

**JOURNAL OF PROCEEDINGS**

**REGULAR MEETING  
City Council of the City of Calumet City  
Cook County, Illinois**

**OCTOBER 13, 2016**

Public Comment

The following individuals spoke before the public forum held at 7:30 p.m.

Darryl Jester, 660 Escanaba Avenue, regarding City Clerk Conference.

Joe Balkis, 117-155th Street, regarding Alderman Jones actions and political view in government, water bill refunds and hiring of police officers.

Shirley Lynch, 1278 Greenbay, regarding political literature and residency requirements for employees, grass cutting at abandoned homes and tax increases.

**CALL TO ORDER**

Pledge of Allegiance

The City Council of the City of Calumet City met in the City Council Chambers at 7:39 p.m. in a regular meeting on Thursday, October 13, 2016 with mayor Michelle Markiewicz Qualkinbush, present and presiding.

**ROLL CALL**

PRESENT:	6	ALDERMEN:	Schneider, Wosczyński, Jones, Williams, Munda, Manousopoulos
ABSENT:	1	ALDERMAN:	Bullocks

Mayor Michelle Markiewicz Qualkinbush: "Alderman Bullocks has an excused absence this evening."

Also present were City Treasurer Tarka, City Attorney Horvath, Mayor's Assistant Perez, Inspectional Services Director Tillman, Housing Director Tyler, Commissioner Manousopoulos, Economic Development Coordinator Saunders, Personnel & Purchasing Director Patton, Health Director Sellers, Deputy Director Gomez, Water Supervisor Surufka, Public Works Supervisor Evans, Public Works Supervisor Barron and Deputy Clerk Bonato.

There being a quorum present, the meeting was called to order.

Approval of minutes

Alderman Manousopoulos moved, seconded by Alderman Wosczyński, to minutes of 8/25/16 & 9/8/16 as presented.

**REPORTS OF STANDING COMMITTEES**

Finance

Alderman Wosczyński had no report. "There was a Finance Committee Meeting and I will report at the next meeting.

Public Safety

Alderman Manousopoulos had no report. "I will be scheduling a Public Safety/Finance Committee meeting in the near future."

Public Utilities

Alderman Jones had no report.

Ord. & Resolution

Alderman Bullocks had no report.

H.E.W.

Alderman Williams had no report.

Permits & Licenses

Alderman Schneider had no report.

Public Works

Alderman Munda had no report.

**CITY COUNCIL REPORTS**

Mayor's report

Mayor Michelle Markiewicz Qualkinbush: "As everyone knows, October is Breast Cancer Awareness month. You see the pink ribbons on the light poles. It is to remind all of our residents and all of us here and especially our young people that take the time to educate yourselves about the food and chemicals in the food you eat but also about the beauty products that are used and the chemicals in those products and what they do to your bodies.

I encourage everyone to get their yearly mammograms and educate themselves on this matter.

Ald. Wosczyński - report

Alderman Wosczyński: "I will have a motion at the next city council meeting to develop a street resurfacing program possibly next spring.

Alderman Wosczyński advised that residents will be receiving information regarding the 2<sup>nd</sup> Ward Annual Thanksgiving Food Drive.

Alderman Wosczyński reminded residents every 1<sup>st</sup> Monday of the month in the lower level of the police station is a Neighborhood Watch meeting.

Ald Jones - report

Alderman Jones thanked the residents that came into ward office. He stated there were 27 requests for services and 6 pending.

Alderman Jones encourages residents with any ward issues to contact ward office at (708) 891-8193, the office is located at 1910 Sibley Boulevard.

Ald. Jones - report

Alderman Jones encourages residents to email him with ward issue or concerns at [calcity3@yahoo.com](mailto:calcity3@yahoo.com)

Alderman Jones announced that on Saturday, October 15, 2016 the youth from Thornton High School District #205 who are organizing a March Against Crime to get involved in the community.

Alderman Jones announced there is at least 56 youth participating and will start off in Harvey, Dolton and parts of Calumet City. Anyone interested in joining contact ward office at (708) 891-8193.

Alderman Jones thanked the youth for getting involved in the community.

Alderman Jones announced the CEDA Program will start November 1, 2016 at Thornton Township to help with light or gas bill. Contact (708) 596-6040.

Alderman Jones announced the Senior Snow Removal Program and he has extended program to 75 seniors. Any senior 55 years and older that need assistance contact his office at (708) 891-8193.

Alderman Jones announced Saturday, October 15, 2016 is the Third Ward Breakfast Club which is sponsored by Chef London. Breakfast is free and RSVP at (708) 417-1262.

Alderman Jones thanked the principal of Schrum School which many elected officials attended for their grand opening.

Alderman Jones announced employment opportunities with Metra and CTA. Any residents requesting email or more information contact ward office at (708) 891-8193.

Ald. Williams - report

Alderman Williams gave an honor to God.

Alderman Williams announced that the 4<sup>th</sup> Ward Newsletter will be distributed in the ward.

Alderman Williams advised residents that SCR Transportation is looking to hire over 75 drivers. Residents interested please visit [www.scrtransportation.com](http://www.scrtransportation.com) Once application is completed contact his ward office at (708) 212-2240.

Alderman Williams thanked the residents of Paxton Avenue, Terry Barnes, Tax Assessor from Thornton Township, Cassandra Holbert for their warm reception for their informational tax meeting.

Residents requesting information about their taxes or filing appeals please contact (708) 891-8194 or Cassandra Holbert at Thornton Township.

