not to exceed 36"x 48" sheet size.
 - a. Detailed Site Plan indicating all site improvements such as sign locations, screened trash container areas, loading docks, fire lanes, area lighting, parking, handicap parking, all dimensions and project date, i.e., building area, land area, parking, calculations, etc.
 - b. Preliminary Engineering Site Plans. Please contact our Engineering Company Novotny and Associates - Norm Geary - 630-887-8640
 - c. Floor plan, not working drawings (drawn to 1/4" scale).
 - d. Building elevations indicating height and building materials.
 - e. Building section (multi-floor structures only).
 - f. Landscape plan prepared on a separate sheet indicating species, plant location, quantity, size and spacing.
 - g. Sign elevations.
 - h. Traffic study (when applicable) signed and sealed by P.E.
8. DETAILED PLANS: Three (3) copies of detailed plans of the variation requested, elevation drawings and floor plans showing proposed and existing layout, photos, etc. If fence variation, show proposed placement, height and type of fence on Plat of Survey. (Please fold all drawings and submit three (3) complete sets of the required information).

INCOMPLETE APPLICATION CANNOT BE ACCEPTED

Village of Stickney
6533 West Pershing Road
Stickney, Illinois 60402
708-749-4400 Fax: 708-749-4451
Zoning Administrator: Joshua Briak
Office: 708-749-4400 x524 Email: jbrniak@villageofstickney.com

PLAN COMMISSION/ZONING BOARD OF APPEALS PROCESS

1. The petitioner first meets with a representative of the Building and Zoning Departments to discuss the proposal and to determine the necessary process for the public hearing. A "concept" plan must be available for review.
2. The Petitioner's Application Packet, which is attached, is required in order to have your hearing for a map amendment, variance, subdivision, special use, etc. processed. It is the basis on which the Plan Commission/Zoning Board of Appeals will make their decision. Please read every page carefully, and if you have any question, do not hesitate to contact the Village of Stickney. If you would like a copy of the sections of the Village Code which pertain to your hearing request, they can be purchased from the Village Clerk.
3. The petitioner submits complete sets of applications to the Building and Zoning Departments one month prior to the Public Hearing Meeting to determine that they are in compliance with the Village requirements. If this review determines that there are no significant issues, then a hearing will be scheduled. If significant changes are required, the petitioner shall resubmit revised plans.
IT IS MANDATORY THAT ALL FORMS MUST BE COMPLETED IN ORDER FOR THE PETITION TO BE PROCESSED. IF ANYTHING IS MISSING, THE HEARING WILL HAVE TO BE CONTINUED.
4. A public hearing is scheduled and all public notice requirements are fulfilled. The Village will place a Public Hearing sign on the subject property. The Village places a public notice in the local newspaper (approximately 15 days.)
5. In all requests requiring Plan Commission/Zoning Board of Appeals public hearings, except Zoning Ordinance text amendments, the applicant, his agent or attorney, shall notify each business and manufacturing property owner of all property within two hundred fifty (250) feet in all directions and each residential property owner of all property within two hundred fifty (250) feet in all directions of the location of the parcel exclusive of roads, alleys, streets and other public right of ways as follows:
 - A). Each letter shall be mailed certified mail, return receipt request, no less than 15 days and no more than 30 days before the hearing date.
 - B). The contents of the letter shall be the same as the newspaper notice and shall

- be approved by the Zoning Administrator.
- C). An exemplar copy of the letter, all post office certifications and map or list of addresses where the letters were sent shall be filed with the Village Zoning Administrator prior to the hearing date.
- D). The list of property owners shall be obtained either by the record from the Cook County Recorder of Deeds or from the tax records maintained by the Cook County Clerk.
6. The Plan Commission/Zoning Board of Appeals hold a public hearing to review the proposal. At the hearing, the petitioner or his/her representative makes a formal presentation to the Commission and answers any questions concerning the proposal. The Plan Commission/Zoning Board of Appeals makes a formal recommendation to the City Council based on their deliberations.
7. The Village Attorney will present to the Village Council a drafted ordinance for their review. The Council makes the final decision on the recommendation of the Plan Commission/Zoning Board of Appeals (approximately 2 weeks).

INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED

AFFIDAVIT OF OWNERSHIP

COUNTY OF COOK)
) SS
STATE OF ILLINOIS)

I, Guadalupe Preciado, under oath, state that I am

owner the sole)
 an) owner of the property
 an authorized officer of the)

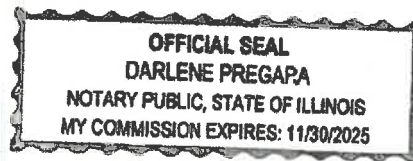
commonly described as 4433 S Harlem ave Stickney Illinois
60402

and that such property is owned by Guadalupe D. Preciado Muñoz
as of this date.


Signature

Subscribed and sworn to
before me this 30th
day of April, 2024.


Notary Public



PETITIONER'S APPLICATION

Petitioner: Jose Rafael Ponce Mero P.I.N. No.: _____

Address: 622 High Rd Glen Elm Telephone No: 630 853 9380
IL 60137

Owner: Grada & P. D. Preciado Menoz

Address: 5004 S Komensky ave Telephone No: 405 885 0761
Chicago IL 60632

Petitioner is: Attorney _____ Agent _____ Owner _____ Other X

Contact Person
Address: 622 High Rd Glen Elm Telephone No: 630 853 9380
IL 60137

Location: 4433 S Harlem Ave

Zoning: Current: Harlem Ave and Proposed: _____

Land Use: Current: Chicago Ave Proposed: _____
Business District.


PETITIONER'S SIGNATURE

04/30/2024
DATE


OWNER'S SIGNATURE

04/30/2024
DATE

The petitioner must fill out the top section of this page and each of the attached pages. The petitioner and owner must sign this page on the signature line provided above prior to submitting the completed application.

Directions to Complete Forms:

- Petitioner: -Individual who is requesting approval from Village
(provide name, address and phone number for each)
- Owner: -Owner of subject property
(provide name, address and phone number for each)
- Contact Person: -If different from petitioner
(provide name, address and phone number for each)
- P.I.N. No.: -Tax identification number
- Location: -Address of subject property
- Zoning: -The current zoning classification and proposed, if applicable
- Use: -The current and use (vacant house, etc.) and proposed

PETITION

It is essential to complete the following questions:

Have you ever applied for a variance for this property? Yes _____ No X
If yes, what was the variance for? _____

Date you appeared before the Zoning Board: _____
Was the variance: Approved _____ Denied _____

Now comes the petitioner:

Being the owner/agent of the property commonly known as: 4133 S Harlem ave
and appeals to the Zoning Board of Appeals for the Village of Stickney for a variation of
Section _____, of the Zoning Ordinances of the Municipal Code for the Village of Stickney in
order to:

Get a permit for an Apartment (Watchment)
at 4433 Harlem ave Stickney IL live at
2nd Floor of existing masonry building (Car Wash existing)

I hereby state that the following hardship would exist if the variation were not granted: _____

I hereby state that the following unique circumstances exist: _____

I hereby state that the variation, if granted, will not alter the character of the locality because: _____

Signed

Petitioner

30/04/2024

Date

FEE SCHEDULE

- A. Petition requiring hearing before Plan Commission/Zoning Board of Appeals, except a petition for a lot line variation which would, if granted, permit construction of an addition to an existing single family residence.

\$550.00 Fee Section 12.14.1

- B. Petition for a lot line variation which would, if granted, permit construction of an addition to an existing single family residence.

\$550.00 Fee Section 12.14.1

ACCEPTANCE OF APPLICATION

When the Village Clerk or the Department of Building and Zoning determines that the application is complete, the petitioner shall pay the required fees as stated above to the Village Clerk.

A public hearing will be scheduled only when the application has been completed by the petitioner.

NOTIFICATION REQUIREMENTS

The Village of Stickney will place a public notice in the local newspaper and will post a Public Hearing Notice sign(s) on the subject property as required by the Stickney Zoning Regulations. The public notice and posting of the public notice sign will be done no more than thirty (30) days and not less than fifteen (15) days prior to the public hearing date.

HOW TO AVOID POSTPONEMENT

1. Proof of Ownership

- a. A current title opinion from a title company.
- b. If the petitioner is not the record owner, they (petitioner) must have a letter of authority from the owner or owners. If there is more than one owner, all parties must sign letter of authority to appear on their behalf.
- c. If title is in a land trust, a copy of Trust Agreement certified by the Trustee, together with evidence of all current ownership of beneficial interest and letter of authorization to appear before the Plan Commission and/or Zoning Board of Appeal is required.

**PLAN COMMISSION / PUBLIC HEARING
ZONING BOARD OF APPEALS**

**GENERAL PROCEDURES FOR PLAN COMMISSION PUBLIC HEARING
ZONING BOARD**

1. **Formal Announcement**
Exact description of the hearing, as published, including date of publication and name of newspaper.
2. **Roll Call**
Roll call taken of all Plan Commissioners/Zoning Board of Appeals.
3. **Petitioner Identified**
Establish if petitioner is present and ready to proceed. Determine the following:
a) Principal spokesperson
b) Others who will testify
4. **Swear In**
All who will testify
5. **Plan Commissioners/Zoning Board of Appeals**
Questions and comments
6. **Audience**
Comments and questions. Begin with anyone who purports to represent a group (such as a homeowners' association)
7. **Plan Commissioners/Zoning Board of Appeals**
Final deliberation
8. **Motion**
9. **Final disposition**

ILLINOIS

Jose White • Secretary of State

USA

DRIVER'S LICENSE

Federal Limits Apply



4a LIC NO. [REDACTED]
3 DOB 09 [REDACTED]
4a EXP 09 [REDACTED] 05/06/2022
1 PRECIADO MUNOZ
2 GUADALUPE D
3 6004 S KOMENSKY AVE
4 APT 1
5 CHICAGO, IL 60632
6 CLASS D 9a END NONE
12 RES NONE
13 SEX M 14 HGT 5-11"
15 WGT 160 lbs 16 EYES BRN 17 HAIR BRN
18 DOB [REDACTED]

MID CITY CAR WASH INC.

