

JOURNAL OF PROCEEDINGS

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

OCTOBER 12, 2017

Public Forum

The following individuals addressed the City Council:

Joe Balkis 117 155th Street regarding the minimum wage.

Jerry Shannon 315- 157th Street regarding the position of public comment on the agenda and the minimum wage.

Sharon Carney 452 Garfield regarding solicitors requiring permits.

Hoover- Schrum Memorial School District 157 Superintendent Dr. Donald McKinney thanked the Calumet City elected officials and staff for their support of District 157 events and assistance with the new building and grounds. Dr. McKinney stated the Police and Fire Depts. will be invited to the October 27th breakfast for policemen and firemen.

Darryl Jester 660 Escanaba stated Calumet City needs business.

Sandra LaGrew 499 Bensley requesting that Sandridge Fitness Center be open more often.

CALL TO ORDER

Pledge of Allegiance

The City Council of the City of Calumet City met in the City Council chambers in a regular meeting on October 12, 2017 at 7:44 p.m. with Mayor Michelle Markiewicz Qualkinbush present and presiding.

ROLL CALL

PRESENT:	7	ALDERMEN: Navarrete, Wosczyński, Tillman, Gardner, Patton, Smith, Williams
ABSENT:	0	ALDERMEN: None

Also present were City Clerk Figgs, City Attorney Horvath, Purchasing/ Personnel Director Murray, Police Chief Fletcher, Fire Chief Bachert, Public Works Director Manousopoulos, Economic Director Saunders, Inspectional Services Asst. Director Kyles and City Engineer Ernest Roberts.

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

Approval of Minutes

7/13/17 Regular Meeting

7/27/17 Regular Meeting

Alderman Williams moved, seconded by Alderman Smith to approve the minutes as presented.

MOTION CARRIED

Defer Action on the Minutes

9/20/17 Special Meeting

Alderman Smith moved, seconded by Alderman Wosczyński, to defer action on the minutes.

MOTION CARRIED

REPORTS OF STANDING COMMITTEES

Finance

Alderman Wosczyński had no report.

Public Safety

Alderman Patton reported a Public Safety Committee meeting will be called within the next two to three weeks.

Public Utilities

Alderman Williams reported a Public Utilities meeting will be called in the near future.

Ord. & Res.

Alderman Tillman had no report.

H.E.W.

Alderman Gardner had no report.

Permits & Licenses

Alderman Smith reported a Permits and Licenses Committee meeting will be called within the next month.

Public Works

Alderman Navarrete had no report.

CITY COUNCIL REPORTS

Mayor Michelle

Mayor Michelle commented on solicitor's permits. Mayor Michelle reported October is Breast Cancer Awareness Month and suggested everyone educate themselves and get annual exams. Mayor Michelle stated agendas are posted on line and at the Clerk's office at least 2 days in advance in order for residents to review and get an opportunity to speak before the council votes.

City Clerk Figgs

No report.

City Treasurer Tarka

Absent.

Ald. Navarrete

Alderman Navarrete commented on the Calumet Memorial Park District programs and the free after school program at St. Andrews Church from 4pm to 7pm on Monday, Tuesday, Thursday and Friday.

Ald. Wosczyński

Alderman Wosczyński reported the Neighborhood Watch meeting will be held November 6th in the lower level of the Police Department at 6:30 p.m.

Ald. Tillman

Alderman Tillman thanked the Police Department and Thornton Township Tax Assessor's representatives for bringing information to the October 2, 2017 meeting. The next Town Hall meeting is scheduled for November 6, 2017 at 6:30 p.m. various departments will be on hand to answer questions.

The 3rd Ward Cleanup is scheduled for Saturday, October 14, 2017 from 7am- 3pm. Residents are asked to place large items and trash in the alley way. Seniors and disabled residents requiring assistance removing heavy items from the house, please call Alderman Tillman at 708/891-8193.