Alderman Williams thanked the residents of Bernadine Manor for their reception this evening at 6:00 p.m. for their annual pre-sweetest day event.

Alderman Williams advised that no one from the ward or this governing body has given permission or has sanctioned anyone to be a community liaison in any ward outside of this body of the City of Calumet City. Contact myself for any information or issues at (708) 891-8194 or (708) 212-2240.

### **INFORMATIONAL ITEMS TO BE ACCEPTED AND PLACED ON FILE**

#7A: City Clerk Figgs/  
submitting monthly report Submitting Monthly Report for September, 2016.

#7B: IEPA/re: CID transfer RE: CID Transfer Station (Illinois EPA BOA ID#31600FHJ) Construction Permit Revision (11110043)

#7C: Garden House/thanking  
police & fire departments Thanking the Police and fire departments for their assistance.

Accept & place on file Alderman Manousopoulos moved, seconded by Alderman Munda, to accept the communications and place on file.

MOTION CARRIED

Read #7C entirety Alderman Manousopoulos moved, seconded by Alderman Munda, to read #7C in its entirety and place in the personnel file.

MOTION CARRIED

(see attached page 4A for communication #7C)

### **NEW BUSINESS**

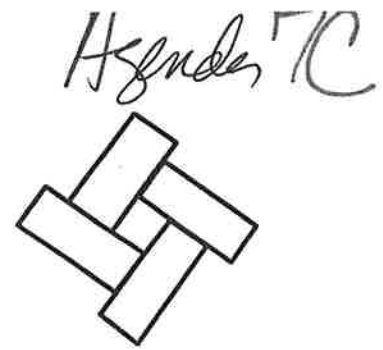
#1: Requesting placement  
speed bumps Mayor Michelle requesting placement of speed bumps on Harding between Crandon & Oglesby.

#2: Advertise demolition Authorize City Clerk to advertise for demolition bids for the following properties upon receiving specifications from the Department of Inspectional Services: 1542 Kenilworth (garage only); 1546 Kenilworth (garage only); 137 Pulaski & 143-155th Street.

#3: Amend handicap parking Alderman Munda requesting amendment to the handicap parking ordinance by adding 441 Warren Street, 981 Hirsch, 332-156th Place, 887 Wentworth & 234-155th Place; prepare ordinance for the next meeting.

#4: Install "Deaf Child" sign Requesting public works department to install a "Deaf Child" sign at 544 Douglas Avenue.

Garden House of River Oaks I - FMH  
Garden House of River Oaks II  
1350 Ring Road / 1340 Ring Road  
Calumet City, Illinois 60409  
708/862-2311 ■ FAX: 708/862-1042



October 3, 2016

Chief William Galgan,  
CCFD – Station #1  
684 Wentworth Avenue  
Calumet City, IL 60409  
RE: Com Ed Power Outage

Dear Chief Galgan,

I just wanted to drop you a fast line to tell you how much I appreciated your consideration to the residents in the 1340 Ring Road building, when the power went down on Saturday, October 1, 2016.

Frank, my Maintenance Supervisor, had gotten paged in for an after-hour emergency. Once he arrived, he found Com Ed was already here and had determined that they had a broken line, which provided all power to the building, in the Parking Lot area. Com Ed did have an emergency generator, but as the one wasn't enough, they had to get another one hooked up. After a while, it was also determined that repairs would take approximately 4 to 5 hours. To have the least disruption to the residents, it was decided to have those repairs made around midnight. Com Ed implemented those repairs around 11:30 PM and finished around 3:30 AM.

Frank mentioned that you graciously allowed two Paramedics to sit in our Atrium area, in case any of the residents had a medical emergency. Even though this did not come to pass, I just wanted you to know, on behalf of Frank and me, how much we truly appreciated your courtesy to our residents, especially as there could have been other emergency situations in the City requiring Paramedic services. Again, I thank you, and the two officers, who had to sit in the building until electric service was restored. Please extend my sincere thanks to them, too.

Sincerely,

Marilyn A. Clewer  
Manager

CC: File  
Mayor Michelle Qualkinbush  
Metroplex, Inc./Related Mgmt Co. Supervisor



#5: Installation street light Alderman Wosczyński requesting Mayor's office to contact ComEd regarding installation of a new street light at the intersection of Campbell Avenue and Lucas Avenue.

#6: Prepare resolution Alderman Wosczyński requesting a Resolution be prepared in memory of Lula B. "Peaches" McKeever who passed away.

Approve items #1 thru #6 Alderman Wosczyński moved, seconded by Alderman Williams, to approve items #1 thru #6 as presented.

MOTION CARRIED

#7: Prepare zoning ordinance Accept the Finding of Fact and Recommendation from the Zoning Board of Appeals regarding rezoning of 508 Pulaski Road from B-Commercial to R2 Residential; direct the City Attorney to prepare an ordinance for the next meeting.

Alderman Schneider moved, seconded by Alderman Manousopoulos, to approve item #7 and direct the City Attorney to prepare an ordinance.

MOTION CARRIED

#8: Amend handicap parking Alderman Jones requesting the City Attorney to draft an ordinance to remove the handicap sign at 416 Madison Avenue.

#9: Amend handicap parking Alderman Jones requesting the City Attorney to draft an ordinance to add a handicap sign at 416 Harding Avenue.

Approve item #8 & #9 Alderman Jones moved, seconded by Alderman Williams, to approve items #8 & #9 as presented.

MOTION CARRIED

#10: Requesting amendment water fee ordinance Alderman Jones requesting to amend the water fee ordinance to direct 5% of water sales to the hiring of 25 new police officers.

