

**JOURNAL OF PROCEEDINGS**

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

**JUNE 24, 2021**

Pledge Of Allegiance

The City Council of the City of Calumet City met in the City Council Chambers at 7:43 p.m. in a regular meeting on June 24, 2021 with Mayor Thaddeus Jones, present and presiding.

ROLL CALL

PRESENT: 6 ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Smith  
ABSENT: 1 ALDERMEN: Patton (excused)

Also present was City Clerk Figgs, City Treasurer Tarka, City Administrator Deanne Jaffrey, City Attorney Patrick Walsh, Interim Police Chief Kolosh, Fire Chief Bachert, Economic Development Val Williams, Water & Sewer Commissioner Randy Velasquez, and Mayor's Assistant Jon Kozlowski.

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

Invocation

Alderman Gardner offered prayer.

Public Comment

There was no public comment

Approval of Minutes

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

Special City Council Meeting May 1, 2021  
Regular Council Meeting May 13, 2021  
Special City Council Meeting May 18, 2021  
Ord and Resolution Minutes May 26, 2021  
Regular City Council Meeting May 27, 2021  
Special City Council meeting June 5, 2021

ROLL CALL

AYES: 6 ALDERMEN: Wilson, Tillman, Williams, Gardner, Smith, Navarrete  
NAYS: 0 ALDERMEN: None  
ABSENT: 1 ALDERMEN: Patton

**MOTION CARRIED**

## REPORTS OF STANDING COMMITTEES

<u>Finance</u>	Alderman Gardner had no report.
<u>Public Safety</u>	Alderman Williams gave reports from May 26, 2021 and June 17, 2021 meetings.
<u>Amend Agenda adding Public Comment</u>	Alderman Smith moved, seconded by Alderman Gardner to amend the agenda to include Public Comment.
	<b><u>MOTION CARRIED</u></b>
<u>Public Comment</u>	There was no public comment.
<u>Public Utilities</u>	Alderman Smith reported there will be a Public Utilities Committee meeting held in July.
<u>Ord. &amp; Res.</u>	Alderman Tillman reported there will be an Ordinance & Resolutions meeting on Tuesday at 6:00 p.m.
<u>H.E.W</u>	Alderman Patton was absent (excused).
<u>Permits &amp; Licenses</u>	Alderman Wilson had no report.
<u>Public Works</u>	Alderman Navarrete reported there will be Public Works meeting on Tuesday at 6:00 p.m.

## CITY COUNCIL REPORTS

<u>Mayor Jones</u>	Mayor Jones removed his report from the agenda.
<u>Alderman Navarrete – 1<sup>st</sup> Ward</u>	Alderman Navarrete congratulated the 2021 TF North graduates. Alderman Navarrete informed residents 1 <sup>st</sup> Ward Town Hall meetings will be held on the third Wednesday every month at the VFW Post located at Hirsch & Pulaski.
<u>Alderman Wilson – 2<sup>nd</sup> Ward</u>	Alderman Wilson congratulated the TF North Class of 2021 and thanked School District 157 for hosting a luncheon today. Alderman Wilson encouraged residents to refrain from parking in the driveways of vacant properties to deter squatters and ease of maintenance for city service workers. Alderman Wilson thanked the Police Department for patrolling the 2 <sup>nd</sup> Ward and helping to slow speeding on Exchange Ave. July Alderman Wilson invited residents to participate in Chargers Day on July 10, 2021, a free event hosted by the Calumet City Chargers at Memorial Park from 11:00 a.m. – 4:00 p.m. Alderman Wilson encouraged 2 <sup>nd</sup> Ward residents to volunteer for the first annual Brunch in Orange, “meet and greet” with City Officials on July 17, 2021. (location to be announced).

Alderman Tillman - 3<sup>rd</sup> Ward

Alderman Tillman announced the annual Back to School Picnic will be held on August 14, 2021, cohosted with 4<sup>th</sup> Ward Alderman Williams and anyone interested in being on the planning committee should call his office at 708-891-8193.

Alderman Williams – 4<sup>th</sup> Ward

Alderman Williams gave honor to God and thanked residents for responding to requests to pick up trash in the 4<sup>th</sup> Ward.  
Aldermen Williams informed residents he will be handing out book bags donated by Mayor Jones at the annual Hoxie Avenue block party on July 4, 2021 from 10:00 a.m. – 10:00 p.m.  
Alderman Williams announced there will be a combined 3<sup>rd</sup> and 4<sup>th</sup> Ward board meeting on August 2, 2021 at 6:30 p.m.  
Alderman Williams announced beginning July 7, 2021, there will be a pop-up food box giveaway every Wednesday at 1651 Sibley Blvd at 10:00 a.m.  
Alderman Williams congratulated the graduating class on 2021.