Ald. Williams

Alderman Williams gave honor to God.

Alderman Williams thanked Public Works, Project Prevention and members of the community for their assistance with the 4th Ward cleanup. The 4th Ward Town Hall meeting is scheduled for Saturday, October 21, 2017 at 10:00 a.m. at 283 Torrence Avenue.

Ald. Gardner

Alderman Gardner reported 5th Ward Crime Watch meetings are held the 3rd Monday of every month at the Police Department in the Training Room starting at 6:30pm. The 5th Ward Town Hall meeting is scheduled for November 14, 2017 at 7:30 p.m. in the St. Andrew's gymnasium.

Ald. Patton

Alderman Patton reported the 6th Ward sidewalk money is no longer available. Residents unable to get sidewalks repaired this year should call to be added to the top of the list next year. The Leaf Program will begin November 1st. Information on the Leaf Program will be available on the Public Access channel and the City's website.

Ald. Smith

Alderman Smith reported the 7th Ward newsletter will reflect the dates for the Town Hall meetings scheduled October 19, 2017 at Hoover School gymnasium located at 1260 Superior Ave. from 7 p.m.- 9 p.m., October 25, 2017 at the Park of River Oaks from 7 p.m. – 9p.m. and November 4, 2017 from 11a.m.- 1 p.m. at the library located at 660 Manistee Avenue. Upcoming events include Thanksgiving food baskets, Crime Protection, Identity Theft and Consumer Fraud workshops. Please call Alderman Smith for more information. Alderman Smith encouraged residents to report blighted areas and thanked Public Works and Inspectional Services for their assistance.

Mayor Michelle

Mayor Michelle reported the Great Pumpkin event is scheduled for November 14, 2017 at Pulaski Park at 11 a.m. The first 300 people receive free pumpkins. Face painting, train ride and train safety are among the fun things for the kids.

Clerk Figgs

Clerk Figgs reported the Hardest Hit and Tax Appeal Workshops will be held from 10 a.m. - 2 p.m. at Sandridge Fitness Center.

INFORMATIONAL ITEMS TO BE PLACED ON FILE

Waste Management

RE: Notice of Class 1 and Class 1+ Permit Modifications.

City Clerk Figgs

RE: September 2017 Report.

Resident Communication

RE: Fire Department Commendation

Robinson Engineering

RE: Catch Basin Feasibility Study- behind 715 May Street- Report and recommendation.

Robinson Engineering RE: MFT No. 18-00000-04 2017-2018
Sidewalk and Concrete Removal and Replacement Contract Project Status
and Close-Out.

Comcast RE: Comcast Newsmakers.

Illinois Environmental Protection Agency RE: Notice of Application for Permit to Manage Waste.

Fire and Police Commission RE: New Hire.

KPG Co. RE: Water Tower Lease Agreement.

Nicor Gas RE: Hearing Notice.

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

MOTION CARRIED

NEW BUSINESS

Direct Robinson Engineering Direct Robinson Engineering to send a letter to the Illinois Department of
Transportation requesting additional pedestrian lighting on Sibley Blvd. from the
194 Expressway, east to Torrence Avenue.

Approve the posting of two (2) "Do Not Enter" signs -
Oglesby Ave. and Harding Ave. Approve the posting of two (2) "Do Not Enter" signs at the intersection of
Oglesby Ave. and Harding Avenue.

Approve New Business Items #1 & 2 Alderman Williams moved, seconded by Alderman Smith, to approve New
Business items #1 & #2 as presented.

MOTION CARRIED

Approve Holiday Senior Water Bill Late Fee Waiver Motion to approve Holiday Senior Water Bill Late Fee Waiver for the months of
December 2017 and January 2018.

Refer to Finance and Public Utilities Committees Alderman Williams moved, seconded by Alderman Smith, to refer item #3 to
Finance and Public Utilities Committees.