Alderman Manousopoulos moved, seconded by Alderman Munda, to refer item #10 to the Finance Committee.

MOTION CARRIED

Mayor – statement Mayor Michelle Markiewicz Qualkinbush: "For record, on item #10, I would like to say if there is a surplus in the water sales fund, that I would like to see residents water bills reduced.

Secondly, during the budget meeting last July, the City Council developed a responsible plan for hiring additional police officers. Alderman Jones you may have missed that meeting.

Five police officers were hired by the Police & Fire Commission utilizing \$650,000.00 COPS grant received by the city. Police Chief Fletcher directed all command staff mandatory patrol time, putting more officers on the streets.

Police Chief Fletcher was directed by the City Council to develop a lateral transfer list which would also be used to possibly hire part-time officers.

Police Chief Fletcher was appointed on April 16, 2016. He has been our police chief for six months. The City Council directed the chief to access his manpower and come back to the council with a recommendation.

Every elected official in this room is in favor of hiring more police officers. However, I think it has to be done responsibly and it has to be done within the parameters of what we can afford.

Finance Director Kasperek stated that the cost of hiring a new police officers is approximately \$100,000 between starting pay, insurance, pension and training.

So if 7 million dollars is collected for water sales, 5 percent of that is \$350,000. This means that three additional police officers would be hired, not 25 as your motion states.

I do not support this irresponsible plan but let's bring it before the Finance Committee and see what they recommend."

Alderman Jones: "Thank you Mayor. For the record, I was in attendance at the meeting. The meeting was held in Executive Session. If you want the minutes for that we can get that.

#11: Police Training Standards

Alderman Jones directing the police and fire commission to begin new police training standards with community policing and community interaction.

Alderman Manousopoulos moved, seconded by Alderman Munda, to refer item #11 to the Public Safety Committee, to allow the police chief to make his recommendation.

MOTION CARRIED

#12: Draft RFP conduct forensic audit

Alderman Jones requesting to draft an RFP for accounting firm to conduct a forensic audit of all legal bills submitted by Odelson & Sterk from January, 2005 to July 1, 2016.

Alderman Jones moved, seconded by Alderman Schneider, to remove item #12 from being a tabled item and refer to the Finance Committee.

MOTION CARRIED

#13: Amend salary ordinance Alderman Jones requesting to amend the salary ordinance to make the position of Mayor a part-time position.

Alderman Manousopoulos moved, seconded by Alderman Schneider, to remove item #13 from being a tabled item and refer to the Ordinance & Resolution Committee.

MOTION CARRIED

#14: Amend salary ordinance Alderman Jones requesting to amend the salary ordinance to make the Mayor's salary \$47,500.00 to include expenses and liquor commissioner salary.

Alderman Manousopoulos moved, seconded by Alderman Munda, to remove item #14 from being a tabled item and refer to the Ordinance & Resolution Committee.

MOTION CARRIED

## **BUILDING PERMITS**

### GARAGE PERMITS - NEW CONSTRUCTION

686 Douglas - 1<sup>st</sup> Ward  
464 Mackinaw - 1<sup>st</sup> Ward

#### Approve permits

Alderman Schneider moved, seconded by Alderman Wosczyński, to approve the building permits as presented.

MOTION CARRIED

## **RESOLUTIONS AND ORDINANCES**

Res. #1: supporting Class 8 Resolution of the City of Calumet City, Cook County, Illinois, Supporting  
645 Burnham Avenue the Class 8 Real Estate Tax Assessment Classification for Dhyani Groceries  
(Res. #16-36) Inc./Vikey Patel. (645 Burnham) (see attached page 7A)

#Res. #2: supporting Class 8 Resolution of the City of Calumet City, Cook County, Illinois, Supporting  
911 River Oaks Drive the Class 8 Real Estate Tax Assessment Classification for Robert Schlessler  
(Res. #16-37) (911 River Oaks Drive) ( see attached page 7B)

Res. #3: supporting Class 8 Resolution of the City of Calumet City, Cook County, Illinois, Supporting  
(1757 E. West Road) the Class 8 Real Estate Tax Assessment Classification for Montaser Ijabara/  
(Res. #16-38) Homewood Furniture, Inc. (1757 E. West Road) (see attached 7C)

#### Pass Resolutions

Alderman Manousopoulos moved, seconded by Alderman Wosczyński, to pass Resolutions as presented, without posting.



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**THE CITY OF CALUMET CITY**  
**COOK COUNTY, ILLINOIS**

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**RESOLUTION**  
**NUMBER 16-36**

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**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY,  
ILLINOIS SUPPORTING THE CLASS 8 REAL ESTATE TAX ASSESSMENT  
CLASSIFICATION FOR DHYANI GROCERIES, INC./VIKEY PATEL  
(645 BURNHAM AVENUE)**

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**MICHELLE MARKIEWICZ QUALKINBUSH, Mayor**  
**NYOTA T. FIGGS, City Clerk**

**SAMUEL BULLOCKS**  
**THADDEUS JONES**  
**NICK MANOUSOPOULOS**  
**ROGER MUNDA**  
**ERIC W. SCHNEIDER**  
**RAMONDE WILLIAMS**  
**MAGDALENA J. "LENI" WOSZYNSKI**  
**Aldermen**

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Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 10/13/16  
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95<sup>th</sup> Street - Evergreen Park, Illinois 60805

RESOLUTION NUMBER 16-36

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY,  
ILLINOIS SUPPORTING THE CLASS 8 REAL ESTATE TAX ASSESSMENT  
CLASSIFICATION FOR DHYANI GROCERIES, INC./VIKEY PATEL  
(645 BURNHAM AVENUE)**