4433 S HARLEM AVE
STICKNEY, IL 60402-4365

1624

DATE 04/30/2024

2-1/710

PAY

TO THE

ORDER OF Village of Stickney

\$ 550.00

Five hundred and fifty 00/100

DOLLARS



Security Features
Included.
Details on Back.

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

FOR

Zoning / Petition

⑈00162⑈

COPY

COPY

RECEIVED

APR 30 2024

OWNER'S POLICY OF TITLE INSURANCE

VILLAGE OF STICKNEY

Policy Issuer:
GREATER ILLINOIS TITLE COMPANY, INC.
120 NORTH LASALLE STREET
STE. 900
CHICAGO, IL 60602
PHONE: (312) 238-7300



Policy Number **OX-14897363** File Number: 41069528G

Issued by Old Republic National Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.

2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:

(a) A defect in the Title caused by

- (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
- (ii) failure of any person or Entity to have authorized a transfer or conveyance;
- (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
- (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
- (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
- (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
- (vii) a defective judicial or administrative proceeding.

(b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.

(c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

3. Unmarketable Title.

4. No right of access to and from the Land.

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

- (a) the occupancy, use, or enjoyment of the Land;
- (b) the character, dimensions, or location of any improvement erected on the Land;
- (c) the subdivision of land; or
- (d) environmental protection

if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

Countersigned:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

400 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111

Authorized Officer or Licensed Agent

By

President

Attest

Secretary

6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.

8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.

9. Title being vested other than as stated in Schedule A or being defective

(a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
(b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records

- (i) to be timely, or
- (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

- (i) the occupancy, use, or enjoyment of the Land;
- (ii) the character, dimensions, or location of any improvement erected on the Land;
- (iii) the subdivision of land; or
- (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters

(a) created, suffered, assumed, or agreed to by the Insured Claimant;

(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

(c) resulting in no loss or damage to the Insured Claimant;

(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or

(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is

(a) a fraudulent conveyance or fraudulent transfer; or

(b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned

by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to

purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

CONDITIONS (con't)

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this

policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

CONDITIONS (con't)

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this

policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 400 Second Avenue South, Minneapolis, Minnesota 55401-2499.

RECEIVED

APR 30 2024

VILLAGE OF STICKNEY

Agent

A Policy Issuing Agent of Old Republic National Title Insurance Company
File Number: **41069528G**

Owner's Policy (2006)
Schedule A

Policy #: **OX-14897363**

Date of Policy: **JUNE 20, 2023**

Amount of insurance: **\$350,000.00**

Address Reference: **4433 SOUTH HARLEM AVENUE
STICKNEY, IL 60402**

Issued by: **RJL TITLE SERVICES, INC.
6536 WEST CERMAK ROAD
BERWYN, IL 60402
PHONE: (708) 795-9777
FAX: (708) 795-4730**

- 1.. Name of insured:
GUADALUPE DEJESUS PRECIADO MUNOZ
2. The estate or interest in the land that is insured by this policy is:
FEE SIMPLE
3. Title vested in:
THE INSURED
4. The land herein described is encumbered by the following mortgage or trust deed and assignments, and the mortgages or trust deeds, if any, shown in Schedule B hereof:
NONE
5. The Land referred to in this Policy is described as follows:
THE SOUTH 37 FEET OF LOT 7 AND ALL OF LOT 8 IN BLOCK 6 IN WALTER G. MCINTOSH'S FORESTVIEW GARDENS, SUBDIVISION OF LOTS 14, 15, 20 TO 23 AND 28 IN CIRCUIT COURT PARTITION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Agent

A Policy Issuing Agent of Old Republic National Title Insurance Company
File Number: 41069528G

Owner's Policy (2006)
Schedule B
Policy #: OX-14897363

NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS OF THIS POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AND ASSISTANT SECRETARY OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE COMPANY.

Exceptions from Coverage

This policy does not insure against loss or damage, the company will not pay costs, attorney's fees or expenses by reason thereof:

General exceptions:

- (1) Rights or claims of parties in possession not shown by public records.
- (2) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- (3) Easements, or claims of easements, not shown by public records.
- (4) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (5) Taxes or special assessments which are not shown as existing liens by the public records.

Special exceptions:

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 2022 AND 2023.

TAX NO. 19-06-307-028-0000, VOL. 188.

NOTE: THE FIRST INSTALLMENT OF THE 2022 TAXES HAS BEEN PAID.

NOTE: THE SECOND INSTALLMENT OF THE 2022 TAXES AND THE 2023 TAXES ARE NOT YET DUE AND PAYABLE.
2. EXISTING UNRECORDED LEASES, IF ANY.
3. POSSIBLE JUDGMENTS, MISCELLANEOUS MATTERS, AND ESTATES VS. NAMES SIMILAR TO:
RAMIRO ESPINOZA.
4. POSSIBLE JUDGMENTS, MISCELLANEOUS MATTERS, AND ESTATES VS. NAMES SIMILAR TO:
GUADALUPE MUNOZ.

END OF SCHEDULE B

THIS POLICY SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY.

RECEIVED

Agent

A Policy Issuing Agent of Old Republic National Title Insurance Company
File Number: **41069528G**

APR 30 2024

VILLAGE OF STICKNEY

Owner's Policy (2006)
Schedule B (continued)
Policy #: **OX-14897363**

RJL TITLE SERVICES, INC.

BY:

AUTHORIZED SIGNATORY

NOTE FOR INFORMATION:

ISSUED BY:

**RJL TITLE SERVICES, INC.
6536 WEST CERMAK ROAD
BERWYN, IL 60402
PHONE: (708) 795-9777
FAX: (708) 795-4730**

SERVICE PROVIDER:

**GREATER ILLINOIS TITLE COMPANY
300 E. ROOSEVELT RD.
SUITE 200
WHEATON, IL 60187**

**REFER INQUIRIES TO:
PHONE: 630-462-7800
FAX: 630-462-7821**

BUILDING PERMIT APPLICATION

PERMIT # _____

Village of Stickney Building Department

6533 W. Pershing Road

Stickney, IL 60402

Phone: 708-749-4400 Fax: 708-749-4451 Email: building@villageofstickney.com

PIN # _____

FOR OFFICE USE ONLY



PLEASE PRINT LEGIBLY AND SUBMIT COMPLETED APPLICATION WITH ALL NECESSARY DOCUMENTS

JOB SITE ADDRESS 4433 S Harlem Ave Stickney IL 60402

PROPERTY OWNER Guadalupe D. Preciado Miret Phone [REDACTED] Email [REDACTED]

PROPERTY OWNER ADDRESS (if different) 5004 S Kamensky ave

DESCRIPTION OF WORK Proposed Apartment at existing 2nd Floor building (existing car wash)

TOTAL VALUE OF CONSTRUCTION WORK \$ 75,000 (including labor, materials, overhead, and profit) 701 @

NOTE: A RECENT PLAT OF SURVEY IS REQUIRED FOR ALL PERMIT APPLICATIONS REGARDING EXTERIOR WORK. yahoo@com

Check here if work is being performed by OWNER. If work is being performed by a CONTRACTOR(S) please fill out page 2 of this application.

Is the permit required for a list of compliance violations?

Yes X No

Do you live at the above property address?

Yes X No

1) ALL CONTRACTORS PERFORMING WORK AT THIS ADDRESS MUST BE LICENSED AND BONDED WITH THE VILLAGE OF STICKNEY BEFORE A PERMIT MAY BE ISSUED.

2) LEGAL CONTRACTS WITH FULL SCOPES OF WORK ARE REQUIRED FROM ALL CONTRACTORS AT TIME OF SUBMITTAL. **THE VILLAGE WILL NOT ACCEPT LETTERS OF INTENT.**

I affirm I am the owner of the above listed subject property, or am acting as an authorized agent of the owner. As an owner, I consent to all required inspections of the work performed and that all work shall be conducted and completed in accordance with Village of Stickney codes, ordinances, manufacturer's specifications and industry standards. As an agent of the property owner, I hereby attest that I am duly authorized by the owner to bind the owner to the above stated inspection consent, codes, and standards, and will indemnify the innacuracy of information provided on this permit application, a violation of the applicable codes or standards, or a failure to obtain a required inspection may result in the suspension or revocation of the permit and render all work, systems, or equipment regulated under this permit as unlawful and subject to appropriate fees and fines.

SIGNED Guadalupe D. Preciado Miret

DATE 04/30/24

PRINTED NAME

SIGNATURE

FEE BREAKDOWN

PERMIT FEE

\$ _____

INSPECTION FEES

Elec _____

Plumb _____

\$ _____

3rd PARTY FEES

\$ _____

FOR OFFICE USE ONLY

ADDITIONAL FEES

\$ _____

TOTAL PERMIT FEE

\$ _____

Building Inspector

Date

BUILDING PERMIT APPLICATION (Page 2)

Village of Stickney Building Department

6533 W. Pershing Road

Stickney, IL 60402

Phone: 708-749-4400 Fax: 708-749-4451 Email:building@villageofstickney.com



CONTRACTOR LIST

ALL contractors and subcontractors MUST be licensed with the Village of Stickney in order to issue a permit.

Please contact Village Hall to complete the contractor license application.