MOTION CARRIED

Approve the request for the creation of Economic Development Committee

Approve the request for the creation of the City of Calumet City Economic Development Committee with resident membership for the advisory to the city's economic development team, economic development department, and city council. The purpose of the Committee will be to promote, encourage and enhance quality economic development within the City of Calumet City.

Approve the request for the creation of the Beautification Committee

Approve the request for the creation of the City of Calumet Beautification Committee with resident membership for advisory to the city council and public works. The purpose of the Beautification Committee is to advise and make recommendations on beautification initiatives to enhance the city in public areas.

Calumet City Month creation

Approve the request for the creation of Calumet City Month to promote local businesses and community events to residents; date to be determined by the City Council.

Approve the request for the creation of a Community Development section on the city's main website

Approve the request for the creation of a Calumet City Community Development website section on the city's main website for the purposes of highlighting economic development, planning, building, and section related initiatives in Calumet City.

Refer items #4-#7 to the Committee of the Whole

Alderman Smith moved, seconded by Alderman Tillman, to refer items #4- #7 to the Committee of the Whole for additional information.

MOTION CARRIED

Approve resident parking sign- 26- 156th Place

Approve resident parking sign to be placed in front of 26- 156th Place; request Public works to post sign.

Approve New Business Item #8

Alderman Williams moved, seconded by Alderman Smith, to approve New Business items #8.

MOTION CARRIED

Approve handicap parking only 705 May Street and 17-156th Pl

Ordinance Amending Chapter 90 of the Municipal Code of the City of Calumet City, Cook County, Illinois – Handicapped Parking-705 May Street and 17-156th Place; direct Public Works to post signs.

Approve New Business Item #9

Alderman Gardner moved; seconded by Alderman Smith to approve New Business items #9 as amended.

MOTION CARRIED

Direct Police and Fire Comm. to hire an officer to replace Sgt. Josephine Perz

Direct Police and Fire Commission to hire an officer to replace Sgt. Josephine Perz who will be retiring from the Calumet City Police Department Effective 10/09/2017.

Approve New Business Item #10 Alderman Williams moved; seconded by Alderman Wosczyński to approve item #10 as presented.

MOTION CARRIED

BUILDING PERMITS

FENCE PERMIT – (PRIVACY)

623 Merrill	Privacy	4 th Ward
3 Elizabeth	Privacy	5 th Ward
853- 163 rd Street	Privacy (Flood Plain)	7 th Ward

Approve Building Permits Alderman Williams moved, seconded by Alderman Wosczyński, to approve the building permits as amended.

MOTION CARRIED

RESOLUTIONS AND ORDINANCES

#1: Resolution supporting the Class 8 Real Estate Tax Assessment for JNK of Calumet City LLC/ Desmond Roberts (1970 River Oaks Drive) Resolution of the City of Calumet City, Cook County, Illinois supporting the Class 8 Real Estate Tax Assessment Classification for JNK of Calumet City, LLC/ Desmond Roberts (1970 River Oaks Drive).
(Res. #17-53) (Resolution attached as 7A, 1-9)

#2: Resolution supporting the Class 8 Real Estate Tax for Midland Tool and Supply, Inc. Resolution of the City of Calumet City, Cook County, Illinois supporting the Class 8 Real Estate Tax Assessment Classification for Midland Tool and Supply, Inc. Assessment Classification /Brian Boychuk.
(Res. #17-54) (Resolution attached as 7B, 1-7))

Pass Resolutions #1-2 as presented Alderman Wosczyński moved, seconded by Alderman Tillman, to pass the resolutions as presented.