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

**WHEREAS**, the President and Board of Commissioners of the County of Cook have enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the “*Classification Ordinance*”), which provides for a tax assessment incentive classification designed to encourage development of new facilities, the rehabilitation of existing structures and the utilization of abandoned buildings in order to create employment opportunities and expand the tax base; and

**WHEREAS**, Dhyani Groceries, Inc./Vikey Patel (the “*Applicant*”), are the contract purchaser of a certain parcel of property within the City that is commonly known as 645 Burnham, Calumet City, Illinois and identified by a permanent index number (PIN) 30-08-323-045-0000, which is legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the “*Property*”); and

**WHEREAS**, the Applicant has requested that the Mayor and City Council of the City of Calumet City (the “*Corporate Authorities*”) approve a Cook County Class 8 Real Estate Tax Assessment Classification (the “*Class 8 Tax Assessment Classification*”) for the Property; and

**WHEREAS**, the adoption of a resolution by the Corporate Authorities is required and must be filed by the Applicant along with an application for said incentive with the County of Cook in order for the Property to be eligible for a Class 8 Tax Assessment Classification; and

**WHEREAS**, the Applicant is proposing to purchase the Property, operate it as a mini mart and invest further monies to remodel the building, all of which is dependent on the approval and grant of the Class 8 Tax Assessment Classification; and

**WHEREAS**, the redevelopment proposed by the Applicant will significantly improve the tax base of the City, create additional temporary employment opportunities during construction (2-5) and, when completed, provide 2-4 full time employment positions as well as generate real estate tax revenues for both the City and the County of Cook, as a result of the aforesaid redevelopment; and

**WHEREAS**, the Corporate Authorities understand that the redevelopment of the Property is occurring within less than the 24-month abandonment period as established in the Classification Ordinance but find that the Class 8 Tax Assessment Classification is essential to the revitalization of the Property due to the existence of special circumstances on the Property; and

**WHEREAS**, the Corporate Authorities find that the redevelopment and occupation of the Property will only occur if the Class 8 Tax Assessment Classification is authorized in order to overcome the special circumstances that are inherent to the Property; which will continue to thwart any viable redevelopment, including but not limited to: the aged and overall worn and obsolete physical condition of the interior structure; the unsightly exterior structure that has created a blighting effect on surrounding properties; and the need for capital renovations to the structure (the "*Special Circumstances*"); and

**WHEREAS**, the Corporate Authorities find that the overwhelming financial barriers created

by the Special Circumstances can only be mitigated by the granting of a Class 8 Tax Assessment Classification for the Property and that but for the Class 8 Tax Assessment Classification, no economically viable and timely redevelopment of the Property will occur; and

**WHEREAS**, the Corporate Authorities find that the redevelopment contemplated by the Applicant for the Property will serve the residents of the City and surrounding communities that are in need of the use proposed and that without a Class 8 Tax Assessment Classification for the Property it will remain vacant and exasperate blight in the area surrounding the Property; and

**WHEREAS**, to promote commercial growth, to create new employment opportunities within the City and to expand and further diversify the tax base of the City, the Corporate Authorities declare that it is necessary and in the best interests of the City to approve the Class 8 Tax Assessment Classification for the redevelopment and revitalization of the Property, pursuant to the Classification Ordinance; and

**WHEREAS**, the Corporate Authorities hereby request that the President and Cook County Board of Commissioners of the County of Cook concur with the findings of the City to approve the shortened period of abandonment and authorize the Class 8 Tax Assessment Classification for the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, by and through its Home Rule Powers, as follows:

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

**Section 2.** The Corporate Authorities find that the proposed redevelopment contemplated herein for the Property is necessary and appropriate and that without a Class 8 Tax Assessment

Classification, the Special Circumstances that exist on the Property will not be addressed and the Property will remain vacant and underutilized and contribute to the continued exasperation of blighted factors within the area surrounding the Property.

**Section 3.** The Corporate Authorities find that the Class 8 Tax Assessment Classification incentive program established by the County of Cook is necessary for the ongoing commercial use and habitability of the Property, which is the subject of this Resolution.

**Section 4.** The Corporate Authorities support and consent to the filing of a Class 8 Tax Incentive Eligibility Application by the Applicant for the Property, which is legally described on Exhibit A.

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

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

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

*(Intentionally left blank)*

**PASSED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois  
 this 13<sup>th</sup> day of October 2016, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Bullocks			X	
Jones	X			
Manousopoulos	X			
Munda	X			
Schneider	X			
Williams	X			
Wosczynski	X			
(Mayor Qualkinbush)				
<b>TOTAL</b>	10		1	

**APPROVED** by the Mayor of the City of Calumet City, Cook County, Illinois on this 13<sup>th</sup>  
 day of October 2016.