Alderman Gardner – 5<sup>th</sup> Ward

Alderman Gardner congratulated the 2021 TF North graduates and wished them well.  
Alderman Gardner thanked the Police Department for extra patrols and traffic enforcement on Wentworth Ave. and reminded 5<sup>th</sup> Ward residents to continue calling his office with questions and concerns 708-891-8195.  
Alderman Gardner announced summer events are being planned.

Alderman Smith – 7<sup>th</sup> Ward

Alderman Smith congratulated the graduating Class of 2021 and wished them well.  
Alderman Smith informed residents of free IT training offered by in multiple disciplines; anyone interested should call 1-833-4COHORT, 708-891-8197 or [asmith@calumetcity.org](mailto:asmith@calumetcity.org).  
Alderman Smith informed residents speedbumps are being coordinated with Public Works, 7<sup>th</sup> Ward meetings will be posted at a future date, and residents should call his office 708-891-8197 to report vacant properties and with questions or concerns.

Mayor Jones Appointments

Approve Police & Fire Commission Appointments:

Carol Torres Condit to fill unexpired term of Carmela Ziobro for 2 years to expire April 30, 2023.

Bryan “Butch” Carradine for a 3 year term to expire April 30, 2024.

Stevon Grant for 3 year term to expire April 30, 2024.

Alderman Gardner moved, seconded by Alderman Williams to approve the appointments as presented.

ROLL CALL

AYES: 6  
NAYS: 0  
ABSENT: 1

ALDERMEN: Tillman, Williams, Gardner, Smith, Navarrete, Wilson  
ALDERMEN: None  
ALDERMEN: Patton

**MOTION CARRIED**

Mayor Jones Appointments

Approve Deputy Commissioners Public Works Appointments for a term not to exceed April 30, 2022.

Kevin "Jay" Embrey  
Obaiye Brown  
Scott Nieman  
Jeremy Thomas

Alderman Gardner moved, seconded by Alderman Smith to approve the appointments as presented.

ROLL CALL

AYES: 4  
NAYS: 2  
ABSENT: 1

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

**MOTION CARRIED**

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

- A. Letter of Commendation Letter of commendation to Director Sheryl Tillman from residents
- B. Letter of Commendation Letter of commendation for Inspectional Services Department employees
- C. Letter of Concern Letter of concern from Leon Binion Jr.
- D. Acceptance of Resignation Acceptance of resignation of Police and Fire Commissioner William Galgan.
- E. Acceptance of Resignation Acceptance of resignation of Police and Fire Commissioner Mary Cox.
- F. Acceptance of Resignation Acceptance of resignation of Police and Fire Commissioner Carmela Ziobro

Accept & place on file

Alderman Gardner moved, seconded by Alderman Williams, to accept items A-F and place on file.

**MOTION CARRIED**

**NEW BUSINESS**

1): Authorize the Mayor to execute Quit Claim Deeds to the South Suburban Land Bank Authority

Authorize the Mayor to execute Quit Claim Deeds to the South Suburban Land Bank Authority pursuant to an Intergovernmental Agreement for the following properties: 6 Ruth Street (30-17-404-013-0000); 12 Webb Street (30-17-213-007-0000); 138 155th Street (30-17-202-025-0000, 30-17-202-026-0000, 30-17-202-027-0000); 215 Mason Street (30-17-307-015-0000); and 710 Green Bay (30-18-208-035-0000, 30-18-208-036-0000, 30-18-208-037-0000).

2): Approve appointment of Deanne Jaffrey as IMRF Notice of Appointment of Authorized Agent

Approve appointment of Deanne Jaffrey as IMRF Notice of Appointment of Authorized Agent, replacing former City Administrator, Bill Murray.

3): Approve residential parking signs in front of 24 156<sup>th</sup> St.

Approve residential parking sign in front of 24 156th St.; direct Public Works to erect and install.

4): Approve residential parking sign on the side of 1 Forestdale Park on the State Line Rd. side

Approve residential parking sign on the side of 1 Forestdale Park on the State Line Rd. side; direct Public Works to erect and install.

5): Approve temporary speed bump

Approve temporary speed bump in the 200 block of Webb St.; direct Public Works to install and erect warning sign for speed bump.

6): Approve street closure for block party on July 4, 2021(amended), on Hoxie Ave. from Cleveland Ave. North to the T-Alley entrance at State St.

Approve street closure for block party on July 4, 2021(amended), on Hoxie Ave. from Cleveland Ave. North to the T-Alley entrance at State St.; from 10am – 10pm with amplified music; direct Public Works to provide trash receptacles and barricades.

7): Direct the City Engineer to research and draft a proposal

Direct the City Engineer to research and draft a proposal for the installation of two (2) stop signs at the cress streets of Harding and Muskegon creating a four-way stop.

8): Approve temporary speed bump

Approve temporary speed bumps at Manistee & Wilson and Muskegon & Wilson; direct Public Works to erect and install.

9): Approve block party on July 4, 2021 on Chappel Ave. from State St. to Stewart Ave.

