

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF TRUSTEES OF SCHOOLS, TOWNSHIP 36 N, RANGE 15 E**

**HELD ON JULY 7, 2025**

**AT THE BOARD OFFICE, 16800 CHICAGO AVE SUITE B,  
LANSING, ILLINOIS 60438**

**MEETING CALLED TO ORDER.**

Treasurer Wheaton called the meeting to Order at 2:00 p.m.

Upon a roll call by the Clerk, the following members were:

Present: Stephen Geraci, Adam Jordan, Ivone DeJesus,  
Mark Crotty, and Tamika McMillian

Also, Present: Scott Wheaton, School Treasurer

Absent: Deborah Clayton and Gloria White

**ACCEPTANCE OF SD 215 RESOLUTION TO APPOINT NEW TRUSTEE,  
TAMIKA D. MCMILLIAN IN PLACE OF TERESA A. BISHOP WHO HAS  
RETIRED.**

Trustee Steve Geraci moved to approve, seconded by Trustee Mark Crotty.

Motion Carried.

Ayes: -5-

Nays: -0-

**READING & APPROVAL OF MINUTES FROM THE PREVIOUS BOARD  
MEETING AS AMENDED AT THE TABLE**

The minutes of the previous meeting of April 7, 2025 were read.

Trustee Steve Geraci moved to approve, seconded by Trustee Tamika McMillian.

Motion carried.

Ayes: -5-

Nays: -0-

## **TREASURER'S REPORT**

The Treasurer provided the June 2025, Quarterly Financial Statement to the Trustees and list of bills paid for the last quarter. Trustee Adam Jordan moved to approve, seconded by Trustee Steve Geraci.

Motion Carried:

Ayes: -5-  
Nays: -0-

## **APPROVAL OF DEPOSITORIES**

The Treasurer provided a list of Depositories used. Trustee Mark Crotty moved to approve, seconded by Trustee Adam Jordan.

Motion Carried

Ayes: -5-  
Nays: -0-

## **APPROVAL OF THE RENEWAL OF THE OFFICE MANAGEMENT CONTRACT WITH HANCOCK & COMPANY, PC**

The Treasurer provided a copy of the renewal contract from Hancock & Company, PC for Office Management. Trustee Steve Geraci moved to approve, seconded by Trustee Mark Crotty.

Motion Carried:

Ayes: -5-  
Nays: -0-

## **EXERCISE OPTION ON LEASE TO CONTINUE ANOTHER THREE YEARS**

The Treasurer presented the Lease Continuation for three more Years. Trustee Adam Jordan moved to approve, seconded by Trustee Steve Geraci.

Motion Carried:

Ayes: -5-  
Nays: -0-

## ADOPTION OF 2025-2026 BUDGET

Treasurer presented 2025-2026 budget. Trustee Tamika McMillian motion to approve, seconded by Ivone DeJesus.

Motion carried:

Ayes: -5-  
Nayes: -0-

## NEW BUSINESS

## ADJOURNMENT

Being there was no new business it was moved by Trustee Mark Crotty, and Seconded by Trustee Steve Geraci. to adjourn the meeting.

Roll Call

Ayes: -5-  
Nayes: -0-

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary

**THORNTON FRACTIONAL SCHOOL TRUSTEES**

**2025/2026 BUDGET**

TREASURER'S SALARY	176,400
TREASURER'S BOND	10,000
PUBLICATION	7,500
CLERICAL SALARIES	137,046
OFFICE MGR - HANCOCK & CO	153,000
AUDIT FEES	53,250
CONSULTING FEES	36,950
LEGAL FEES	1,000
SUPPLIES-REGULAR	7,500
MISC EXPENSES	2,500
ED-SMNRS-MTG	1,500
DUES & SUBSCRIPTIONS	5,000

RENT	26,200
RENT REAL ESTATE TAXES	3,000
BUILDING MAINTENANCE	3,000
PHONE & INTERNET	4,500
COMPUTER HARDWARE	5,000
TYLER SOFTWARE ANNUAL CONTRACT	107,375
MEDICAL BENEFITS/HOSPITALIZATION	5,000
CASUALTY INSURANCE	1,500
EMPLOYER P/R TAXES	23,979
IMRF - OFFICE SHARE	16,550
RECORD DESTRUCTION	3,000
CAPITAL OUTLAY	5,000
CONTINGENCY	4,250
TOTALS:	800,000

## AGREEMENT

This agreement is by and between **Hancock & Co, PC** (hereinafter referred to as Hancock) and the **Thornton Fractional Township Trustees of Schools** (hereinafter referred to as Trustees)