MOTION CARRIED

#3: Res. Amend resolution 11-53 to add additional parcel 1333 Price Avenue Amend resolution 11-53 to add additional parcel 1333 Price Avenue; and authorizing the Clerk and / or Corporation Counsel to execute all documentation necessary to effectuate said conveyance of surplus real estate.
(Res. #17-55) (Resolution attached as 7C, 1-3)

Pass Resolutions #3 as presented Alderman Wosczyński moved, seconded by Alderman Tillman, to pass the resolution as presented. MOTION CARRIED

THE CITY OF CALUMET CITY
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER 17-53

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS
SUPPORTING THE CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION
FOR JNK OF CALUMET CITY, LLC/DESMOND ROBERTS
(1970 RIVER OAKS DRIVE)**

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

DEJUAN GARDNER
MICHAEL NAVARRETE
JAMES PATTON
ANTHONY SMITH
DEANDRE TILLMAN
RAMONDE WILLIAMS
MAGDALENA J. "LENI" WOSZYNSKI
Aldermen

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RESOLUTION NUMBER 17-53

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS
SUPPORTING THE CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION
FOR JNK OF CALUMET CITY, LLC/DESMOND ROBERTS
(1970 RIVER OAKS DRIVE)**

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, JNK of Calumet City, LLC/Desmond Roberts (the “*Applicant*”), are the contract purchaser of a certain parcel of property within the City that is commonly known as 1970 River Oaks Drive, Calumet City, Illinois and identified by a permanent index number (PINs) 29-13302-018-0000, 29-13-302-020-0000, 29-13-302-026-0000, and 29-13-500-003-0000 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 for automotive sales and invest monies to update 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 (5) and, when completed, provide 40 full time and 10 part 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 structure; the proximity of the Property to Indiana; and lack of an established automotive corridor in the area (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, prevent businesses from fleeing the State of Illinois to neighboring States, 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 12th day of October 2017, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Gardner	X			
Navarrete	X			
Patton	X			
Smith	X			
Tillman	X			
Williams	X			
Woczynski	X			
(Mayor Qualkinbush)				
TOTAL	7	0	0	0

APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this 12th day of October 2017.


 Michelle Markiewicz Qualkinbush
 Mayor

ATTEST:

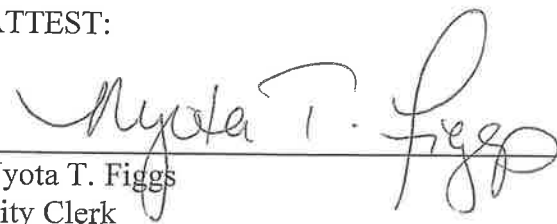

 Nyota T. Figgs
 City Clerk

Exhibit A

Legal Description

PARCEL 1:

A PARCEL OF LAND 125 FEET IN WIDTH THAT IS A PART OF THE SOUTH 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE 50 FOOT SOUTHWESTERLY RIGHT OF WAY LINE OF THE 100 FOOT WIDE CONRAIL RIGHT OF WAY WHICH IS 50 FEET ON BOTH SIDES OF THE CENTER LINE OF THE TRACK OF THE SOUTHEAST BOUND MAIN AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THIS 50 FOOT SOUTHWESTERLY RIGHT OF WAY LINE WITH THE NORTH 50 FOOT RIGHT OF WAY LINE OF 159TH STREET WHICH IS A LINE THAT IS PARALLEL TO AND 50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTHWESTERLY ALONG THE 100 FOOT RIGHT OF WAY OF CONRAIL FOR A DISTANCE OF 390 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES 125 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES ON A LINE PARALLEL TO AND 125 FEET SOUTHWESTERLY OF THE 100 FOOT RIGHT OF WAY OF CONRAIL FOR A DISTANCE OF 293 FEET TO THE 50 FOOT NORTH RIGHT OF WAY LINE OF 159TH STREET; THENCE EAST ON SAID 50 FOOT NORTH RIGHT OF WAY LINE FOR A DISTANCE 158.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PART OF THE FORMER 100 FOOT WIDE PENNSYLVANIA RAILROAD, ALSO KNOWN AS CHICAGO AND GREAT EASTERN RAILROAD AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 13 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD RIGHT OF WAY, SAID NORTHEASTERLY LINE OF RAILROAD RIGHT OF WAY BEING COMMON WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF GREENWOOD AVENUE, THENCE NORTHWESTERLY ON THE NORTHEASTERLY RAILROAD RIGHT OF WAY LINE A DISTANCE OF 740.91 FEET; THENCE SOUTHWESTERLY AT 90 DEGREES TO THE LAST DESCRIBED LINE A DISTANCE OF 225.00 FEET, THENCE SOUTHEASTERLY AT 90 DEGREES TO THE LAST DESCRIBED LINE A DISTANCE OF 231.61 FEET, THENCE NORTHEASTERLY AT 90 DEGREES TO THE LAST DESCRIBED LINE 125.0 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID RAILROAD;