Approve a block party on July 4th, 2021, 12:00 p.m. to 7:00 p.m. on Chappel Avenue from State Street to Stewart Avenue; direct Public Works to provide barricades to close Chapple Ave. between State St. and Stewart Ave (with amplified music.)

Approve New Business

Alderman Smith moved, seconded by Alderman Williams, to items #1 - #9 with item #6 amended to reflect the date July 4, 2021.

**ROLL CALL**

AYES: 6  
NAYS: 0  
ABSENT: 1

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Smith  
ALDERMEN: None  
ALDERMEN: Patton

**MOTION CARRIED**

**BUILDING PERMITS**

**NEW FENCE CONSTRUCTION**

- 1. Fence variance request 615 Exchange
- 2. 784 State Line Road

Discussion

There was a brief discussion regarding the fence variance request for 615 Exchange.

Approve Permits

Alderman Wilson moved, seconded by Alderman Williams, to approve the building permits as presented.

ROLL CALL

AYES: 6  
NAYS: 0  
ABSENT: 1

ALDERMEN: Wilson, Tillman, Williams, Gardner, Smith, Navarrete  
ALDERMEN: None  
ALDERMEN: Patton

**MOTION CARRIED**

**RESOLUTIONS AND ORDINANCES**

#1): A Resolution Recognizing June 13, 2021, As Pastor Installation Day for Reverend Antonio R. Daggett, Sr.

A Resolution Recognizing June 13, 2021, As Pastor Installation Day for Reverend Antonio R. Daggett, Sr.

(Res. #21-29)

(See attached page 6A)

#2): An Ordinance Amending Certain Provisions Of Chapter 14 Of The Municipal Code Of Calumet City, Cook County, Illinois Governing Vacant Properties, Rental Properties and Properties Subject to Foreclosure Proceedings

An Ordinance Amending Certain Provisions Of Chapter 14 Of The Municipal Code Of Calumet City, Cook County, Illinois Governing Vacant Properties, Rental Properties and Properties Subject to Foreclosure Proceedings

(Ord. #21-25)

(See attached page 6B)

A Resolution Of The City Of Calumet City, Cook County Illinois Supporting The Renewal Of The Class 8 Real Estate Tax Assessment Classification For 1250 Torrence Avenue

A Resolution Of The City Of Calumet City, Cook County Illinois Supporting The Renewal Of The Class 8 Real Estate Tax Assessment Classification For 1250 Torrence Avenue

(Res. #21-30)

(See attached page 6C)

#4): A Resolution Of The City Of Calumet City, Cook County Illinois Supporting The Renewal Of A Class 8 Real Estate Tax Assessment Classification For 1401 Huntington Drive

A Resolution Of The City Of Calumet City, Cook County Illinois Supporting The Renewal Of A Class 8 Real Estate Tax Assessment Classification For 1401 Huntington Drive

(Res. #21-31)

(See attached page 6D)

#5): A Resolution Of The City Of Calumet City, Cook County Illinois Supporting The Renewal Of A Class 6B Real Estate Tax Assessment Classification For 1551 Regency Court

A Resolution Of The City Of Calumet City, Cook County Illinois Supporting The Renewal Of A Class 6B Real Estate Tax Assessment Classification For 1551 Regency Court

(Res. #21-32)

(See attached page 6E)

Adopt Ordinances/Pass Resolutions

Alderman Smith moved, seconded by Alderman Gardner to adopt ordinance and pass resolutions #1 - #5 as presented.

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

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**RESOLUTION NUMBER 21-29**

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**A RESOLUTION RECOGNIZING JUNE 13, 2021 AS  
PASTOR INSTALLATION DAY FOR REVEREND ANTONIO R.  
DAGGETT, SR.**

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**THADDEUS JONES, Mayor  
NYOTA T. FIGGS, City Clerk**

**DEJUAN GARDNER  
MICHAEL NAVARRETE  
JAMES PATTON  
ANTHONY SMITH  
DEANDRE TILLMAN  
RAMONDE WILLIAMS  
MONET WILSON**

**Aldermen**

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Published in pamphlet form by authority of the Mayor and City Council of the City of Calumet City on June 24, 2021

Prepared by Corporation Counsel Ancel Glink, P.C. – 140 S. Dearborn, #600, Chicago, Illinois 60603

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**RESOLUTION NO. 21-29**

**A RESOLUTION RECOGNIZING JUNE 13, 2021  
AS PASTOR INSTALLATION DAY FOR REVEREND ANTONIO  
R. DAGGETT, SR.**

WHEREAS, the service provided by pastors and their families is unique—they safeguard the spiritual well-being of the members of their congregations and reach out to the surrounding Community; and

WHEREAS, pastors invest themselves and a significant portion of their family’s lives in ministry, facing pressure of sometimes unrealistic expectations to be the “ideal-role model” for their congregation, to be available whenever a member needs assistance, to have all the answers, and to provide counseling, comfort, and instruction under intense pressure to “be right”; and

WHEREAS, because a pastor represents many things to a congregation—leader, spiritual guide, visionary, shepherd, teacher, and preacher—the day of June 13, 2021 is set aside as the Installation Day of Pastor Antonio R. Daggett, Sr., of the Tabernacle Baptist Church of East Chicago Indiana;

WHEREAS, the corporate authorities believe it is fitting to set aside a special day to recognize and affirm the blessings Pastor Daggett’s presence shall be to Tabernacle Baptist Church and the surrounding community.