TRADE(S)	Company CONTRACTOR NAME	CITY, STATE, ZIP	BUSINESS PHONE EMAIL	Village License (Office Use Only)			
				Bond	Ins	Other License	Village License
GENERAL	TBD						
ELECTRICAL	TBD						
HVAC	TBD						
PLUMBING	TBD						
DRAINLAYER							
ROOFER	TBD						
FENCE							
DUMPSTER	TBD						
MASONRY	TBD						
DEMOLITION	TBD						
OTHER							
OTHER							

Consumer Rights Notice

Contractors performing work under the auspices of a permit issued to a general contractor or owner are also responsible for compliance with Village of Stickney Codes and Ordinances attendant upon the work performed. A written contract is required for all home improvement projects (including electrical upgrades, sewer repair, etc.) Involving a contract price or cost of \$1,000 or more. A copy of the signed contract (by both contractor and prop. owner) shall be submitted with the permit application. Contractors are required to provide owners with a copy of their state consumer rights and verification of same shall be provided in the contract, pursuant to state statute.

Exhibit D

BUILDING PERMIT APPLICATION

Village of Stickney Building Department
6533 W. Pershing Road
Stickney, IL 60402

Phone: 708-749-4400 Fax: 708-749-4451 Email: building@villageofstickney.com

PERMIT # _____

PIN # _____

FOR OFFICE USE ONLY



PLEASE PRINT LEGIBLY AND SUBMIT COMPLETED APPLICATION WITH ALL NECESSARY DOCUMENTS

JOB SITE ADDRESS 4433 S Harlem Ave Stickney IL 60402

PROPERTY OWNER Guadalupe D. Preciado Mota Phone [REDACTED] Email [REDACTED]

PROPERTY OWNER ADDRESS (if different) 5004 S Kemensky ave

DESCRIPTION OF WORK Proposed Apartment at existing 2nd Floor building (existing Car Wash)

TOTAL VALUE OF CONSTRUCTION WORK \$ 75,000 (including labor, materials, overhead, and profit) 701 @

NOTE: A RECENT PLAT OF SURVEY IS REQUIRED FOR ALL PERMIT APPLICATIONS REGARDING EXTERIOR WORK. yahoo.com

Check here if work is being performed by OWNER. If work is being performed by a CONTRACTOR(S) please fill out page 2 of this application.

Is the permit required for a list of compliance violations?

Yes X No

Do you live at the above property address?

Yes X No

1) ALL CONTRACTORS PERFORMING WORK AT THIS ADDRESS MUST BE LICENSED AND BONDED WITH THE VILLAGE OF STICKNEY BEFORE A PERMIT MAY BE ISSUED.

2) LEGAL CONTRACTS WITH FULL SCOPES OF WORK ARE REQUIRED FROM ALL CONTRACTORS AT TIME OF SUBMITTAL. THE VILLAGE WILL NOT ACCEPT LETTERS OF INTENT.

I affirm I am the owner of the above listed subject property, or am acting as an authorized agent of the owner. As an owner, I consent to all required inspections of the work performed and that all work shall be conducted and completed in accordance with Village of Stickney codes, ordinances, manufacturer's specifications and industry standards. As an agent of the property owner, I hereby attest that I am duly authorized by the owner to bind the owner to the above stated inspection consent, codes, and standards, and will indemnify the innacuracy of information provided on this permit application, a violation of the applicable codes or standards, or a failure to obtain a required inspection may result in the suspension or revocation of the permit and render all work, systems, or equipment regulated under this permit as unlawful and subject to appropriate fees and fines.

SIGNED Guadalupe D. Preciado Mota [REDACTED] DATE 04/30/24

PRINTED NAME

SIGNATURE

FEE BREAKDOWN

PERMIT FEE \$ _____

INSPECTION FEES ELEC _____ PLUMB _____ \$ _____

3rd PARTY FEES \$ _____

FOR OFFICE USE ONLY

ADDITIONAL FEES \$ _____

TOTAL PERMIT FEE \$ _____

Building Inspector _____ Date _____

BUILDING PERMIT APPLICATION (Page 2)

Village of Stickney Building Department

6533 W. Pershing Road

Stickney, IL 60402

Phone: 708-749-4400 Fax: 708-749-4451 Email: building@villageofstickney.com



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ALL contractors and subcontractors MUST be licensed with the Village of Stickney in order to issue a permit.

Please contact Village Hall to complete the contractor license application.

TRADE(S)	Company CONTRACTOR NAME	CITY, STATE, ZIP	BUSINESS PHONE EMAIL	Village License (Office Use Only)			
				Bond	Ins	Other License	Village License
GENERAL	TBD						
ELECTRICAL	TBD						
HVAC	TBD						
PLUMBING	TBD						
DRAINLAYER							
ROOFER	TBD						
FENCE							
DUMPSTER	TBD						
MASONRY	TBD						
DEMOLITION	TBD						
OTHER							
OTHER							

Consumer Rights Notice

Contractors performing work under the auspices of a permit issued to a general contractor or owner are also responsible for compliance with Village of Stickney Codes and Ordinances attendant upon the work performed. A written contract is required for all home improvement projects (including electrical upgrades, sewer repair, etc.) Involving a contract price or cost of \$1,000 or more. A copy of the signed contract (by both contractor and prop. owner) shall be submitted with the permit application. Contractors are required to provide owners with a copy of their state consumer rights and verification of same shall be provided in the contract, pursuant to state statute.

RESOLUTION 05-2025

A RESOLUTION REGARDING THE RELEASE OF EXECUTIVE SESSION MINUTES

WHEREAS, the Village of Stickney (the “Village”) Illinois has met from time to time in executive session for purposes authorized by the Illinois Open Meetings Act; and

WHEREAS, pursuant to the requirements of 5 ILCS 120/2.06(c), the Village of Stickney has met in closed session to review all closed session minutes; and

WHEREAS, the Village of Stickney has determined that the minutes of the closed session meetings listed in the attached hereto as Exhibit A no longer require confidential treatment and should be made available for public inspection; and

WHEREAS, the Village of Stickney has determined that the minutes of the closed session meetings attached hereto as Exhibit B still require confidential treatment and will not be made available for public inspection.

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

Section 1: The executive session minutes from those meetings set forth on Exhibit A attached hereto are hereby released.

Section 2: The Village Clerk is hereby authorized and directed to make said minutes available for inspection and copying in accordance with the standing procedures of the Clerk’s office.

Section 3. Pursuant to Section 2.06(c) of the Open Meetings Act, the Clerk is further authorized to destroy the verbatim records of all Closed Meetings that have occurred more than (18) months from the date of this Resolution, this Board having approved written Minutes of all such meetings.

Section 4. This resolution shall be in full force and effect from and after passage and approval according to law.

PASSED this ____ day of _____, 2025

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this ____ day of _____ 2025

Jeff Walik, President

ATTESTED AND FILED in my
office this ____ day of _____, 2025

Audrey McAdams, Village Clerk

EXHIBIT A

August 20, 2024 can be released

**August 20, 2024
Executive Session
Pertaining to
Executive Session Minutes**

**State of Illinois
County of Cook
Village of Stickney**

The Board of Trustees of the Village of Stickney met in Executive Session on Tuesday, August 20, 2024, at 7:33 p.m. in the Stickney Village Conference Room, 6533 W. Pershing Road, Stickney, Cook County, Illinois.

The mayor called the meeting to order to review the closed session minutes.

**The people in attendance were Mayor Walik, Clerk McAdams, Village Attorney Jessica Fese, Trustees Savopoulos, Milenkovic, Torres, Kapolnek and Hrejsa
Absent: Trustee White
No non-members were at this meeting.**

The clerk reminded those in attendance that they cannot disclose anything that has been discussed in a closed session. It is unethical. The clerk asked all in attendance to turn off their phones. Phone activity can be considered a meeting within a meeting. Your phone could be part of a FOIA request. All things heard are confidential. A reminder was given that it is unethical to disclose closed session activity.

The purpose of this meeting is to: Convening into executive session under Section 2 (c) (21) of the Open Meetings Act for discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

At this point, the clerk turned the meeting over to Attorney Jessica Fese.

“As Clerk McAdams said, we are undertaking this closed session for the review of previously closed minutes. We have decided that everything that was closed previously will remain closed. The reason is that they typically are related to litigation strategies or matters not resolved. So, we will keep those closed. No change there. The only minutes that we reviewed that could be released, in our opinion, would be those closed session minutes from February 6, 2024, which was just like this meeting for semi-annual review. I have redacted privileged information and signatures from the copy of those minutes. When we return to the session, we will vote to release those redacted minutes to become part of the public record. Everything prior to February 6, 2024, that is closed and will remain closed.” “As you know, we do not vote on anything that is in closed session. Therefore, I would request a motion to return to close this closed session. We will close this Executive Session and return to the main room, and we will have a motion to return into open session.”

Page 2

Trustee Hrejsa moved, duly seconded by Trustee Savopoulos, to adjourn the closed session and return to the court room to return to regular session.

Mayor Walik adjourned the meeting at 7:37 p.m. No roll call was necessary.