  
 Michelle Markiewicz Qualkinbush  
 Mayor

ATTEST:

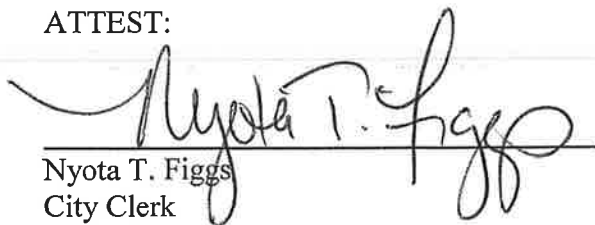
  
 Nyota T. Figgs  
 City Clerk

Exhibit A

*Legal Description*

LOT 41 (EXCEPT THE SOUTH 10 FEET THEREOF) AND ALL OF LOTS, 42, 43 AND 44 IN BLOCK 5 IN BURNHAM'S WEST HAMMOND SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST OF THE SOUTHWEST 1/4 OF SECTION 8 TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PIN: 30-08-323-045-0000

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**THE CITY OF CALUMET CITY**  
**COOK COUNTY, ILLINOIS**

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**RESOLUTION**  
**NUMBER 16-37**

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**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK  
COUNTY, ILLINOIS SUPPORTING THE CLASS 8 REAL ESTATE  
TAX ASSESSMENT CLASSIFICATION FOR ROBERT SCHLESSER  
(911 RIVER OAKS DRIVE)**

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**MICHELLE MARKIEWICZ QUALKINBUSH, Mayor**  
**NYOTA T. FIGGS, City Clerk**

**SAMUEL BULLOCKS**  
**THADDEUS JONES**  
**NICK MANOUSOPOULOS**  
**ROGER MUNDA**  
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**Aldermen**

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**Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95<sup>th</sup> Street - Evergreen Park, Illinois 60805**



RESOLUTION NUMBER 16-37

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK  
COUNTY, ILLINOIS SUPPORTING THE CLASS 8 REAL ESTATE  
TAX ASSESSMENT CLASSIFICATION FOR ROBERT SCHLESSER  
(911 RIVER OAKS DRIVE)**

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

**WHEREAS**, the President and Board of Commissioners of the County of Cook have enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the “Classification Ordinance”), which provides for a tax assessment incentive classification designed to encourage development of new facilities, the rehabilitation of existing structures and the utilization of abandoned buildings in order to create employment opportunities and expand the tax base; and

**WHEREAS**, Robert Schlessler (the “Applicant”), is the owner of a certain parcel of property within the City that is commonly known as 911 River Oaks Drive, Calumet City, Illinois (also known as 847-49 Schrum Road) and identified by a permanent index numbers (PINs) 30-19-201-001-0000 and 30-19-201-002-0000, which is legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the “Property”); and

**WHEREAS**, the Applicant has requested that the Mayor and City Council of the City of Calumet City (the “Corporate Authorities”) approve a Cook County Class 8 Real Estate Tax Assessment Classification (the “Class 8 Tax Assessment Classification”) for the Property; and

**WHEREAS**, the adoption of a resolution by the Corporate Authorities is required and must

be filed by the Applicant along with an application for said incentive with the County of Cook in order for the Property to be eligible for a Class 8 Tax Assessment Classification; and

**WHEREAS**, the Applicant is proposing to reoccupy the building on the Property to operate a commercial business, the viability of such redevelopment being dependent on the eligibility of the Property for a Class 8 Tax Assessment Classification; and

**WHEREAS**, the redevelopment proposed by the Applicant will significantly improve the commercial tax base of the City, create additional temporary employment opportunities (2 - 5) during construction and, when completed, provide approximately 6-10 full-time employment positions as well as generate real estate tax revenues for both the City and the County of Cook, as a result of the aforesaid redevelopment; and

**WHEREAS**, the Corporate Authorities understand that if property has been unused for greater than 12 continuous months but less than 24 continuous month abandonment period (TEERM) as established in the Classification Ordinance and under the TEERM program, the property would be eligible for the Class 8 level of assessment from the date of substantial re-occupancy of the abandoned property and that the terms of the TEERM program are non-renewable; and

**WHEREAS**, the Corporate Authorities understand that the redevelopment of the Property is occurring within a 12-24 month abandonment period, as established in the Classification Ordinance, but find that the Class 8 Tax Assessment Classification is essential to the revitalization of the Property due to the existence of special circumstances on the Property, while simultaneously ensuring the continued viability and redevelopment of the City; and

**WHEREAS**, the Corporate Authorities find that the redevelopment and reoccupation of

the Property will only occur if the Class 8 Tax Assessment Classification is authorized in order to overcome the special circumstances that are inherent to the Property; which will continue to thwart any viable redevelopment, including but not limited to: the aged and overall worn and obsolete physical condition of the interior structure; deteriorated equipment; the need for revitalization of the Property; the ongoing deterioration of the abandoned structure that has an intrinsic chilling effect on the influx of new development within the area as well as the continuous erosion of the diversification of the tax base of the City and other taxing districts by the loss of commercial enterprises that only serves to force residents to flee to outlying counties and the State of Indiana to obtain employment positions (the "*Special Circumstances*"); and

**WHEREAS**, the Corporate Authorities find that the overwhelming financial barriers created by the Special Circumstances can only be mitigated by the granting of a Class 8 Tax Assessment Classification for the Property and that but for the Class 8 Tax Assessment Classification, no economically viable and timely redevelopment of the Property will occur; and

**WHEREAS**, the Corporate Authorities find that the redevelopment contemplated by the Applicant for the Property will serve the residents of the City and surrounding communities that are in need of the use proposed and that without a Class 8 Tax Assessment Classification for the Property it will remain vacant and abandoned and exasperate blight in the area surrounding the Property; and

**WHEREAS**, to promote commercial growth, to create new employment opportunities within the City and to expand and further diversify the tax base of the City, the Corporate Authorities declare that it is necessary and in the best interests of the City to approve the Class 8 Tax Assessment Classification for the redevelopment and revitalization of the Property, pursuant to the Classification Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, by and through its Home Rule Powers, as follows:

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

**Section 2.** The Corporate Authorities find that the proposed redevelopment contemplated herein for the Property is necessary and appropriate and that without a Class 8 Tax Assessment Classification the Property will remain vacant and underutilized and cause the continued exasperation of blighted factors within the area surrounding the Property.