THENCE SOUTHEASTERLY AT 90 DEGREES TO THE LAST DESCRIBED LINE, 431.75 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 13; THENCE EAST ON THE LAST DESCRIBED LINE 126.55 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS (EXCEPTING THAT PART HERETOFORE TAKEN OR USED FOR PUBLIC HIGHWAY), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE 100 FOOT WIDE RIGHT OF WAY OF THE COLUMBUS, CHICAGO, AND INDIANA CENTRAL RAILWAY COMPANY LYING IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 AND THE NORTHEASTERLY LINE OF SAID 100 FOOT WIDE RIGHT OF WAY, SAID NORTHEASTERLY LINE ALSO BEING THE SOUTHWESTERLY LINE OF GREENWOOD AVENUE; THENCE NORTHWESTERLY ON SAID NORTHEASTERLY LINE, 740.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 100 FEET TO THE SOUTHWESTERLY LINE OF SAID 100 FOOT WIDE RIGHT OF WAY; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE ALONG THE SOUTHWESTERLY LINE OF SAID 100 FOOT WIDE RIGHT OF WAY 600 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 100 FEET TO THE NORTHEASTERLY LINE OF SAID 100 FOOT RIGHT OF WAY; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE ALONG THE NORTHEASTERLY LINE OF SAID 100 FOOT WIDE RIGHT OF WAY 600 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A STRIP OF LAND 125 FEET WIDE LYING SOUTHWESTERLY OF AND ADJACENT TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE 100 FOOT WIDE COLUMBUS, CHICAGO, AND INDIANA CENTRAL RAILWAY COMPANY RIGHT OF WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 AND THE NORTHEASTERLY LINE OF SAID 100 FOOT WIDE COLUMBUS, CHICAGO, AND INDIANA CENTRAL RAILWAY COMPANY RIGHT OF WAY, SAID NORTHEASTERLY LINE ALSO BEING THE SOUTHWESTERLY LINE OF GREENWOOD AVENUE; THENCE NORTHWESTERLY ON SAID NORTHEASTERLY LINE 740.91 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 100 FEET TO THE SOUTHWESTERLY

LINE OF SAID 100 FOOT WIDE RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE LAST DESCRIBED LINE 125 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 600 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 125 FEET TO THE SOUTHWESTERLY LINE OF SAID 100 FOOT WIDE RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 100 FOOT WIDE RIGHT OF WAY 600 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs: 29-13-302-018-0000
29-13-302-020-0000
29-13-302-026-0000
29-13-500-003-0000

THE CITY OF CALUMET CITY
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER #17-54

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY,
ILLINOIS SUPPORTING THE CLASS 8 REAL ESTATE TAX ASSESSMENT
CLASSIFICATION FOR MIDLAND TOOL AND SUPPLY, INC./BRIAN BOYCHUK
(1479 REGENCY COURT)**

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

DEJUAN GARDNER
MICHAEL NAVARRETE
JAMES PATTON
ANTHONY SMITH
DEANDRE TILLMAN
RAMONDE WILLIAMS
MAGDALENA J. "LENI" WOSZYNSKI
Aldermen

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& Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