Respectfully submitted,

Audrey McAdams, Clerk

Approved by me, this 3rd day of September 2024

Jeff Walik, Mayor

EXHIBIT B

April 19, 2022	<u>can't release</u>
June 7, 2022	<u>can't release</u>
Oct. 5, 2019	<u>can't release</u>
Feb. 21, 2017	<u>can't release</u>
Feb. 7, 2017	<u>can't release</u>
Jan. 17, 2017	<u>can't release</u>
Nov. 15, 2016	<u>can't release</u>
Sept. 20, 2016	<u>can't release</u>
Sept. 20, 2016	<u>can't release</u>
Sept. 20, 2016	<u>can't release</u>
Sept. 6, 2016	<u>can't release</u>
August 16, 2016	<u>can't release</u>
August 2, 2016	<u>can't release</u>
July 5, 2016	<u>can't release</u>
April 5, 2016	<u>can't release</u>
April 5, 2016	<u>can't release</u>
March 1, 2016	<u>can't release</u>
February 16, 2016	<u>can't release</u>
February 16, 2016	<u>can't release</u>
February 2, 2016	<u>can't release</u>
January 5, 2016	<u>can't release</u>
August 18, 2015	<u>can't release</u>
July 7, 2015	<u>can't release</u>
April 21, 2015	<u>can't release</u>
July 15, 2014	<u>can't release</u>
July 15, 2014	<u>can't release</u>
October 1, 2013	<u>can't release</u>
April 17, 2012	<u>can't release</u>
January 3, 2012	<u>can't release</u>
January 3, 2012	<u>can't release</u>
October 13, 1993	<u>can't release</u>
July 28, 1993	<u>can't release</u>

RESOLUTION NO. 06 -2025

**A RESOLUTION AUTHORIZING AND APPROVING THE ADOPTION OF THE
UPDATE OF THE COOK COUNTY MULTI- JURISDICTIONAL HAZARD
MITIGATION PLAN FOR THE VILLAGE OF STICKNEY, ILLINOIS**

WHEREAS, the Village of Stickney (the "Village") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs, and to review, interpret and amend its ordinances, rules and regulations; and

WHEREAS, the Village recognizes the threat that natural hazards pose to people and property within our community; and

WHEREAS, the Village recognizes the importance of reducing or eliminating vulnerability to disasters caused by natural hazards for the overall good and welfare of the community, and

WHEREAS, on October 10, 2000, the U.S. Congress passed the Disaster Mitigation Act of 2000 ("Act") which provides the legal framework for the Federal Emergency Management Agency (FEMA) mitigation, planning requirements for state, local, and tribal governments as a condition of mitigation grant assistance emphasizing the need for pre-disaster mitigation of potential hazards; and

WHEREAS, as a condition of future funding for mitigation projects, the Act requires jurisdictions to prepare and adopt a hazard mitigation plan to identify and address certain vulnerabilities that exist prior to and during a disaster; and

WHEREAS, FEMA supports pre- and post-disaster grant funding through the Hazard Mitigation Assistance Grant program, which has as a condition of funding eligibility, a requirement for jurisdictions to prepare and adopt a hazard mitigation plan; and

WHEREAS, to maintain continued eligibility for FEMA mitigation grant assistance programs the Act requires a hazard mitigation plan be updated every five years; and

WHEREAS, in accordance with the Act's requirements, 125 Cook County jurisdictions engaged in the FEMA-prescribed mitigation planning process to prepare the 2024 Cook County Multi-Jurisdictional Hazard Mitigation Plan and its associated local hazard mitigation plan annexes; and

WHEREAS, the 2024 Plan has been approved by the Illinois Emergency Management Agency and Federal Emergency Management Agency, Region V; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: PURPOSE. The purpose of this Resolution is to hereby accept, approve and adopt in its entirety, Volume 1, the Countywide Mitigation Actions in Volume 2 the Village Of Stickney Jurisdictional Annex of Volume 2 of the 2024 Cook County Multi-Jurisdictional Hazard Mitigation Plan, which is attached hereto and incorporated herein as Group Exhibit A.

SECTION 3: AUTHORIZATION. The Village hereby adopts, approves, and accepts in its entirety Volume 1, the Countywide Mitigation Actions in Volume 2 the Village Of Stickney Jurisdictional Annex of Volume 2 of the 2024 Cook County Multi-Jurisdictional Hazard Mitigation Plan. The Village will continue to participate in updating and revising the 2024 Plan, with another plan review and revision occurring within a five-year cycle. Designated staff will provide annual progress reports on the status of implementation of the 2024 Plan to the Village President. The Board hereby authorizes and directs the President or his designee to authorize, enter into and approve the plan in accordance with its terms, or any modifications thereof, and to ratify any and all previous action taken to effectuate the intent of this Resolution. The Board further authorizes and directs the President or his designee to execute the plan documents with such insertions, omissions and changes as shall be approved by the President and the Attorney. The Village Clerk is hereby authorized and directed to attest to and countersign the plan and any other documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The Village Clerk is also authorized and directed to affix the Seal of the Village to such documentation as is deemed necessary. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and consummate the purpose of this Resolution and shall take all action necessary in conformity therewith.

SECTION 4. HEADINGS. The headings of the articles, sections, paragraphs and subparagraphs of this Resolution are inserted solely for the convenience of reference and form no substantive part of this Resolution nor should they be used in any interpretation or construction of any substantive provision of this Resolution.

SECTION 5. SEVERABILITY. The provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. SUPERSEDER. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 7. PUBLICATION. A full, true and complete copy of this Resolution shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 8. EFFECTIVE DATE. This Resolution shall be effective and in full force immediately upon passage and approval as provided by law.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

PASSED this ____ day of _____, 2025.

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this ____ day of _____, 2025.

Jeff Walik, President

ATTESTED AND FILED in my
office this ____ day of
_____, 2025.

Audrey McAdams, Village Clerk

GROUP EXHIBIT A



COOK COUNTY **EMRS** EMERGENCY MANAGEMENT AND REGIONAL SECURITY

Cook County Multi-Jurisdictional Hazard Mitigation Plan Update Executive Overview 2024

The Cook County Multi-Jurisdictional Hazard Mitigation Plan (CCMJHMP) was submitted to the Illinois Emergency Management Agency (IEMA) for review and approval pending adoption. FEMA guidance (Disaster Mitigation Act of 2000) requires that the CCMJHMP be updated every 5 years. Cook County Emergency Management and Regional Security (EMRS) updated the 2019 CCMJHMP, which now includes 125 participating jurisdictions/partners, making Cook County's plan the largest in the nation. The planning area for the hazard mitigation plan encompasses Cook County and includes the incorporated and unincorporated jurisdictional areas of the County and the Metropolitan Water Reclamation District of Greater Chicago (MWRD) service area and Cook County Forest Preserve. The result of these combined efforts has been to produce an Illinois Emergency Management Agency (IEMA) and Federal Emergency Management Agency (FEMA) approved Hazard Mitigation Plan (HMP).

Adoption of the CCMJHMP makes participants eligible to apply for grants funds through the FEMA Hazard Mitigation Assistance Program. FEMA requires that each participating partner adopt the plan by resolution.

The following represent key elements from the 2024 CCMJHMP update:

- 125 total jurisdictions/partners participated in the 2024 Cook County Multi-Jurisdictional Hazard Mitigation Plan (CCMJHMP).
- The hazard identification and profiling in the hazard mitigation plan addresses the following natural hazards considered to be of paramount importance within Cook

WHAT IS THIS PLAN?

Mitigation is defined in this context as any sustained action taken to reduce or eliminate long-term risk to life and property from a hazard event. Mitigation planning is the systematic process of learning about the hazards that can affect the community, setting clear goals, identifying appropriate actions and following through with an effective mitigation strategy. Mitigation encourages long-term reduction of hazard vulnerability and can reduce the enormous cost of disasters to property owners and all levels of government. Mitigation can also protect critical community facilities, reduce exposure to liability and minimize post-disaster community disruption.

WHY IS THIS PLAN SO IMPORTANT?

Adoption of the CCMJHMP makes participants eligible to apply for grants funds through the FEMA Hazard Mitigation Assistance Program.

County. It is important to note that the Disaster Mitigation Act of 2000 requires that all "natural hazards" be addressed in this plan. They are dam or levee failure, drought, earthquake, flood, severe weather, severe winter weather, tornado, and wildfire.

- Over 1,500 mitigation projects were identified and updated by Cook County and participating jurisdictions.
- Two jurisdictions that had not previously participated in the 2019 CCMJHMP are now part of the 2024 plan.
- 14 of the jurisdictions that opted not to participate in this year's plan represent jurisdictions that reside geographically in multiple counties and are participating in neighboring county plans.

The CCMJHMP consists of 2 Volumes:

- Volume 1 is the base plan that applies to all participants, providing context about Cook County and the natural hazards that exist here.
- Volume 2 consists of mitigation action items from each participating municipality and Cook County. This volume describes the mitigation actions that will reduce the impacts of natural hazards particular to each community and the County.

If you have any questions, please don't hesitate to contact Kim Nowicki at Kimberly.Nowicki@cookcountyil.gov.



COOK COUNTY EMRS EMERGENCY MANAGEMENT AND REGIONAL SECURITY

2024 Cook County Multi-Jurisdictional Hazard Mitigation Plan Update Executive Summary

Hazard mitigation is the use of long-term and short-term policies, programs, projects, and other activities to alleviate the death, injury, and property damage that can result from a disaster. Cook County and a coalition of 125 municipal planning partners prepared and updated the **2024 Cook County Multi-Jurisdictional Hazard Mitigation Plan** in order to identify the risks posed by hazards and find ways to reduce their impacts. The plan reduces risks for those who live in, work in, and visit the County.

1. Cook County Profile

Cook County is located in northeast Illinois on the western shore of Lake Michigan. It is the most populous of the 102 counties in Illinois, with a 2013 estimated population of 5.24 million, 2018 estimated population of 5.18 million, and 2023 estimate of 5.08 million, according to the U.S. Census Bureau and World Population Review. In terms of area, it is the sixth largest county, covering approximately 946 square miles. Cook County makes up roughly 40 percent of the population of Illinois. The surrounding counties are Lake and McHenry to the north, Kane, and DuPage to the west, and Will to the southwest. Lake Michigan is the county's eastern border along with the State of Indiana.