**Section 3.** The Corporate Authorities find that the Class 8 Tax Assessment Classification incentive program established by the County of Cook is necessary for the redevelopment herein contemplated to occur on the Property, which is the subject of this Resolution.

**Section 4.** The Corporate Authorities support and consent to the filing of a Class 8 Tax Incentive Eligibility Application by the Applicant for the Property, which is legally described on Exhibit A.

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

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

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

**PASSED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois  
 this 13<sup>th</sup> day of October 2016, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Bullocks			X	
Jones	X			
Manousopoulos	X			
Munda	X			
Schneider	X			
Williams	X			
Wosczynski	X			
(Mayor Qualkinbush)				
<b>TOTAL</b>	6		1	

**APPROVED** by the Mayor of the City of Calumet City, Cook County, Illinois on this 13<sup>th</sup>  
 day of October 2016.

  
 Michelle Markiewicz Qualkinbush  
 Mayor

ATTEST:

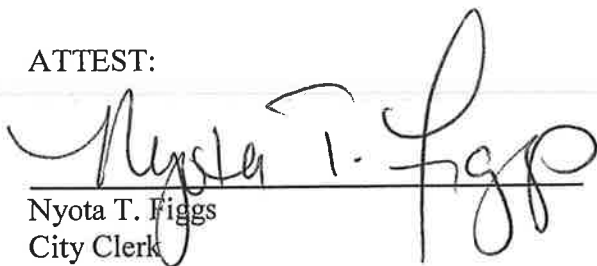
  
 Nyota T. Figgs  
 City Clerk

Exhibit A

*Legal Description*

LOTS 8 AND 9 IN SCHRUM'S VILLAGE, A SUBDIVISION OF THE NORTH 405 FEET OF THE 540 FEET EAST AND ADJOIING THE WEST 596.98 FEET IN THE NORTH EAST OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE PROPERTY CONVEYED TO THE STATE OF ILLINOIS PURSUANT TO CONDEMNATION PROCEEDINGS CASE NUMBER 80L11024

PINS: 30-19-201-001-0000 AND 30-19-201-002-0000

SP-13

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**THE CITY OF CALUMET CITY**  
**COOK COUNTY, ILLINOIS**

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**RESOLUTION**  
**NUMBER 16-38**

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**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY**  
**ILLINOIS SUPPORTING THE CLASS 8 REAL ESTATE TAX**  
**ASSESSMENT CLASSIFICATION FOR MONTASER**  
**IJBARA/HOMEWOOD FURNITURE, INC**  
**(1757 E. WEST ROAD)**

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**MICHELLE MARKIEWICZ QUALKINBUSH, Mayor**  
**NYOTA T. FIGGS, City Clerk**

**SAMUEL BULLOCKS**  
**THADDEUS JONES**  
**NICK MANOUSOPOULOS**  
**ROGER MUNDA**  
**ERIC W. SCHNEIDER**  
**RAMONDE WILLIAMS**  
**MAGDALENA J. "LENI" WOSZYNSKI**  
**Aldermen**

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Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 10/13/16  
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95<sup>th</sup> Street - Evergreen Park, Illinois 60805

RESOLUTION NUMBER 16-38

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY ILLINOIS  
SUPPORTING THE CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION  
FOR MONTASER IJBARA/HOMEWOOD FURNITURE, INC  
(1757 E. WEST ROAD)**

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

WHEREAS, the President and Board of Commissioners of the County of Cook have enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the “Classification Ordinance”), which provides for a tax assessment incentive classification designed to encourage development throughout Cook County by offering a real estate tax incentive for the development of new facilities, the rehabilitation of existing structures and the utilization of abandoned buildings in order to create employment opportunities and expand the tax base; and

WHEREAS, Montaser Ijbara/Homewood Furniture (the “Applicant”) is the contract purchaser of a certain parcel of property within the City commonly known as 1757 E. West Road, Calumet City, Illinois, identified by certain permanent index number (PIN) and hereinafter legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the “Property”); and

WHEREAS, Applicant has requested that the Mayor and City Council of the City of Calumet City (the “Corporate Authorities”) support and consent to the Cook County Class 8 Real



Estate Tax Assessment Classification for the Property, as said term is defined in the Classification Ordinance (the "*Class 8 Tax Assessment Classification*"); and

**WHEREAS**, the adoption of a resolution by the Corporate Authorities is required and must be filed by the Applicant with its application with the County of Cook in order for the Property to receive the Class 8 Tax Assessment Classification; and

**WHEREAS**, the Applicant is proposing to operate a furniture showroom and warehouse facility on the Property, invest approximately \$275,000 to \$300,000 in capital improvement and remedy roof deficiencies, parking lot issues demolition of certain interior improvements as well as upgrade the interior lighting of the structure, all of which are dependent on the approval and grant of the Class 8 Tax Assessment Classification; and

**WHEREAS**, the redevelopment proposed by the Applicant will significantly improve the tax base of the City, create additional temporary employment opportunities during construction and, when completed, provide approximately 7-8 employment positions as well as generate real estate tax revenues for both the City and the County of Cook, as a result of the aforesaid redevelopment; and

**WHEREAS**, the Corporate Authorities understand that the redevelopment of the Property is occurring in excess of the 24-month abandonment period as established in the Classification Ordinance and find that the Class 8 Tax Assessment Classification is essential to the revitalization of the Property while simultaneously ensuring the continued viability and redevelopment of the City; and