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

**Section 1. Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Resolution as though set forth in this Section 1.



**Section 2. Recognition.** The Mayor and City Council hereby recognize June 13, 2021 as the Installation Day of Pastor Antonio R. Daggett, Sr., and encourage everyone to reach out to this community leader with personal expressions of positive affirmation and appreciation for his service and commitment.

**Section 3. Effective Date.** This Resolution shall be in full force and effect upon its passage and publication in pamphlet form, in accordance with law.

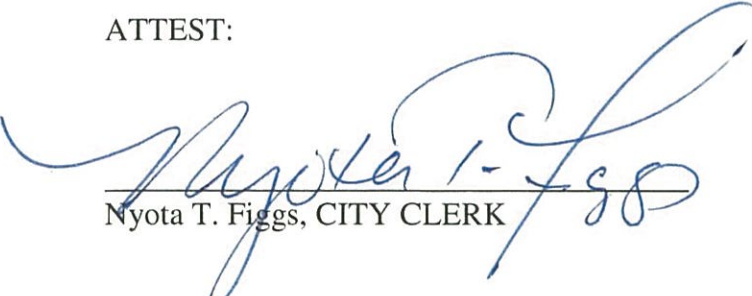
**PASSED** this 24th day of June 2021, pursuant to a roll call as follows:

	Yes	No	Absent	Present
Gardner	X			
Navarrete	X			
Patton			X	
Smith	X			
Tillman	X			
Williams	X			
Wilson	X			
(Mayor Jones)				
<b>TOTAL</b>	6		1	

**APPROVED** by the Mayor on June 24, 2021.

  
Thaddeus Jones  
MAYOR

ATTEST:

  
Nyota T. Figs, CITY CLERK

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

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**ORDINANCE NUMBER 21-25**

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**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF  
CHAPTER 14 OF THE MUNICIPAL CODE OF CALUMENT  
CITY, COOK COUNTY, ILLINOIS GOVERNING VACANT  
PROPERTIES, RENTAL PROPERTIES AND PROPERTIES  
SUBJECT TO FORECLOSURE PROCEEDINGS**

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**THADDEUS JONES, Mayor  
NYOTA T. FIGGS, City Clerk  
DEJUAN GARDNER  
MICHAEL NAVARRETE  
JAMES PATTON  
ANTHONY SMITH  
DEANDRE TILLMAN  
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**Aldermen**

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**ORDINANCE NO. 21-25**

**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF  
CHAPTER 14 OF THE MUNICIPAL CODE OF CALUMET  
CITY, COOK COUNTY, ILLINOIS GOVERNING VACANT  
PROPERTIES, RENTAL PROPERTIES AND PROPERTIES  
SUBJECT TO FORECLOSURE PROCEEDINGS**

**WHEREAS**, Calumet City is an Illinois home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

**WHEREAS**, the City Council desires to protect the public health, safety, and welfare of the citizens of the incorporated area of the City of Calumet and maintain a high quality of life for the citizens of the City through the maintenance of structures and properties in the City; and

**WHEREAS**, the Council recognizes properties subject to foreclosure action or foreclosed upon, vacant properties, and rental properties (hereinafter referred to as “Registrable Properties”) located throughout the City lead to a decline in community and property value; create nuisances; lead to a general decrease in neighborhood and community aesthetic; create conditions that invite criminal activity; and foster an unsafe and unhealthy environment; and

**WHEREAS**, the Council has already adopted property maintenance codes to regulate building standards for the exterior of structures and the condition of the property as a whole; and

**WHEREAS**, the Council recognizes in the best interest of the public health, safety, and welfare a more regulated method is needed to discourage Registrable Property Owners, Landlords, and Mortgagees from allowing their properties to be abandoned, neglected or left unsupervised; and

**WHEREAS**, the Council has a vested interest in protecting neighborhoods against decay caused by Registrable Property and concludes that it is in the best interests of the health, safety,

and welfare of its citizens and residents to impose registration requirements of Registrable Property located within the City to discourage Registrable Property Owners, Landlords, and Mortgagees from allowing their properties to be abandoned, neglected or left unsupervised.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of Calumet City, Cook County, Illinois, as follows:

**Section 1.** That the title of Article XVII of Chapter 14 be amended to read as follows:

“Registration of Vacant Properties and Rental Properties”

**Section 2.** That Chapter 14, Article XVII of the Calumet City Municipal Code is hereby amended to add the underlined text and/or delete the text as indicated:

Sec. 14-970. Intent.