**WHEREAS** Hancock is in the business of providing tax, accounting and payroll services, consulting and business management services, and

**WHEREAS** Trustees are seeking the professional business management services offered by Hancock

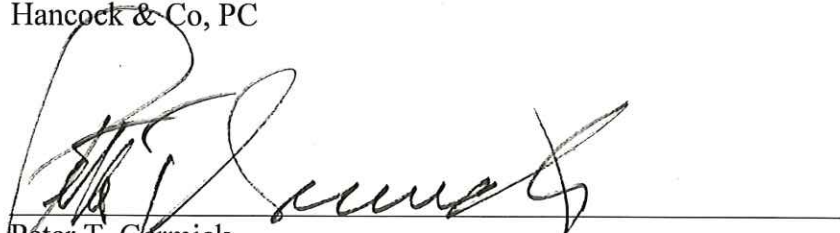
**NOW THEREFORE**, the parties agree as follows:

1. Hancock shall provide office management services to the Township School Treasurers office as requested by its Treasurer, Scott R. Wheaton (hereinafter referred to as Treasurer) for the period of July 1, 2025 through June 30, 2026 on an hourly basis at the rate of \$73.50 per hour.
2. It is expected that Hancock's services will be needed for approximately 30-40 hours per week.
3. Hancock will bill the Treasurer every two weeks and the Treasurer will pay said invoice upon presentation.
4. Hancock is an independent contractor and will pay all employment taxes on all personnel provided to the Treasurer during this engagement.
5. Hancock will carry workers compensation on all personnel provided to Treasurer for this engagement.

6. Either party can terminate this agreement by giving 60 days written notice to the other party.

All of the above is agreed to on this 25th Day of June 2025.

Hancock & Co, PC



Peter T. Germick

Thornton Fractional Township Trustee of Schools by Its President and Secretary



President



Secretary

**THORNTON FRACTIONAL TOWNSHIP  
HIGH SCHOOL DISTRICT 215**

**RESOLUTION APPOINTING  
TRUSTEE OF SCHOOLS**

**WHEREAS**, pursuant to Section 5-2.2 of the Illinois School Code (105 ILCS 5/5-2.2), as amended by Public Act 103-0790, effective August 9, 2024, this Board shall, no later than 60 days after the effective date of that amendatory act, appoint one of the trustees of schools for Township 36 East, Range 15 (“Thornton Fractional Township Trustees of Schools”);

**WHEREAS**, the trustee of schools so appointed by this Board shall be either a member of the Board or an employee of the School District, and shall serve at the pleasure of this Board, but may not serve longer than 2 years unless reappointed by this Board;

**WHEREAS**, the current trustee of schools, Teresa A. Bishop, will be retiring June 30, 2025;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Education of Thornton Fractional Township High School District Number 215, Cook County, Illinois, as follows:

**Section 1.** The foregoing recitals are incorporated herein as findings of the Board.

**Section 2.** Tamika D. McMillian (“Appointee”), presently serving as an employee of the School District assigned to the position of Executive Director of Finance & Operations/CSBO beginning July 1, 2025, is hereby appointed as Trustee of Schools for Thornton Fractional Township High School District Number 215, to serve with the Thornton Fractional Township Trustees of Schools. This appointment shall continue in effect until the first of the following to occur: (1) the termination of the Appointee’s service on this Board or employment by this Board; (2) the affirmative act of this Board to terminate Appointee’s appointment as Trustee of Schools; (3) the passage of 2 years from the date of this Resolution; or (4) the death, permanent disability, or legal disqualification of the Appointee.

**Section 3.** This Resolution shall take effect immediately upon its adoption.

**BOARD OF EDUCATION OF  
THORNTON FRACTIONAL TOWNSHIP  
HIGH SCHOOL DISTRICT NUMBER 215  
COOK COUNTY, ILLINOIS**

Date: June 24, 2025

By:

  
\_\_\_\_\_  
President

Attest:

  
\_\_\_\_\_  
Secretary

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK         )

**CERTIFICATION**

I, the undersigned, do hereby certify that I am the duly qualified and acting Secretary of the Board of Education (“Board”) of Thornton Fractional Township High School District Number 215, Cook County, Illinois (the “District”), and that as such official I am the keeper of the records and files of the School Board.

I do further certify that the foregoing is a full, true and complete copy of a Resolution adopted at a meeting of the Board held on the 24th day of June, 2025, entitled:

**RESOLUTION APPOINTING  
TRUSTEE OF SCHOOLS**

I do further certify that the deliberations of the Board on the adoption of said Resolution were conducted openly, that the vote of the adoption of said Resolution was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, the School Code of the State of Illinois, as amended and that the Board has complied with all of the provisions of said Acts and said Codes and with all of the procedural rules of the Board.