**WHEREAS**, the Corporate Authorities find that the redevelopment contemplated for the Property will serve the residents of the City and surrounding communities that are in need of the use proposed and that without a Class 8 Tax Assessment Classification for the Property it will

remain vacant and exasperate blight in the area surrounding the Property; and

**WHEREAS**, to ensure the viability of the facility, the establishment of numerous employment positions in the City and to safeguard the tax base of the City, the Corporate Authorities have determined that it is necessary and in the best interests of the City to approve the Class 8 Real Estate Tax Assessment Classification for the Property for the redevelopment and revitalization of the Property, pursuant to the Classification Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, by and through its Home Rule Powers, as follows:

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

**Section 2.** The Corporate Authorities find that the proposed redevelopment contemplated herein for the Property is necessary and appropriate and that without a Class 8 Tax Assessment Classification the Property will remain vacant and underutilized and cause the continued exasperation of blighted factors within the area surrounding the Property.

**Section 3.** The Corporate Authorities find that the Class 8 Tax Assessment Classification incentive program established by the County of Cook is necessary for the redevelopment herein contemplated to occur on the Property, which is the subject of this Resolution.

**Section 4.** The Corporate Authorities support and consent to the filing of a Class 8 Tax Incentive Eligibility Application by the Applicant for the Property, which is herein legally described on Exhibit A.

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

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

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

**PASSED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois

this 13<sup>th</sup> day of October 2016, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Bullocks			X	
Jones	X			
Manousopoulos	X			
Munda	X			
Schneider	X			
Williams	X			
Woczynski	X			
(Mayor Qualkinbush)				
<b>TOTAL</b>	10		1	

**APPROVED** by the Mayor of the City of Calumet City, Cook County, Illinois on this 13<sup>th</sup> day of October 2016.

  
Michelle Markiewicz Qualkinbush  
Mayor

ATTEST:

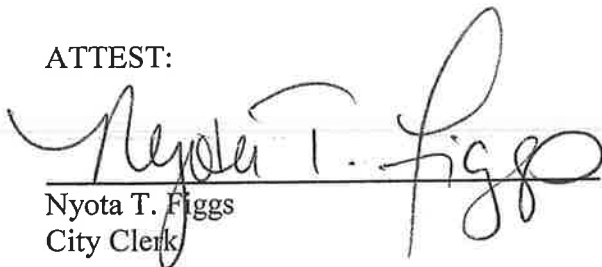
  
Nyota T. Figgs  
City Clerk

Exhibit A

*Legal Description*

PARCEL 1:

LOT 3 IN OAKVIEW SHOPPING CENTER SUBDIVISION, BEING PART OF THE NORTHWEST QUARTER OF SECTION 24, AND PART OF THE RESUBDIVISION OF LOT 2 IN RIVER OAKS WEST UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, ITS OWNERS, SUCCESSORS, ASSIGNS AND PREMITTEES, PURSUANT TO THE OPERATION AND EASEMENT AGREEMENT DATED AUGUST 10, 1992, AND RECORDED AUGUST 12, 1992, AS DOCUMENT 92599324, BY AND BETWEEN DAYTON HUDSON CORPORATION AND E.K. LIMITED PARTNERSHIP

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF ALLOCATION, DESIGNATION OF NEW PARTY AND AGREEMENT REGARDING OPERATION AND EASEMENT AGREEMENT DATES JANUARY 27, 1993, AND RECORDED JANUARY 28, 1993, AS DOCUMENT 93074472, MADE BY AND BETWEEN OPUS NORTH CORPORATION AND E.K. LIMITED PARTNERSHIP, INCLUDING WITHOUT LIMITATION, EASEMENTS FOR UTILITIES AND EASEMENTS FOR THE PASSAGE AND PARKING OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS OVER AND ACROSS THE PARKING, DRIVEWAY AND SIDEWALK AREAS OF LOT 7 OF THE OAKVIEW SHOPPING CENTER SUBDIVISION, BEING PART OF THE NORTHWEST QUARTER OF SECTION 24, AND PART OF THE RESUBDIVISION OF LOT 2 IN RIVER OAKS WEST UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ROLL CALL

YEAS:	6	ALDERMEN:	Schneider, Wosczynski, Jones, Williams, Munda, Manousopoulos
NAYS:	0	ALDERMEN:	None
ABSENT:	1	ALDERMAN:	Bullocks