RES. #17-54

Regular Meeting October 12, 2017

1
-7B-

RESOLUTION NUMBER 17-54

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY,
ILLINOIS SUPPORTING THE CLASS 8 REAL ESTATE TAX ASSESSMENT
CLASSIFICATION FOR MIDLAND TOOL AND SUPPLY, INC./BRIAN BOYCHUK
(1479 REGENCY COURT)**

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, Midland Tool and Supply, Inc/Brian Boychuk (the “Applicant”), is the contract purchaser of a certain parcel of property within the City that is commonly known as 1479 Regency Court, Calumet City, Illinois and identified by a permanent index number (PIN) 29-24-400-027-0000, 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 warehouse for sales and distribution of tools and related supplies and invest further monies for rehabilitation of 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 (30) and, when completed, provide 6-12 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 structure creating approximately \$700,000 in deferred maintenance; (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 but for 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 12th day of October 2017, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Gardner	X			
Navarette	X			
Patton	X			
Smith	X			
Tillman	X			
Williams	X			
Wosczynski	X			
(Mayor Qualkinbush)				
TOTAL	7	0	0	0

APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this 12th day of October 2017.


 Michelle Markiewicz Qualkinbush
 Mayor

ATTEST:

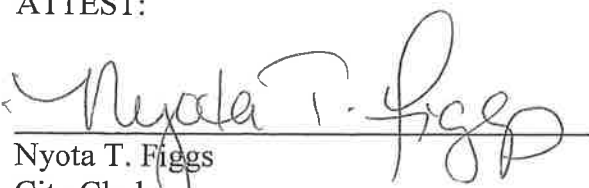

 Nyota T. Figgs
 City Clerk

Exhibit A

Legal Description

LOT 8, IN RIVER OAKS WEST BUSINESS PARK, A SUBDIVISION OF PART OF THE EAST $\frac{1}{2}$ OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

PIN: 29-24-400-027-0000

Res. #17-55

RESOLUTION

BE IT RESOLVED by the Mayor and the City Council of the City of Calumet City,
Cook County, Illinois, as follows:

1. That Resolution No. 11-53, which approved the conveyance of surplus real estate pursuant to Section 18-36 of the Calumet City Code, is hereby amended so as to add an additional parcel, to-wit:

30-20-109-009-0000, 1333 Price Avenue, 50' residential, vacant lot;

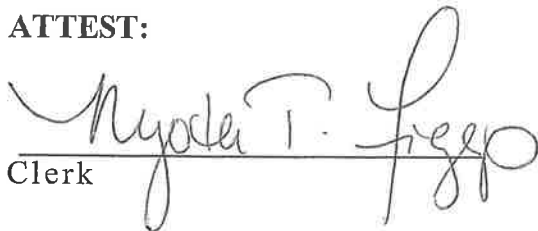
Requested by Lynne Simpson of 1329 Price Avenue, Calumet City, IL
2. Resolution No. 11-53 in all other respects remains in full force and effect and is not modified by this Resolution.

PASSED this 12TH day of October, 2017.

APPROVED:


Mayor

ATTEST:


Clerk

**Quit-Claim Deed
Statutory (ILLINOIS)
(Corporation to Individual)**

Above Space for Recorder's Use Only

THE GRANTOR (S)

City of Calumet City, 204 Pulaski Road, Calumet City Illinois 60409

a Municipal Corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of (\$10.00)TEN DOLLARS, in hand paid, and pursuant to authority given by the Calumet City Council **CONVEYS** and **QUIT CLAIMS** to

Lynne Simpson, of 1329 Price Avenue, Calumet City, IL

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 9, IN BLOCK 7, IN RESUBDIVISION OF BLOCKS 1,2 3,4, 5, 6, 7, AND 8, BOTH INCLUSIVE, IN BARRETT'S FOREST VIEW ,A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): **30-20-109-009-0000**

Commonly known as: **1333 Price Avenue**, Calumet City, Illinois 60409

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Mayor, and attested by its City Clerk, this 12th day of October, 2017.