It is in the intent of this article to protect the public health, safety, and welfare by establishing a registration process for vacant buildings and requiring responsible parties to implement a maintenance plan for such buildings to remedy any public nuisance, prevent deterioration, unsightly blight and consequent adverse impact on the value of nearby property.

It is the purpose and intent of this article to protect the health, safety, and welfare of the City and to ensure Mortgagees, Landlords, and Owners take responsibility to prevent and avoid nuisances in the City. The purpose of this Article is to identify Foreclosing or Foreclosed Mortgages, Vacant Property, and Rental Property in the City, to ensure that such properties meet and maintain minimum building and housing code standards and exterior maintenance standards. The City has determined that requiring that all Foreclosing Mortgages, Vacant Properties, Rental Properties be registered with the City and inspected serves these legitimate governmental interests.

This article shall apply to all foreclosing, foreclosed, vacant and rental properties within the City but shall not be construed to prevent the enforcement of other applicable laws, ordinances, codes and regulations which prescribe standards other than are provided herein, and in the event of conflict, the most restrictive shall apply.

This article shall be construed liberally and justly to effect its purposes.

Sec. 14-971. Declaration of policy.

The purpose of this article is to protect the public health, safety and welfare of the residents of the city by:

- (1) Establishing a program for the identification, registration and regulation of buildings which are or become vacant on and after the effective date of this article.
- (2) Determining the responsibilities of owners of vacant buildings.
- (3) Providing for the administration, enforcement, including abatement of public nuisances and imposition of penalties.

Sec. 14-972. Definitions.

For the purpose of this article, and the interpretation and application thereof, the following terms, phrases, words and their derivations shall have the meanings given herein, unless the context in which they are used shall indicate otherwise. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural number and words in the plural number include the singular number. Words or phrases not defined shall be given their common and ordinary meaning unless the context clearly indicates or requires a different meaning.

*Building* shall mean any structure occupied or intended for supporting or sheltering any occupancy or activity.

*Building official* shall mean the building official, as designated by the director, as herein defined, for purposes of this Article.

*City* shall mean the City of Calumet City, Cook County, Illinois.

*City Code* shall mean the Municipal Code of the City of Calumet City, as from time to time supplemented and amended.

*Default* shall mean that the mortgagor has not complied with the terms of the mortgage on the property, or the promissory note, or other evidence of the debt, referred to in the mortgage.

*Director* shall mean the director of the department of inspectional services or his or her designee.

*Enforcement Officer* shall mean any law enforcement officer, building official, zoning inspector, code enforcement officer, fire inspector, building inspector, or other person authorized by the City to enforce the applicable code(s).

Evidence of Vacancy shall mean any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions may include, but are not limited to: overgrown and/or dead vegetation; past due Utility notices and/or disconnected Utilities; accumulation of trash junk or debris; abandoned vehicles, auto parts and/or materials; the absence of furnishings and/or personal items consistent with habitation or occupancy; the presence of an unsanitary, stagnant swimming pool; the accumulation of newspapers, circulars, flyers and/or mail; statements by neighbors, passers-by, delivery agents or government agents; and/or the presence of boards over doors, windows or other openings in violation of applicable code.

Foreclosure or Foreclosure Action shall mean the legal process by which a Mortgagee, or other lien holder, terminates or attempts to terminate a property Owner's equitable right of redemption to obtain legal and equitable title to the Real Property pledged as security for a debt or the Real Property subject to the lien. The legal process is not concluded until the property obtained by the Mortgagee, lien holder, or their designee, by certificate of title, or any other means, is sold to a non-related bona fide purchaser in an arm's length transaction to satisfy the debt or lien.

Landlord shall mean one or more persons or entities, jointly or severally, including a mortgage holder in possession of real property, who is vested all or part of the legal title to the premises or all or part of the beneficial ownership and a right to the present use and enjoyment of the premises, who rents, leases, or lets for consideration any Rental Property.

Long-Term Rental Property shall mean Rental Property which the Owner and/or Landlord rents or leases for a term of 181 days or longer.

Mortgagee shall mean the creditor, including but not limited to, trustees; mortgage servicing companies; lenders in a mortgage agreement; any agent, servant, or employee of the creditor; any successor in interest; or any assignee of the creditor's rights, interests or obligations under the mortgage agreement; or any other person or entity with the legal right to foreclose on the Real Property, excluding governmental entities as assignee or owner.

Owner shall mean any person, agent, operator, entity, Landlord, Mortgagee, firm or corporation, who alone or severally with others, have having a legal or equitable interest in the property; or recorded in the official records of the state, county, or city as holding title to the property; or otherwise having control or possession of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court; or any such person, entity or designated agent owning, maintaining, operating or collecting rent for any building. Nothing contained in the definition herein should be construed to

include a federal government mortgagee as an owner. However, the Property Manager shall not be considered the Owner.