IN WITNESS WHEREOF, I hereunto affix my official signature this 24th day of June 2025.

  
Secretary, Board of Education

## Illinois Commercial Lease Agreement

This Commercial Lease Agreement ("Lease") is made and effective JULY 1, 2022 by and between:

Thornton Fractional Township School Trustees (Tenant) and  
Chicago Title Land Trust Company Successor to American National Bank & Trust Company of Chicago  
As Trust #1040 Dated June 7, 1994 (Lessor) All payments, communications or certificates associated with  
the lease agreement shall be payable to or submitted to the Trust's designee, Peter T Germick and in his  
absence Mary B Herron.

Lessor is the owner of land and improvements (The Property) commonly known and numbered as 16800 Chicago Ave Lansing Illinois 60438, which is comprised of an approximately 6,300 square foot Building and surrounding land. The Premises is Suite B and C of the Property consisting of approximately 1,660 square feet.

Lessor desires to lease the Premises to Tenant, and Tenant desires to lease the Premises from Lessor for the term, at the rental amounts and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

### 1. Term.

A. Lessor hereby leases the Premises to Tenant, and Tenant hereby leases the same from Lessor, for an "Initial Term" beginning 7/01/2022 and ending 6/30/2025. Lessor shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Lessor is unable to timely provide the Premises, rent shall be abated for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

B. Option to extend lease term. Provided Tenant is not in default under any term or provision contained in the Lease and is in possession of the Premises at the time Tenant exercises its option, Tenant shall have two options to extend the Lease Term for a period of Three years each (Option Term) for all the space then under the Lease under the same terms and conditions except for the monthly installment of rent as disclosed on Schedule A. If Tenant wishes to exercise the Extension Option(s), Tenant shall deliver written notice to Lessor no less than six months prior to the expiration of the Initial Term. If tenant fails to timely deliver the Exercise Notice, Tenant shall be considered to have elected not to exercise the Extension Option.

### 2. Rent and Security Deposit

A. Tenant shall pay to Lessor during the Initial Term and, if elected, the Optional Term, rent according to Schedule A, payable in the prescribed monthly installments. Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Lessor's designee at 16800 Chicago Ave Lansing, Illinois 60438 or at such other place designated by written notice from Landlord. The rental payment amount for any partial calendar month included in the lease term shall be prorated on a daily basis.

B. Tenant shall also pay to Lessor an amount as additional rent, an amount that represents the current year's excess of the cost of the following over those costs incurred in calendar year 2021 1) the real property tax paid on the entire building and land and the cost of appealing the property value assessments, and 2) the excess of the current year's cost of the utilities (water and sewer, trash, natural gas snow plowing and electric service) both of which shall be prorated for the tenant's demised portion of the building and the number of days of the term falling within the year. The additional rent shall be payable within 30 days of the tenant being notified of the amount due. The notifications will generally be made in August for real property taxes and January for utilities. Cash basis accounting shall be applied in determining costs.

Calendar Year 2021 Expenses Used to Calculate Additional Rent

Real Property Tax paid in 2021  
PIN: 30-19-421-022-0000 \$41,801.69  
PIN: 30-19-421-021-0000 \$ 2,772.18  
Total \$44,573.87

Utilities paid in 2021:  
Water and sewer, trash, natural gas  
Snow plowing and electric service \$7,707.21

C. There is no security deposit required as part of this lease.

**3. Use**

Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

**4. Repairs.**

During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn through normal occupancy, except for major mechanical systems or the roof, which shall solely be the responsibility of the Lessor.

**5. Alterations and Improvements.**

Tenant, at Tenant's expense, shall have the right following Lessor's consent to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Lessor. Tenant shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.

**6. Property Taxes.**

Lessor shall be responsible for paying all property taxes at the Leased Premises.

**7. Insurance.**

A. If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from any act or negligence of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

B. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

C. Tenant shall, at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities in the Premises with the premiums thereon fully paid on or before due date, issued by and binding upon an insurance company approved by Lessor, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Lessor shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Lessor with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Lessor that a policy is due to expire at least (10) days prior to such expiration. Lessor shall not be required to maintain insurance against thefts within the Leased Premises or the Building.

**8. Utilities.**

Lessor shall be responsible for paying all utilities at the leased Premises.