Cook County is the second most populous county in the United States, after Los Angeles County. The county contains 135 municipalities, covering about 85 percent of the area of the county. The remaining unincorporated areas are under the jurisdiction of the Cook County Board of Commissioners, a 17-member board elected by district.

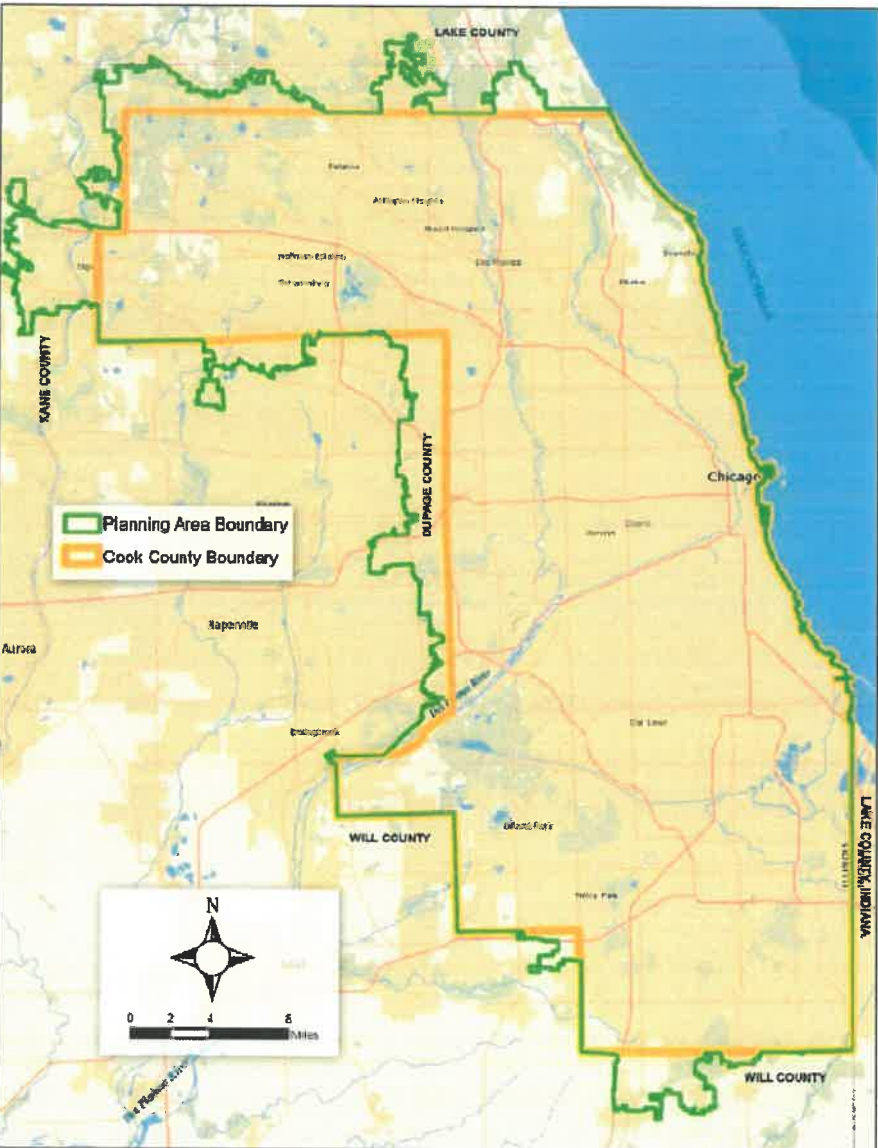
The economy of Cook County, IL employs 2.6 million people. The largest industries in Cook County are Health Care & Social Assistance (365,461 people), Professional, Scientific, & Technical Services (278,012 people), and Manufacturing (244,952 people), and the highest paying industries are Utilities (\$86,405), Finance & Insurance (\$82,016), and Professional, Scientific, & Technical Services (\$80,988).

Based on U.S. Census Bureau estimates, per capita income in the planning area in 2018 was \$32,722 and has increased to \$45,646 (in 2022 dollars) based on the ACS 2018-22. The median household income (in 2022 dollars) is \$78,304 based on the ACS 2022.

Cook County has experienced 22 hazard events since 1967 for which federal disaster declarations were issued. The National Oceanic and Atmospheric Administration (NOAA) data is the primary source utilized in the Hazard Mitigation Plan.

2. Participating Partners and the Planning Area

The responsibility for hazard mitigation lies with many, including private property owners; business and industry; and local, state, and the federal government. Through multi-jurisdictional partnerships, local jurisdictions within an area that has uniform risk exposure can pool resources and eliminate redundant planning activities. Cook County opened this planning effort to all municipalities within the County. The table, *Planning Partners*, lists the planning partners that participated in the planning process and are covered under this plan. The planning area was defined as all incorporated and unincorporated areas of Cook County as well as the incorporated areas of cities that cross county boundaries. The planning area boundary is shown in the figure below (*Figure: Planning Area*).



Municipalities that are partially in Cook County and are participating in the mitigation planning efforts of adjacent counties are also included in the table below. Future efforts are already underway to include these jurisdictions in future updates of the plan. Two jurisdictions that had not previously participated in the 2019 Cook County MJ-HMP are now part of the 2024 Cook County MJ-HMP.

TABLE: PLANNING PARTNERS PLANNING PARTNERS COVERED BY THIS HAZARD MITIGATION PLAN		
North	Central	South
Arlington Heights	Bellwood	Alsip
Barrington	Berkeley	Bedford Park

Buffalo Grove	Berwyn	Blue Island
Des Plaines	Broadview	Bridgeview
Elgin	Brookfield	Burbank
Elk Grove Village	City of Chicago	Burnham
Evanston	Cicero	Calumet City
Glencoe	Countryside	Calumet Park
Glenview	Elmwood Park	Chicago Heights
Golf	Forest Park	Chicago Ridge
Hanover Park	Forest View	Country Club Hills
Hoffman Estates	Franklin Park	Crestwood
Inverness	Harwood Heights	Dixmoor
Kenilworth	Hillside	Dolton
Lincolnwood	Hodgkins	East Hazel Crest
Morton Grove	Indian Head Park	Evergreen Park
Mount Prospect	LaGrange	Flossmoor
Niles	LaGrange Park	Ford Heights
Northbrook	Lyons	Glenwood
Northfield	Maywood	Harvey
Palatine	McCook	Hazel Crest
Park Ridge	Melrose Park	Hickory Hills
Prospect Heights	Norridge	Hometown
Rolling Meadows	Northlake	Homewood
Schaumburg	North Riverside	Justice
Skokie	Oak Park	Lansing
South Barrington	River Forest	Lemont
Streamwood	River Grove	Lynwood
Wheeling	Riverside	Markham
Wilmette	Rosemont	Matteson
Winnetka	Schiller Park	Merrionette Park
	Stickney	Midlothian
	Stone Park	Oak Forest
	Summit	Oak Lawn
	Westchester	Olympia Fields
	Western Springs	Orland Hills
		Orland Park
		Palos Heights
		Palos Hills
		Palos Park
		Park Forest

		Phoenix
		Posen
		Richton Park
		Riverdale
		Robbins
		Sauk Village
		South Chicago Heights
		South Holland
		Steger
		Thornton
		Tinley Park
		University Park
		Willow Springs
		Worth
Not Participating in 2024 Cook County MJ-HMP	Not Participating in 2024 Cook County MJ-HMP	Not Participating in 2024 Cook County MJ-HMP
Barrington Hills	Bensenville	Frankfort
Bartlett	Burr Ridge	Woodridge
Deerfield	Elmhurst	
Deer Park	Hinsdale	
East Dundee	Oak Brook	
Roselle		

3. Plan Development and Organization

The 2024 Cook County MJ-HMP was updated by a planning team of Cook County Department of Emergency Management and Regional Security staff and expert consultants, with guidance from a steering committee representing the planning partners and other local stakeholders. The key steps in updating the plan were as follows:

1. Determine the Planning Area and Resources
2. Build and Reconvene the Planning Team
3. Outreach Strategy
4. Review and Update Community Capabilities
5. Update and Conduct the Risk Assessment
6. Update the Mitigation Strategy
7. Keep the Plan Current
8. Review and Adopt the Plan

9. Create a Safe and Resilient Community

4. Mission Goals and Objectives

The defined mission for the 2024 Cook County MJ-HMP is to "Identify risks and sustainable, cost-effective actions to mitigate the impact of natural hazards to protect the life, health, safety, welfare, and economy of the communities of Cook County." Mitigation **goals** were established as follows:

1. Develop and implement sustainable, cost-effective, and environmentally sound risk-reduction (mitigation) projects.
2. Protect the lives, health, safety, and property of the citizens of Cook County from the impacts of natural hazards.
3. Protect public services and critical facilities, including infrastructure, from loss of use during natural hazard events and potential damage from such events.
4. Involve stakeholders to enhance the local capacity to mitigate, prepare for, and respond to the impacts of natural hazards.
5. Develop, promote, and integrate mitigation action plans.
6. Promote public understanding of and support for hazard mitigation.

Thirteen **objectives** were established for the plan that meets multiple goals, serving as stand-alone measurements of the effectiveness of the mitigation action. Proposed mitigation actions were evaluated in part based on how many goals and objectives they would help to fulfill.