*Person* shall mean a corporation, a partnership, or other entity as well as an individual.

*Premises* shall mean a lot, plot or parcel of land including any structure thereon.

*Property Manager* shall mean any party designated by the Owner as responsible for inspecting, maintaining and securing the property as required in this Chapter.

*Public nuisance* shall mean and includes the following:

- (1) The physical condition, or uses of any building regarded as a public nuisance at common law, under the Illinois Compiled Statutes, or under the City Code;
- (2) Any physical condition, use or occupancy or any building or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations, and unsafe fences or structures;
- (3) Any building which has unsanitary sewerage or plumbing facilities;
- (4) Any building designated by the director as unsafe for human habitation or use;
- (5) Any building which is manifestly capable of being a fire hazard, or manifestly unsafe or insecure as to endanger life, limb or property;
- (6) Any building which is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth of weeds;
- (7) Any building that is dangerous, in a state of dilapidation, deterioration or decay; faulty construction; open or vacant doors or windows, or other openings are boarded up or secured, by any means other than conventional methods used in design of the building or permitted for new construction of similar type; damaged by fire to the extent as not to provide shelter, in danger of collapse or failure and dangerous to anyone on or near the premises; or
- (8) Any building defined or determined as dangerous or unsafe by any section of the City Code.

*Real Property* shall mean any residential or commercial land and/or buildings, leasehold improvements and anything affixed to the land, or portion thereof identified by a property parcel identification number, located in the City limits.

*Registrable Property* shall mean:

- (a) Any Real Property located in the City, whether vacant or occupied, that is encumbered by a mortgage that is subject to an ongoing Foreclosure Action by the Mortgagee or Trustee, has been the subject of a Foreclosure



Action by a Mortgagee or Trustee and a Judgement has been entered, or has been the subject of a Foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the Foreclosure and any properties transferred under a deed in lieu of foreclosure/sale. The designation of a "foreclosure" property as "registrable" shall remain in place until such time as the property is sold to a non-related bona fide purchaser in an arm's length transaction or the Foreclosure Action has been dismissed; or

(b) Any property that is vacant for more than thirty (30) days or any cancellation of Utility or Service, whichever occurs first; or

(c) Rental Property, as defined herein.

Registry shall mean a web-based electronic database of searchable Real Property records, used by the City to allow Mortgagees, Landlords, and Owners the opportunity to register properties and pay applicable fees as required in this Chapter.

Rental Property shall mean any improved structure or portion of a structure within the City which is occupied by someone other than the Owner or Landlord of the real property for residential or commercial purposes, including but not limited to the following: any living quarters or accommodations in any hotel, apartment hotel, motel, resort motel, apartment, apartment motel, rooming house, mobile home, mobile home park, mobile home space, recreational vehicle park, town home, or condominium and for which the Owner and/or Landlord receives any value or consideration, including but not limited to money, or the exchange of goods or services, regardless of the relationship between lessor and lessee.

Semi-Annual Registration shall mean six (6) months from the date of the first action that requires registration, as determined by the City, or its designee, and every subsequent six (6) months. The date of the initial registration may be different than the date of the first action that required registration.

Utilities and Services shall mean any utility and/or service that is essential for a building to be habitable and/or perform a service necessary to comply with all City codes. This includes, but is not limited to, electrical, gas, water, sewer, lawn maintenance, pool maintenance, and snow removal.

Vacant building shall mean a building or portion thereof which lacks the habitual presence of human beings who have a legal right to be on the premises, or at which substantially all lawful business or construction operations or residential occupancy has ceased or which is substantially devoid of content, including buildings ordered vacated by the director pursuant to authority granted by the City Code, state law or a court of competent jurisdiction. In determining whether a

building is "vacant," the building official may consider these factors, among others:

- (1) A building at which substantially all lawful residential or business activity has ceased, or the building is unoccupied and secured by boarding, or other similar means, or is unoccupied and unsecured;
- (2) The percentage of the overall square footage of occupied to unoccupied space or the overall number of occupied or unoccupied units shall be considered.
- (3) The building is substantially devoid of contents. The condition and value of fixtures or personal property in the building are relevant to this determination.
- (4) The building lacks utility services, i.e., water, sewer, electric or natural gas.
- (5) The building is the subject of a foreclosure action.
- (6) The building is not actively for sale as part of a contractual agreement to sell the building, the building lacks "for sale", "for rent" or similar signage.
- (7) The building is unoccupied and the presence or recurrence of uncorrected code violations exist;
- (8) The building is unoccupied and has been the site of unlawful activity within the previous six (6) months;
- (9) The building is unlawfully occupied; or
- (10) The building is unoccupied and during such time the city has issued an order to correct a public nuisance condition and said condition has not been corrected in a code-compliant manner.