IMPRESS CORPORATE
SEAL HERE



Mayor, City of Calumet City

ATTEST:

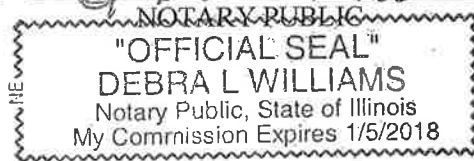


Clerk, Calumet City

State of Illinois, County of Cooper ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michelle Markiewicz-Qualkinbush personally known to me to be the Mayor of the City of Calumet City, and Nyota Figgs personally known to me to be the Clerk of said Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Mayor and Clerk, they signed and delivered the said instrument as Mayor and Clerk of said Corporation, and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority, give by said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of October, 2017.

Commission expires January 5, 2018 Debra L Williams



Exempt under provision of Paragraph B, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

Date

Buyer, Seller or Representative

This instrument was prepared by: Law Offices of Dennis G. Gianopolus PC, 18511 Torrence Avenue
Lansing, Illinois 60438

MAIL TO:

The Law Offices of Dennis G. Gianopolus, P.C.
18511 Torrence Avenue
Lansing, Illinois 60438

SEND SUBSEQUENT TAX BILLS TO:

Lynne Simpson
1329 Price Avenue
Calumet City, Illinois 60409

Resolution Urging our Federal Elected Officials to Support Raising the Federal Minimum Wage and Minimum Tipped Wage

Resolution Urging our Federal Elected Officials to Support Raising the Federal Minimum Wage and Minimum Tipped Wage.

Resolution Urging our State Elected Officials to Support Raising the State Minimum Wage and Minimum Tipped Wage

Resolution Urging our State Elected Officials to Support Raising the State Minimum Wage and Minimum Tipped Wage.

Delete resolutions #4 - #5 and add to the next agenda

Alderman Patton moved, seconded by Alderman Smith, to delete these resolutions and refer them to the next agenda.

MOTION CARRIED

FINANCIAL MATTERS

#1: Authorize attendance of Fire and Police Commissioners to the seminar of Illinois Assn. of Fire and Police/ Authorize expenses

Authorize the attendance of Fire and Police Commissioners Joseph Blake and Carmella Ziobro to the Fall seminar of Illinois Association of Fire and Police Fall Commissioners on November 3, 4, and 5, 2017 plus travel expenses; authorize City Treasurer to remit payments to Joseph Blake in the amount of \$457.00 and Carmella Ziobro in the amount of \$392.00 as per the communication and charge account #010-91-2-300.

#2: Authorize attendance of Gerald A. Tarka at Illinois Municipal Treasurer's Assn. Institute/Authorize expenses

Authorize the attendance of Gerald A. Tarka at Illinois Municipal Treasurer's Association Institute to be held in Bloomington, IL- November 12 through November 16, 2017; authorize Treasurer the City Treasurer to issue three checks from Account #01024-52300 as follows:
\$410.00 Registration fee payable to Eastern Illinois University IMTA conference
\$460.00 plus tax for Lodging payable to Double Tree Hotel, Bloomington, Illinois
\$395.00 Per Diem and mileage expenses payable to Gerald Tarka.

Authorize Buy Back/ Christopher Devlin/ Per communication

Authorize Buy Back as per the communication for Christopher Devlin due to his resignation from the Police Department as of September 25, 2017.

Remit payment/ ESO/

Authorize the annual cost for the EMS software application; direct Treasurer to remit payment to ESO in the amount of \$9,380.50 to be charged to line item #06607-52483.

Remit payment/Calumet City Plumbing/\$19,995.00

Authorize the installation of a storm sewer with two (2) storm catch basins in the alley easement area at 513 Crandon Avenue; direct City Treasurer to remit payment the amount of \$19,995.00 to Calumet City Plumbing to be charged to account #03036- 52107.