1. Eliminate or minimize disruption of local government operations caused by natural hazards through all phases of emergency management.
2. Increase the resilience of (or protect and maintain) infrastructure and critical facilities.
3. Consider the impacts of natural hazards on future land uses in the planning area, including possible impacts from climate change.
4. Integrate hazard mitigation policies into land use plans in the planning area.
5. Develop, improve, and protect systems that provide early warnings, emergency response communications, and evacuation procedures.
6. Use the best available data, science and technologies to educate the public and to improve understanding of the location and potential impacts of natural hazards, the vulnerability of building types and community development patterns, and the measures needed to protect life safety.
7. Retrofit, purchase, or relocate structures in high hazard areas, including those known to be repetitively damaged.

8. Establish partnerships among all levels of local government, the private sector, and/or nongovernmental organizations to improve and implement methods to protect people, including underserved and underrepresented groups, and property.
9. Provide or improve flood protection on a watershed basis with flood control structures and drainage maintenance plans.
10. Strengthen codes and land use planning and their enforcement, so that new construction or redevelopment can avoid or withstand the impacts of natural hazards.
11. Encourage mitigation through incentive-based programs, such as the Community Rating System, Firewise, and StormReady programs.
12. Reduce natural hazard-related risks and vulnerability to potentially isolated and underserved populations within the planning area and ensure mitigation strategies result in equitable outcomes.
13. Encourage hazard mitigation measures that result in the least adverse effect on the natural environment and that use natural processes.

5. Hazards Addressed

The steering committee considered the full range of natural hazards that could impact the planning area and identified the following hazards as presenting the most significant concern:

- Dam or levee failure
- Drought
- Earthquake
- Flood
- Severe weather
- Severe winter weather
- Tornado
- Wildfire

Detailed risk assessments were performed for each of these hazards of concern. Also, a brief qualitative review was conducted of technological and human-caused hazards of interest. Climate Change was addressed for each hazard, as applicable.

6. Risk Assessment Methodology

Risk assessment is the process of measuring the potential loss of life, personal injury, economic injury, and property damage resulting from natural hazards. It allows emergency management personnel to establish early response priorities by identifying potential hazards and vulnerable assets. The process focuses on the following elements:

- **Identify hazards**—Use all available information to determine what types of disasters may affect a jurisdiction, how often they can occur, and their potential severity.
- **Assess probability, extent, vulnerability, and impact**—Determine the impact of natural hazard events on the people, property, environment, economy, and lands of the region.
- **Estimate cost**—Estimate the cost of potential damage that could be avoided by mitigation.

The risk assessment for this hazard mitigation plan evaluates the risk of natural hazards prevalent in the planning area and meets requirements of the DMA (44 CFR, Section 201.6(c)(2)).

7. Profiles of Cook County Hazards of Concern

The following hazards are addressed in the 2024 Cook County MJ-HMP. A brief description of each hazard is included in this section of the Executive Summary.

7.1 Dam and Levee Failure

There are 44 dams in Cook County, all regulated by the Water Resources Division of the Illinois Department of Natural Resources (IDNR). Importantly, 23 of these dams are classified as "high" (11) or "significant" (12) hazard, which means they have significant downstream populations at risk if the dam should fail. Flooding as a result of a dam and levee failure would significantly impact properties and communities in the inundation zones. There is no record of Federal Dam Disaster Declarations in Cook County between 1956-2022.

According to the National Inventory of Levees, there are seven (7) major levee systems located in Cook County (National Inventory of Levees). Although there is no history of levee failures in the planning area, it should be noted that the State of Illinois experienced levee failures in 1993 and 2008. In 1993, 17 levee systems breached along the Mississippi River and the Illinois River just north of where it meets the Mississippi River. Over 237,000 acres along the rivers were flooded.

Dam or levee failure can have severe impacts on property and critical infrastructure. These impacts include:

- Extensive Property Damage: The sudden release of water from a dam or levee failure can lead to widespread flooding, resulting in significant damage to residential, commercial, and industrial properties. This includes damage to buildings, homes, and vehicles.
- Critical Infrastructure Damage: Flooding from dam or levee failures can severely impact critical infrastructure such as bridges, roads, railways, and utilities (water and sewage systems, electrical grids, gas lines). This not only causes immediate disruption but can also lead to long-term economic impacts due to the time and cost associated with repairs and reconstruction.
- Environmental Contamination: Floodwaters can carry and spread pollutants and hazardous materials from industrial sites, sewage systems, and other sources, leading to environmental contamination of water, soil, and ecosystems.
- Disruption of Services: Essential services such as healthcare, education, emergency services, and transportation can be disrupted, affecting the wellbeing and daily life of the community.
- Economic Impact: The combined effect on property, infrastructure, and services can lead to significant economic losses, both direct and indirect. The cost of repairs, loss of business operations, and decrease in property values can have a lasting impact on affected communities.
- Recovery and Mitigation Costs: The financial burden of recovery and rebuilding can be substantial. In addition to immediate repair costs, there is often a need for investing in mitigation measures to prevent future incidents.

Exposed Structures and Property Value

FEMA's HAZUS-MH model estimated that there are 12,762 structures within the mapped dam failure inundation areas in the planning area. It is estimated that \$10.7 billion worth of building-and-contents are exposed to dam failure inundation, representing 0.90 percent of the total building value of the planning area.

7.2 Drought

Droughts originate from a deficiency of precipitation resulting from an unusual weather pattern. If the weather pattern lasts a short time (a few weeks or a couple of months), the drought is considered short-term. If the weather pattern becomes entrenched and the precipitation deficits last for several months or years, the drought is considered to be long-term. Drought generally affects large geographic areas, so drought descriptions in the hazard mitigation plan are usually for the entire State of Illinois rather than the immediate planning area of Cook County.

Droughts are fairly common in Illinois. In the past century, the state experienced serious drought periods from 1902 to 1915, from 1931 to 1934, and in 1954, 1964, and 1988. The 1930s had the greatest frequency and severity of drought since drought recording using the Palmer Drought Severity Index (PDSI) began in 1895. The worst case was the summer of 1934, with a statewide PDSI of -6.48, followed by the summer of 1931 with -6.39 and 1954 with -6.09. All three of these events fall into the category of extreme drought.

Recent events include drought in 1983 and 1988. In September 1983, all 102 counties were declared state disaster areas because of high temperatures and insufficient precipitation during the summer. In 1988, 54 percent of the state was impacted by drought-like conditions, resulting in disaster relief payments to landowners and farmers exceeding \$382 million; however, no state declaration was made. Historical drought data for the planning area indicate there have been at least seven (7) significant droughts in the last 115 years, which equates to a drought every 16 years on average, or a minimum of a 6.25-percent chance of a drought in any given year.

Drought can have a widespread impact on the environment and the economy, although it typically does not result in loss of life or damage to property, as do other natural disasters. The National Drought Mitigation Center describes likely drought impacts as those affecting agriculture, water supplies, and the risk of fire.

Scientists currently do not know how to predict drought more than a month in advance for most locations. How long a drought lasts depends on interactions between the atmosphere and the oceans, soil moisture and land surface processes, topography, internal dynamics, and the accumulated influence of weather systems on the global scale.

Crucial issues associated with drought include the following:

- Identification and development of alternative water supplies
- Use of groundwater recharge techniques to stabilize the groundwater supply
- The probability of increased drought frequencies and durations due to climate change
- The promotion of active water conservation even during non-drought periods.

While drought is considered a low-risk hazard for Cook County, planners need to consider best practices for land use policies to support water supply sustainability and increase the protection

of water resources. Utilizing these practices provides local municipality capability to protect future development from drought.

7.3. Earthquake

An earthquake is the vibration of the earth's surface following a release of energy in the earth's crust. Earthquakes tend to occur along faults, which are zones of weakness in the crust. Earthquakes occur throughout Illinois, with most in the southern third of the state. Over 360 earthquakes have occurred in Illinois during the past 20 years, with 32 resulting in damage. According to USGS, no fault zones are in Cook County; however, numerous reports highlight the fault activity of the Des Plaines Crater located beneath the populated Des Plaines suburb of Chicago. Fifteen events have been recorded in Cook, DuPage, Kane, Kendall, and Will Counties since 1704. Cook County has experienced three earthquakes ranging from a magnitude of 3 to 4.9. Since the 2018 Hazard Mitigation Plan, Cook County has not experienced any additional significant earthquakes.

The actual movement of the ground in an earthquake is seldom the direct cause of injury or death. Casualties generally result from falling objects and debris, because the shocks shake, damage or demolish buildings and other structures. Disruption of communications, electrical power supplies and gas, sewer and water lines should be expected. Earthquakes may trigger fires, dam failures, or releases of hazardous material, compounding their effects. Any seismic activity of 6.0 or greater on faults within the planning area would have significant impacts throughout the county. Earthquakes of this magnitude or higher would lead to a massive failure of structures built on loose soils. Levees and revetments constructed on such soils would likely fail, representing a loss of critical infrastructure. These events could cause secondary hazards that would further damage structures.

There is currently no reliable way to predict an earthquake at any given location with any significant warning time. Research is being done with warning systems that use the low energy waves that precede major earthquakes to give approximately 40 seconds notice that a major earthquake is about to occur. The warning time is very short, but it could allow for someone to get under a desk, step away from a hazardous material they are working with or shut down a computer system.

Important issues associated with earthquakes include the following:

- The public perception of the earthquake risk within the planning area is low. It can be difficult to get the public to think about earthquake mitigation with little or no perceived risk.
- Most of the planning area's building stock was built prior to 1975 when seismic provisions became uniformly applied through building code applications. A building stock analysis that looks at the potential fragility of the older building stock constructed without building code influence would be beneficial in the identification of seismic mitigation projects.
- More earthquake mapping is needed for the planning area.
- Critical facility owners/operators should be encouraged to create or enhance continuity of operations plans using the information on risk and vulnerability contained in the Cook County hazard mitigation plan.
- Geotechnical standards should be established that take into account the probable impacts of earthquakes in the design and construction of new or enhanced facilities.