**9. Signs.**

Following Lessor's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Lessor may refuse consent to any proposed signage that is in Lessor's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Lessor shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

**10. Entry.**

Lessor shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Lessor shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

**11. Building Rules.**

Tenant will comply with the rules of the Building as created, adopted and altered by Lessor from time to time and will cause all of its agents, employees, invitees and visitors to do so; all such rules will be sent by Lessor to Tenant in writing.

**12. Damage and Destruction.**

If the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ninety (90) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Lessor shall promptly repair such damage at the cost of the Lessor. In making the repairs called for in this paragraph, Lessor shall not be liable for any delays resulting from strikes, governmental restrictions, or the inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Lessor. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

**13. Default.**

If default shall at any time be made by Tenant in the payment of rent when due to Lessor as herein provided, and if said default shall continue for fifteen (15) days after written notice thereof shall have been given to Tenant by Lessor, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall continue for thirty (30) days after notice thereof in writing to Tenant by Lessor without correction thereof then having been commenced and thereafter diligently prosecuted, Lessor may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Lessor may reenter said premises. Lessor shall have, in addition to the remedy above provided, the right to collect from Tenant the costs of 1) reentering and reletting the Premises 2) Broker's commissions 3) lost rents from the date of default 4) any other expenses caused by Tenant's default and any other right or remedy available to Lessor on account of any Tenant default, either in law or equity. Lessor shall use reasonable efforts to mitigate its damages.

**14. Condemnation.**

If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Lessor and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

**15. Subordination.**

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Lessor is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and Tenant agrees upon demand to execute such further instruments subordinating this Lease or attorning to the holder of any such liens as Lessor may request. In the event that Tenant should fail to execute any instrument of subordination herein required to be executed by Tenant promptly as requested, Tenant hereby irrevocably constitutes Lessor as its attorney-in-fact to execute such instrument in Tenant's name, place and stead, it being agreed that such power is one coupled with an interest. Tenant agrees that it will from time to time upon request by Lessor execute and deliver to such persons as Lessor shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Lessor is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Lessor shall reasonably require.

**16. Brokers.**

Tenant represents that Tenant was not shown the Premises by any real estate broker or agent and that Tenant has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

**17. Waiver.**

No waiver of any default of Lessor or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Lessor or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

**18. Memorandum of Lease.**

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Lessor and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

19. Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

20. Successors.

The provisions of this Lease shall extend to and be binding upon Lessor and Tenant and their respective legal representatives, successors, and assigns.

21. Consent.

Lessor shall not unreasonably withhold or delay its consent with respect to any matter for which Lessor's consent is required or desirable under this Lease.

22. Performance.

If there is a default with respect to any of Lessor's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Lessor specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures. If this Lease terminates prior to Tenant's receiving full reimbursement, Lessor shall pay the unreimbursed balance to Tenant on demand.

23. Compliance with Law.

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Lessor shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

24. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

25. Governing Law.

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Illinois.

IN WITNESS WHEREOF, the parties have executed this Lease to be effective as of the day and year first above written.

Signed this 5th Day of July 2022.

Tenant: Thornton Fractional Township School Trustees

By:

Joseph SitarSKI  
President

By:

Angelo J. Vitiritti  
Secretary

Name:

JOSEPH SITARSKI

Name:

ANGELO J. VITIRITTI

Lessor: Chicago Title Land Trust Company Successor to American National Bank & Trust Company of Chicago as Trust #1940 Dated June 7, 1994

By:

Peter T Germick

Name: Peter T Germick, Beneficiary

By:

Mary B Herron

Name: Mary B Herron, Beneficiary

**Commercial Lease Agreement by and between  
Thornton Fractional Township Trustees (Tenant)  
And  
Chicago Title Land Trust Company Successor to  
American National Bank & Trust Company of Chicago  
Trust #1040 Dated June 7, 1994 (Lessor)  
Effective July 1, 2022**

**Schedule A**

**Initial Term**

Year beginning	Annually	Monthly	Rate PSF
July 1, 2022	\$23,240.00	\$1,936.67	\$14.00
July 1, 2023	\$23,489.00	\$1,957.42	\$14.40
July 1, 2024	\$23,738.00	\$1,978.17	\$14.80

**First Optional Period**

July 1, 2025	\$24,070.00	\$2,005.83	\$15.20
July 1, 2026	\$24,402.00	\$2,033.50	\$15.60
July 1, 2027	\$26,726.00	\$2,227.17	\$16.10

**Second Optional Period**

July 1, 2028	\$27,473.00	\$2,289.42	\$16.55
July 1, 2029	\$28,303.00	\$2,358.58	\$17.05
July 1, 2030	\$29,133.00	\$2,427.75	\$17.55