Approve items #1-#5 as amended

Alderman Wosczyński moved; seconded by Alderman Tillman to accept items #1- #5 as amended.

ROLL CALL

YEAS: 7

ALDERMEN: Navarrete, Wosczyński, Tillman, Gardner, Patton, Smith, Williams

NAYS: 0

ALDERMEN: None

ABSENT: 0

ALDERMEN: None

MOTION CARRIED

#6: Calumet City Plumbing

Approve the supplemental curb and asphalt replacement (due to a water main 1470 Freeland repairs break); direct City Treasurer to remit payment Calumet City Plumbing in the amount of \$5,522.50 to be charged to account #03036 52349.

#7: Remit payment/ Olthoff, Inc. \$358,834.98

Approve Robinson Engineering’s recommendation to award the contract for the VG Water Supply Water Main Improvement project to the lowest bidder, Olthoff, Inc. and direct City Treasurer to remit payment of \$358,834.98 to Olthoff, Inc. to be charged to account #03036-55126.

Approve items #6 & #7 as presented

Alderman Wosczyński moved; seconded by Alderman Tillman to accept items #6 & #7 as presented.

ROLL CALL

YEAS: 7

ALDERMEN: Navarrete, Wosczyński, Tillman, Gardner, Patton, Smith, Williams

NAYS: 0

ALDERMEN: None

ABSENT: 0

ALDERMEN: None

MOTION CARRIED

#8: Remit payment/Robinson Engineering/ not to exceed \$165,000.00

To Direct Robinson Engineering to perform Design, Construction, Construction Engineering as well as Material Testing for the FY 2017- 2018 City-Wide Sidewalk & Concrete Program Improvements (recently awarded to J & J Newell Concrete) in the amount not to exceed \$165,000; direct the City Treasurer to remit payment to Robinson Engineering; to be charged to the FY 2017 General Obligation Bond Issue (account #12507-52454).

Remove item #8 from agenda

Alderman Smith moved, seconded by Alder Wosczyński, to remove item #8 from agenda in order to get further clarification. MOTION CARRIED

Remit payment/ Holland Asphalt/ \$15,100.00

Award the bid for demolition of 942 Golf Court to Holland Asphalt; direct City Treasurer to remit payment to Holland Asphalt in the amount of \$15,100.00 to be charged to Account #12507-52645.

Approve bill listing / (\$1,145,731.53)

Approve bill listing (\$1,145,731.53)

Approve payroll / (\$899,586.27)

Approve payroll (\$899,586.27)

Approve items #9-#11 as presented

Alderman Smith moved; seconded by Alderman Wosczyński to accept items #9- #11 as presented.

ROLL CALL

YEAS: 7

ALDERMEN: Navarrete, Wosczyński, Tillman, Gardner, Patton, Smith, Williams

NAYS: 0

ALDERMEN: None

ABSENT: 0

ALDERMEN: None

MOTION CARRIED

UNFINISHED BUSINESS

Ald. Wosczynski

Alderman Wosczynski reminded residents to call for sidewalk repairs 708/891-8192.

Ald. Tillman

Alderman Tillman reminded residents to call for sidewalk repairs 708/891-8193. Alderman Tillman is in the process of returning resident's calls.

Ald. Williams

Alderman Williams reminded residents to call his office at 708/891-8194 for holiday food baskets.

Ald. Smith

Alderman Smith reminded residents to call his office at 708/891-8197 or email him for holiday food baskets.

Ald. Williams

Alderman Williams congratulated Alderman Gardner on the birth of his son.

EXECUTIVE SESSION

NONE

ADJOURNMENT

Adjournment was at 8:04 p.m., on a motion made by Alderman Smith and seconded by Alderman Wosczynski.

MOTION CARRIED

A handwritten signature in black ink, reading "Nyota T. Figgs", is written over a horizontal line. The signature is cursive and fluid.

Nyota T. Figgs
City Clerk