- The County has over 6 miles of earthen levees and revetments on soft, unstable soil. These soils are prone to liquefaction, which would severely undermine the integrity of these facilities.
- There are a large number of earthen dams within the planning area. Dam failure warning and evacuation plans and procedures should be reviewed and updated to reflect the dams' risk potential associated with earthquake activity in the region.

7.4 Flood

Flood Types and History

Flooding can occur in a number of ways, and many instances are not independent of each other and can occur simultaneously during a flood event. The types of flooding considered for this plan include:

- Heavy rainfall
- Urban stormwater overflow
- Rapid snowmelt
- Rising groundwater (generally in conjunction with heavy prolonged rainfall and saturated conditions)
- Riverine ice jams
- Flash floods
- Alluvial fan flooding
- Flooding from dam failure
- Coastal/Shoreline flooding
 - Seiche
 - Meteotsunami
 - Coastal Erosion

Floods in Cook County are caused by rainfall from large frontal storms, which may be in combination with some snowmelt, runoff, and ice jams. The principal contributor to flooding in the area is the inadequate capacity of some of the natural stream channels to contain runoff resulting from intense thunderstorm precipitation over the stream basins. Inundation of lands adjoining stream channels has been aggravated over the years by the gradual accumulation of silt. The buildup of sand bars and island channels has resulted in the loss of channel capacity. Another factor lending itself to the poor flow characteristics of some portions of channels is the excessive growth of brush, light timber, and aquatic vegetation.

From 2013 through 2022, 90 Riverine Flooding incidents occurred in Cook County and were recorded by NOAA. This frequency averages nine flooding incidents annually and would indicate a similar trend moving forward. From 2013 through 2022, 84 Urban/Flash/Stormwater Flooding incidents occurred in Cook County and were recorded by NOAA. This frequency averages 8.4 flooding incidents annually and would indicate a similar trend moving forward.

According to NOAA, the frequency of flash flooding depends on seasonal weather patterns. Flash flooding is typically caused by inadequate drainage following heavy rainfall or rapid snowmelt and is more likely to occur in spring when thunderstorms and snow melt are more prominent.

Urban areas (such as Chicago) are typically connected to municipal sewer systems (stormwater and/or sanitary sewer). For this reason, it is more probable that flash flooding will occur within this area.

Cook County experiences numerous episodes of river and urban flooding every year; massive floods that can cause significant property damage typically occur every three to seven years.

Flood Mapping

Flood studies use historical records to determine the probability of occurrence for different river discharge (flow) levels. The flood frequency equals 100 divided by the discharge probability. For example, the 100-year discharge has a 1-percent chance of being equaled or exceeded in any given year. The extent of flooding associated with a 1-percent annual probability of occurrence (the base flood or 100-year flood) is used as a regulatory boundary by many agencies. This boundary is a convenient tool for assessing risk in flood-prone communities. For most communities participating in the National Flood Insurance Program (NFIP), FEMA has prepared a detailed Flood Insurance Study that presents water surface elevations for the 1- percent annual chance flood and the 0.2-percent annual chance flood (the 500-year flood). The federal standard for floodplain management under the NFIP is the 100-year floodplain. This area is chosen using historical data such that in any given year there is a 1% chance of a "base flood (also known as 100-year flood or regulatory flood). A base flood is one that covers or exceeds the 100-year floodplain. A 500-year floodplain is an area with at least a .2% chance of flood occurrence in any given year. The boundaries of the 100- and 500-year floodplains are shown on Flood Insurance Rate Maps.

FEMA has mapped over 78 square miles of the 100-year floodplain and 99 square miles of 500-year floodplain along 172 water courses within the Cook County planning area. This includes floodplains within jurisdictions that intersect multiple counties. While these maps do not cover all the flood risks within the planning area, they do represent a large percentage of the risk. It should be noted that mapping showing areas of urban flooding is limited in the County.

Flood Severity

The principal factors affecting flood damage are flood depth and velocity. The deeper and faster flood flows become, the more damage they can cause. Shallow flooding with high velocities can cause as much damage as deep flooding with slow velocity, is especially true when a channel migrates over a broad floodplain, redirecting high-velocity flows and transporting debris and sediment. Flood severity is often evaluated by examining peak discharges.

The worst-case scenario for flooding in the Cook County planning area has happened numerous times in the past. It involves intense rainstorms that stall over the planning area, dropping rainfall totals in excess 6 inches over 48 hours (this scenario is significantly exacerbated by the presence of snowpack on the ground), which leads to both riverine and stormwater/urban drainage flooding that can overwhelm flood response capabilities in the planning area. Significant roads can be blocked, preventing critical access for many residents and critical functions. High in-channel flows can cause water courses to scour, possibly washing out roads and creating more isolation problems.

Flood Warning

The Cook County flood threat system consists of a network of precipitation gages throughout the watershed and stream gages at strategic locations that continuously monitor and report stream levels. All of this information is analyzed by agencies such as the Cook County Department of Emergency Management and Regional Security (EMRS) and Metropolitan Water Reclamation District to evaluate the flood threat and possible evacuation needs.

Floods are generally classed as either slow-rise or flash floods. Due to the sequential pattern of meteorological conditions needed to cause serious slow-rise flooding, it is unusual for a slow-rise flood to occur without warning. Slow-rise floods may be preceded by a warning time from several hours, to days, to possibly weeks. Evacuation and sandbagging for a slow-rise flood may lessen flood damage. Flash floods are more difficult to prepare for, due to the extremely short warning time given, if any. Flash flood warnings usually require evacuation within an hour. However, potential hazard areas can be warned in advance of potential flash flooding danger.

Participation in Federal Flood Programs

The NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in participating communities. Cook County entered the NFIP on April 15, 1981. The effective date for the current countywide Flood Insurance Rate Map is August 19, 2008. In addition to the County, most Cook County municipalities participate in the NFIP. As of August 2023, Cook County had 12,083 flood insurance policies providing \$2.644 billion in insurance coverage. According to FEMA statistics, in the State of Illinois, there were 32,840 flood insurance policies providing over \$7.06 billion in insurance coverage.

As of March 17, 2022, there are twenty (20) communities in the planning area that also participate in the Community Rating System (CRS), a voluntary program that encourages floodplain management activities that exceed the NFIP requirements. The CRS requires participating communities to identify repetitive loss areas, where flood insurance claims have been paid multiple times for individual properties. FEMA's list of repetitive loss properties identifies 1,741 such properties in the planning area as of May 2024.

Issues

Important issues associated with flooding include the following:

- Modeling performed by the Metropolitan Water Reclamation District is considered to be the best available flood risk data for the planning area, but it is not the basis of FEMA's current effective Flood Insurance Rate Map. The District's flood hazard data should be formatted so that can be used to support risk assessment and thus validate the best available data.
- The planning area has a large percentage of policies and losses outside a mapped hazard area. Basement flooding is a common problem.
- The stormwater/urban drainage flooding risk is not mapped, which makes it difficult to assess this hazard, other than looking at historical loss data.
- The risk associated with the flood hazard overlaps the risk associated with other hazards such as an earthquake. This provides an opportunity to seek mitigation alternatives with multiple objectives that can reduce the risk for multiple hazards.
- There is no consistency of land-use practices and regulatory floodplain management within the planning area. It is unclear how potential climate change may impact flood conditions in the planning area.
- The concept of residual risk should be considered in the design of future capital flood control projects and should be communicated with residents living in the floodplain.
- More information is needed on flood risk to support the concept of risk-based analysis of capital projects.
- There needs to be a sustained effort to gather historical damage data, such as high-water marks on structures and damage reports, to measure the cost-effectiveness of future mitigation projects.

- Ongoing flood hazard mitigation will require funding from multiple sources.
- There needs to be a coordinated hazard mitigation effort between jurisdictions affected by flood hazards in the county.
- Floodplain residents need to continue to be educated about flood preparedness and the resources available during and after floods.
- The promotion of flood insurance as a means of protecting private property owners from the economic impacts of frequent flood events should continue.
- The economy affects a jurisdiction's ability to manage its floodplains. Budget cuts and personnel losses can strain the resources needed to support floodplain management.

7.5 Severe Weather

Severe weather refers to any dangerous meteorological phenomena with the potential to cause damage, serious social disruption, or loss of human life. It includes extreme heat, lightning, hailstorms, dense fog, and strong wind. Severe-weather events can happen anywhere in the planning area. Severe local storms are probably the most common widespread hazard. They affect large numbers of people throughout Cook County and the surrounding region when they occur. The heat wave of July 1995 was one of the worst disasters in Illinois history, with over 700 deaths statewide over five days.

Records from the National Climatic Data Center indicate approximately 1,410 severe weather events (not including heat and excessive heat events) in the planning area between 1950 and 2023. NCDC data from 1996 to 2023 also records 64 heat or excessive heat events.

The most common problems associated with severe storms are immobility and loss of utilities. Roads may become impassable due to flooding or downed trees. Power lines may be downed due to high winds. Lightning can cause severe damage and injury. A worst-case severe-weather event would involve prolonged high winds during a thunderstorm. Such an event would have both short-term and longer-term effects. Initially, schools and roads would be closed due to power outages caused by high winds and downed tree obstructions. In more rural areas, some subdivisions could experience limited ingress and egress. Prolonged rain could produce flooding and overtopped culverts with ponded water on roads. Flooding could further obstruct roads and bridges, further isolating residents.

Meteorologists can often predict the likelihood of a severe storm or other severe weather events, which can give several days of warning time. The Chicago Office of the National Weather Service issues severe storm watches and warnings when appropriate to alert government agencies and the public of possible or impending weather events.