MOTION CARRIED

FINANCIAL MATTERS

- #1: Award bid demolition Award demolition bid for the property at 48 Pulaski Road to Iesco in the amount of \$12,800.00; direct the City Treasurer to remit payment and charge to account #01099-52645. (Public Bid Opening held on 9/7/16)
- #2: Award bid demolition Award demolition bid for the property at 575 Torrence Avenue to Holland Asphalt Services in the amount of \$16,865.00; direct the City Treasurer to remit payment and charge to account #01099-52645. (Public Bid Opening held on 8/17/16)
- #3: Remit payment/SunGard Authorize the City Treasurer to issue payment to SunGard Public Sector in the amount of \$5,601.20 for training and expenses relating to Payroll Assistance and Employee Timesheets Training; to be charged to account #01099-55120.
- #4: Transfer funds from city's corporate fund to 1505 Authorize the City Treasurer to transfer funds from the city's corporate fund to the federal 1505 account in the amount of \$4,616.33.
- #5: Remit payment/West Side Tractor Sales Amend the motion of 5/12/16 and approve repairs to Unit #40 and install new bucket in the amount not to exceed \$18,327.12; direct the City Treasurer to remit payment to West Side Tractor Sales; to be charged to correct account #01041-55100.
- #6: Remit payment/State of Illinois Authorize the City Treasurer to issue a check in the amount of \$880.02 for the 2016 Unclaimed Property Report to the State of Illinois; to be charged to account #01099-52990. (This amount represents the property abandoned for 7 years with the last activity dated prior to July 1, 2009).
- #7: Remit payment/Fire House Cloud & Fire Service Approve Fire House Cloud Annual Contract Payment in the amount of \$6,466.00 direct the City Treasurer to remit payment to Xerox Government Systems; to be charged to account #06607-52483.
- Approve repairs to Fire Engine #305 in the amount not to exceed \$10,843.86; direct the City Treasurer to remit payment to Fire Service; to be charged to account #06617-54150.
- #8: Approve Settlement Property Tax Appeal Approve Settlement of Property Tax Appeal Board Case 10-30149 Commonwealth Edison and authorize the City Attorney to execute the same.

Approve items #1 thru #8

Alderman Manousopoulos moved, seconded by Alderman Williams, to approve financial items #1 thru #8 as presented.

ROLL CALL

YEAS: 6  
NAYS: 0  
ABSENT: 1

ALDERMEN: Wosczynski, Jones, Williams, Munda, Manousopoulos, Schneider  
ALDERMEN: None  
ALDERMAN: Bullocks

MOTION CARRIED

#9: Hire Crowe Horwath LLP perform city's annual audit

Authorize the City Treasurer to hire Crowe Horwath LLP to perform the city's annual audit for the fiscal year ending April 30, 2016 in the amount not to exceed \$55,000.00; to be charged to account #01099-52610; authorize the Mayor to sign all necessary documents after being reviewed by the City Attorney.

Alderman Wosczynski moved, seconded by Alderman Manousopoulos, to approve item #9 as presented.

ROLL CALL

YEAS: 5  
NAYS: 1  
ABSENT: 1

ALDERMEN: Williams, Munda, Manousopoulos, Schneider, Wosczynski  
ALDERMAN: Jones  
ALDERMAN: Bullocks

MOTION CARRIED

#10: Reimburse Meats by Linz 2015 real estate taxes

Authorize the City Treasurer to reimburse Meats by Linz, Inc. in the amount of \$39,128.15 for the 2015 real estate taxes; to be charged to the T.I.F. District #1 tax increment.

Alderman Manousopoulos moved, seconded by Alderman Munda, to approve item #10 as presented.

ROLL CALL

YEAS: 6  
NAYS: 0  
ABSENT: 1

ALDERMEN: Munda, Manousopoulos, Schneider, Wosczynski, Jones, Williams  
ALDERMEN: None  
ALDERMAN: Bullocks

MOTION CARRIED

#11: Approve extension Emergency Sewer & Water Repairs contract

Approve the extension of the Emergency Sewer and Water Main Repairs Contract with Calumet City Plumbing for (1) one year.

Alderman Manousopoulos moved, seconded by Alderman Munda, to approve item #11 as presented.

ROLL CALL

YEAS:	6	ALDERMEN:	Manousopoulos, Schneider, Wosczyński, Jones, Williams Munda
NAYS:	0	ALDERMEN:	None
ABSENT:	1	ALDERMAN:	Bullocks

MOTION CARRIED

#12: Approve bill listing

Approve bill listing (\$489,106.97)

Alderman Manousopoulos moved, seconded by Alderman Munda, to approve item #12 as presented.

ROLL CALL

YEAS:	5	ALDERMEN:	Manousopoulos, Schneider, Wosczyński, Williams, Munda
NAYS:	1	ALDERMAN:	Jones
ABSENT:	1	ALDERMAN:	Bullocks

MOTION CARRIED

#13: Approve payroll

Approve payroll (\$899,857.12)

Alderman Manousopoulos moved, seconded by Alderman Munda, to approve item #13 as presented.

ROLL CALL

YEAS:	6	ALDERMEN:	Schneider, Wosczyński, Jones, Williams, Munda, Manousopoulos
NAYS:	0	ALDERMEN:	None
ABSENT:	1	ALDERMAN:	Bullocks

MOTION CARRIED



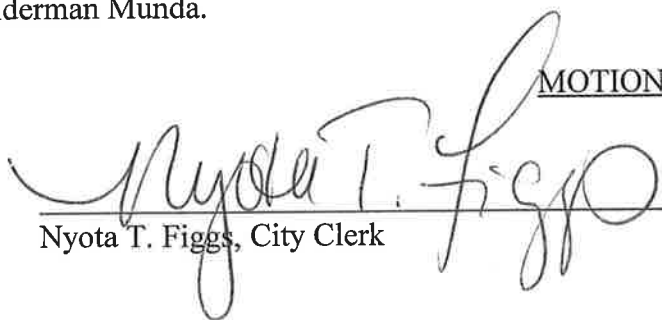
**UNFINISHED BUSINESS**

Alderman Jones thanked School Board members from District #157, Tonya Reed, John Kresich, Angela Bomba, Eric Gibson, Alysia Keys, Tameka Fowler and Charles Garcia, Dr. Michelle Morris, District Principal for inviting elected officials to the grand opening of Schrum School.

**ADJOURNMENT**

Adjournment was at 8:01 p.m. on a motion made by Alderman Manousopoulos and seconded by Alderman Munda.

MOTION CARRIED



Nyota T. Figgs, City Clerk

/rb