But not including:

- (1) Vacant buildings which are undergoing construction, renovation, or rehabilitation and which are in compliance with all applicable ordinances, codes, legislation and regulations, and for which construction, renovation or rehabilitation is proceeding diligently to completion

#### Sec. 14-973. Vacant building determination; Notice

The building official shall evaluate all buildings in the city that the building official believes to be unoccupied and make a determination for each as to whether the building is a vacant building within the meaning of section 14-972. The building official may determine that a building which meets any of the criteria set forth in section 14-972 is not to be regulated under this article for a stated period, if consideration of the building under this article would not serve the public health, welfare and safety and makes written finding in support of the decision that state the factual basis for the determination.

For buildings the building official determines to be vacant buildings, the building official shall, within thirty (30) days of making that determination, send notice of such to the last taxpayer of record listed on the most recent Cook County tax roll requesting the registration of the building and submission of a vacant building plan with the building official. In the event any public nuisance exists in connection with the building or premises thereto then the building official shall specify in the notice the existence of such nuisances. Said notice of determination shall be sent first-class United States Mail, with proper postage prepaid. Failure of delivery shall not excuse a person from complying with the article. The building official may personally serve or cause personal service of the notice of determination. Any person making such service shall execute an affidavit attesting to the facts of service. The building official shall maintain an affidavit of such mailing for each notice of determination sent.

The notice shall contain a statement of the obligations of the owner of a building determined to be a vacant building, a copy of the registration from the owner is required to file pursuant to this article and a notice of the owner's right to appeal the building official's determination.

Sec. 14-974. Appeal of determination of vacant building.

- (a) An owner of a building determined by the building official to be a vacant building may appeal that determination to the director. Such appeal shall be in writing and shall be filed with the director within fifteen (15) days of the date of mailing of the notice of determination. The filing of an appeal stays the owner's obligation to register the building as required by this article. The appeal shall contain a complete statement of the reasons the owner disputes the building official's determination, shall set forth specific facts in support thereof, and shall include all evidence the owner relies upon to support the appeal. The director shall decide the appeal on the basis of facts presented by the owner in the written appeal and the building official's written determination.
- (b) The burden is upon the owner to present sufficient evidence to persuade the director that had the evidence been known to the building official at the time the building official made the determination, the building official would more likely than not have determined that the subject building was not a vacant building.
- (c) The director shall send written notice of the decision to the owner within fifteen (15) days of receipt of the appeal. The director may, but is not required to, seek additional information from the owner. The director may, upon written notice thereof to the owner, take no more than thirty (30) additional days, to decide the appeal if it is determined that such additional time is required for consideration of the appeal. The decision of the director shall be final.

- (d) An owner who wishes to challenge the applicability of the article to their building without the building official's determination having been made, shall set forth specific facts to support non-applicability in writing to the building official. In the event the building official determines that the subject building is a vacant building, the owner shall have the right to appeal the building official's determination as provided for herein.

Sec. 14-975. Obligation to register vacant building; Establishment of Registry

- (a) Except as provided in this article, whenever any building in the city is vacant or the owner who knows or from all the facts and circumstances should know, that their building is or has become a vacant building, or the owner, which the building official determines at any time to be a vacant building, or the owner whose appeal from the building official's determination has been denied shall register such building as a vacant building and submit a vacant building plan within thirty (30) days after either the date of the building official's notice of determination or occurrence of the facts that would cause a reasonable person to believe that the building was a vacant building, or denial of the appeal, whichever is applicable.
- (b) Registration does not exonerate the owner from compliance with all applicable City Code requirements, including this article, nor does it preclude any of the actions the city is authorized to take pursuant to this article or elsewhere in the City Code. Registration shall be deemed as prima facie proof of the statements therein contained in any administrative enforcement proceeding or court proceeding instituted by the city against the owner of a building.
- (c) The building official or designee shall establish a registry cataloging each registrable property within the city containing the information required by this Chapter.

Sec. 14-976. Inspection and Registration of Properties ~~vacant building; annual Registration fee.~~

~~The owner registering a vacant building shall supply the following information on such form provided by the city. The form shall set forth, but not be limited to, the following information:~~

- ~~(1) Name, address, and telephone number of owner, a post office box address is not an acceptable address.~~

- ~~(2) Name, address, and telephone number of any local agent or representative, a post office box address is not an acceptable address.~~
- ~~(3) Name, address and telephone number of all persons with any legal interest in the property, building, and premises, a post office box address is not an acceptable address.~~
- ~~(4) Legal description and permanent index number of the premises on which the building is situated.~~
- ~~(5) The common address of the building.~~
- ~~(6) Date on which building became vacant.~~
- ~~(7) Vacant building plan.~~
- ~~(8) The form shall require the owner to indicate his or her "acceptance of notice" consenting to service of notices sent or required to be sent, pursuant to this article, by any designated local agent or representative. Any owner who fails to register or fails to renew registration or fails to maintain as current with the building official the information required regarding the person designated to accept notice and service of process of a vacant building under this article shall be deemed to consent to receive, by posting at the building, any and all notices of violations and all process in an administrative proceeding brought to enforce code provisions concerning the building.~~
- ~~(9) Obtain property and liability insurance and maintain such insurance for as long as the building is vacant, and file evidence of such insurance with the building official.~~