Important issues associated with severe weather include the following:

- Redundancy of power supply throughout the planning area must be evaluated. The capacity for backup power generation is limited.
- Public education on dealing with the impacts of severe weather needs to be provided and debris management (downed trees, etc.) must be addressed.
- The effects of climate change may result in an increase in the frequency of extreme heat events.

7.6 Severe Winter Weather

The severe winter weather hazard encompasses heavy snow, lake-effect snow, blizzards, ice storms, sleet, cold/windchill, extreme cold temperatures and wind chill, frost/freeze, general winter weather, and winter storms. Severe winter weather events can happen anywhere in the planning area. NOAA identifies 181 of these severe winter weather events in the planning area from 1950 – 2023, excluding snowstorms classified as less than major snowstorms. The planning area typically receives 34 inches of snow each year and can expect to experience exposure to a severe winter weather event at least annually.

All events totaled \$700,000 in property damage, 156 direct deaths and 8 indirect deaths, and 5 direct injuries and 3 indirect injuries.

Severe winter weather impacts can be significant. Roads may become impassable due to ice or snow. Power lines may be down due to high winds or ice accumulation, and services such as water or phone may not be able to operate without power. Physical damage to homes and facilities can occur from wind damage or accumulation of snow or ice. Freezing rain can cause the most dangerous conditions. Ice buildup can bring down trees, communication towers, and wires, creating hazards for property owners, motorists, and pedestrians alike. Many severe winter weather events in the planning area have resulted in the loss of life.

Meteorologists can often predict likely severe winter weather, giving several days of warning time. The National Weather Service provides public warnings on storm, snow and ice events as appropriate to alert government agencies and the public of possible or impending weather events.

Important issues associated with severe winter weather in the planning area include the following:

- Heavy snow can lead to structural damage due to the weight of snow accumulation, especially on roofs and overhangs. This can result in costly repairs and safety hazards.
- The weight of snow and ice can down trees and power lines, leading to widespread power outages. This disrupts heating and telecommunications and can cause further economic losses. Redundancy of power supply must be evaluated as the capacity for backup power generation is limited.
- Extreme cold/wind chill can lead to property damage and critical infrastructure impacts including frozen and burst water pipes.
- Isolated and vulnerable populations are at significant risk.

7.7 Tornado

Tornadoes are the most violent of all atmospheric storms, and all of Illinois is susceptible to them, including Cook County. The tornado season runs March through August, although a tornado can occur in the state at any time. Many tornadoes have struck Cook County, including several within the Chicago city limits. The F4-rated Oak Lawn tornado in April 1967 was one of the deadliest tornadoes in the planning area, with 33 fatalities. The only F5 tornado to ever strike the Chicago area was on August 28, 1990, which occurred in nearby Will and Kendall Counties. In total, 29 direct deaths, 350 injuries, and 250 million in property damage was recorded.

Between 01/01/2014 and 12/31/2023 Cook County recorded 16 tornadic events over 3,652 days.

Tornadoes can cause fatalities and devastate a neighborhood in seconds. Winds can reach 300 mph, and damage paths can be more than a mile wide and 50 miles long. If a major tornado were to strike within the populated areas of Cook County, the damage could be widespread. Businesses could be forced to close for an extended period or permanently, fatalities could be high, many people could be homeless for an extended period, and routine services such as telephone or power could be disrupted. Buildings can be damaged or destroyed.

The local NWS office issues a tornado watch when tornadoes are possible in an area and a tornado warning when a tornado has been sighted or indicated by weather radar. The current average lead time for tornado warnings is 13 minutes. The National Weather Service has established a goal of 15 minutes in its strategic plan. Occasionally, tornadoes develop so rapidly that little, if any, advance warning is possible.

Important issues associated with tornadoes in the planning area include the following:

- The older building stock in the planning area is built to low code standards or none at all. These structures could be highly vulnerable to tornadoes.
- Redundancy of power supply must be evaluated. The capacity for backup power generation is limited.
- The amount of the tornado zone that contains vacant, developable land is not known and would be valuable information for gauging the future development potential of the tornado zone.
- Declining growth rate makes it difficult for code standards to have impacts on new development. The planning area has insufficient suitable tornado shelters.
- Public awareness of tornado response protocols is a concern, given the area's many visitors.

7.8 Wildfire

Wildfire is an uncontrolled fire that burns in forests, grasslands, and other natural areas. Wildfires can spread quickly, driven by factors like wind and dry conditions, and they often pose significant threats to life, property, and the environment. These fires can be ignited by various sources, including lightning, human activities, and other natural causes. Wildfires can result in widespread devastation and require coordinated efforts for containment, suppression, and recovery.

The National Interagency Fire Center (NIFC) employs several measures and tools to assess the extent and intensity of wildfires. These include the acreage burned, which quantifies the size of the affected area, with larger acreage indicating more extensive wildfires. Fire behavior indicators such as the rate of spread, fireline intensity, and flame length offer insights into the wildfire's intensity, with rapid spread and high-intensity flames signifying a more severe fire.

Although wildfires are not a major risk for Cook County, locations within the Forest Preserves of Cook County may be vulnerable to this hazard. Air quality concerns from wildfires outside of Cook County also pose a risk.

Wildfires can have significant life safety and public health impacts. First, wildfires produce smoke and particulate matter that can degrade air quality over large areas, potentially leading to respiratory issues, exacerbating pre-existing conditions, and causing symptoms such as coughing, shortness of breath, and irritation of the eyes and throat.

8. Planning Area Risk Ranking

Risk rankings were performed by each planning partner to compare the probable impacts of the hazards of concern. For each community, the rankings assessed the probability of each hazard's occurrence as well as its likely impact on people, property, and the economy. The results of the countywide ranking, which were used in establishing mitigation action and priorities, are summarized below.

	Probability	Consequence				Total Risk
Hazard Event	Probability Factor	Sum of Weighted Extent Factors	Sum of Weighted Vulnerability Factors	Sum of Weighted Impact Factors	Consequence Score	Total Risk Score (Probability x Consequence)
Flood (Urban/Flash Flood)	3	15	12	30	57	79
Severe Winter Weather: Blizzards	3	15	16	24	55	77
Severe Winter Weather: Snow	3	12	16	21	49	70
Severe Weather: High Winds	3	9	16	16	41	60
Flood (Riverine/Creek)	2	15	11	31	57	56
Severe Winter Weather: Ice Storms	2	15	16	25	56	55
Severe Weather: Extreme Heat	2	12	12	30	54	54
Tornado	2	15	6	30	51	51
Severe Winter Weather: Extreme Cold	2	12	12	20	44	45
Drought	2	12	12	18	42	43
Coastal/Shoreline Flooding	2	12	6	23	41	42
Earthquake	2	9	16	16	41	42
Severe Weather: Lightning	3	6	6	14	26	41
Severe Weather: Hail	2	9	11	16	36	38
Severe Weather: Fog	2	9	6	14	29	32
Wildfire	2	6	6	15	27	30

Dam and levee failure	1	15	6	27	48	27
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9. Mitigation Strategies

The heart of the mitigation plan is the mitigation strategy, which serves as the long-term blueprint for reducing the potential losses identified in the risk assessment. The mitigation strategy describes how Cook County and the participating jurisdictions will accomplish the overall purpose, or mission, of the planning process. As part of the update process, mitigation goals and objectives were reevaluated; and mitigation actions/projects were updated/amended, identified, evaluated, and prioritized. Over 1,500 mitigation projects were identified and updated by the County and participating jurisdictions.

10. Plan Maintenance Strategy

The hazard mitigation plan includes a formal process to ensure that the 2024 Cook County MJ-HMP remains an active and relevant document and that the planning partners maintain their eligibility for relevant funding sources. The plan's format allows sections to be reviewed and updated when new data becomes available, resulting in a plan that will remain current and relevant. The strategy for ongoing maintenance of the plan includes the following components:

Plan Implementation—Plan implementation and evaluation will be a shared responsibility among all planning partners and agencies identified as lead agencies in the mitigation action plans. Cook County EMRS will assume lead responsibility for implementing the plan maintenance strategy.

Steering Committee—It is recommended that a steering committee remain a viable body involved in key elements of the plan maintenance strategy. The steering committee will strive to include representation from the planning partners, as well as other stakeholders in the planning area.

Annual Progress Report—The steering committee will convene to perform annual reviews. EMRS will then prepare a formal annual report on the progress of the plan.

Plan Update—The planning partnership intends to update the hazard mitigation plan on a five-year cycle from the date of initial plan adoption.

Continuing Public Involvement—The public will continue to be apprised of the plan's progress through the Cook County hazard mitigation website and by copies of annual progress reports provided to the media. EMRS has agreed to maintain the hazard mitigation plan website, and each planning partner has agreed to provide links to the website on their jurisdictional websites.

Incorporation into Other Planning Mechanisms—All municipal planning partners are committed to creating a linkage between the hazard mitigation plan and their comprehensive plans by identifying a mitigation action as such and giving that action a high priority. As information becomes available from other planning mechanisms that can enhance this plan, that information will be incorporated via the update process.

11. Plan Adoption

The 2024 Cook County MJ-HMP was submitted for review and approval to the Illinois Emergency Management Agency and FEMA in June of 2024. The 2024 update of the Cook County Multi-Jurisdictional Hazard Mitigation Plan (CCMJHMP) was approved by IEMA and FEMA in July and has been officially adopted by the Cook County Board of Commissioners. The next step in the process is for all participating jurisdictions to officially adopt the plan through resolution. Every participating jurisdiction must adopt the Cook County Plan through resolution within 1 year to be officially recognized by FEMA as being part of the CCMJHMP.