~~The vacant building registration shall be filed with the building official accompanied with a two hundred dollar (\$200.00) annual non-prorated non-refundable filing fee. All eleemosynary, religious, education, government and benevolent property are exempt from the payment of the annual registration fee, but shall otherwise comply with the requirements of this article.~~

~~Registration of a vacant building shall be valid for a period of one (1) year. If the building is vacant at the expiration of any registration period, then the owner shall re-register such building and pay such annual filing fee, as herein required.~~

(a) Inspection and Registration of Real Property Under Foreclosure

- 1) Any Mortgagee who holds a mortgage on Real Property located within the City shall perform an inspection of the property upon it being in Default or Defaulted by the mortgagor as evidenced by the filing of a Foreclosure Action.
- 2) Property inspected pursuant to subsection (a) above that remains in Foreclosure, shall be inspected every thirty (30) days by the Mortgagee or Mortgagee's designee. If an inspection shows a change in the property's

occupancy status the Mortgagee shall, within ten (10) days of that inspection, update the occupancy status of the property registration.

- 3) Within ten (10) days of the date any Mortgagee files a Foreclosure Action, the Mortgagee shall register the Real Property with the City Registry, and, at the time of registration, indicate whether the property is Vacant, and if so, shall designate in writing a Property Manager to inspect, maintain and secure the Real Property subject to the mortgage under Foreclosure Action when legally possible. A separate registration is required for each property under a Foreclosure Action, regardless of whether the property is occupied or vacant.
- 4) Initial registration pursuant to this section shall contain at a minimum the name of the Mortgagee, the mailing address of the Mortgagee, e-mail address, telephone number and name of the Property Manager and said person's address, e-mail address, and telephone number. A post office address is not sufficient to comply with the registration requirements.
- 5) At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of four hundred twenty-five dollars (\$425.00) for each Property. Subsequent non-refundable Semi-Annual Registrations of Registrable Properties and fees in the amount of four hundred twenty-five dollars (\$425.00) are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Defaulted properties, (3) post-closing counseling and Foreclosure intervention limited to Owner-occupied persons in Default, which may not include cash and mortgage modification assistance, and (4) for any related purposes as may be adopted in the policy set forth in this Chapter. Said fees shall be deposited to a special account in the City's Department dedicated to the cost of implementation and enforcement of this Ordinance, and fulfilling the purpose and intent of this Chapter. None of the funds provided for in this section shall be utilized for the legal defense of Foreclosure Actions.
- 6) Each individual property on the Registry that has been registered for twelve (12) months or more prior to the Effective Date shall have thirty (30) days to renew the registration and pay the non-refundable four hundred twenty-five dollars (\$425.00) Semi-Annual Registration fee. Properties registered less than twelve (12) months prior to the Effective Date shall renew the registration every six (6) months from the expiration of the original registration renewal date and shall pay the four hundred twenty-five dollars (\$425.00).
- 7) If the mortgage and/or servicing on a property is sold or transferred, the new Mortgagee is subject to all the terms of this Chapter. Within ten (10)

days of the transfer, the new Mortgagee shall register the property or update the existing registration. The previous Mortgagee(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Registrable Property.

- 8) If the Mortgagee sells or transfers the Registrable Property in a non-arm's length transaction to a related entity or person, the transferee is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the transferee shall register the property or update the existing registration. Any and all previous unpaid fees, fines, and penalties, regardless of who the Mortgagee was at the time registration was required, including but not limited to unregistered periods during the Foreclosure process, are the responsibility of the transferee and are due and payable with the updated registration. The previous Mortgagee will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Registrable Property.
- 9) If the Foreclosing or Foreclosed Property is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this section, a late fee equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty-day period (30), or portion thereof, the property is not registered and shall be due and payable with the registration.
- 10) This section shall also apply to properties that have been the subject of a foreclosure sale where title is transferred to the Mortgagee as well as any properties transferred to the Mortgagee under a deed in lieu of foreclosure or by any other legal means.
- 11) Properties subject to this section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this section as long as the property remains Registrable Property.
- 12) Failure of the Mortgagee and/or property Owner of record to properly register or to modify the registration to reflect a change of circumstances as required by this ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the City.
- 13) If any property is in violation of this Chapter the City may take the necessary action to ensure compliance with and/or place a lien on the property for the cost of the outstanding obligation and any additional cost incurred to the property into compliance.

- 14) Registration of foreclosure property does not alleviate the Mortgagee and/or Owner from obtaining all required licenses, permits and inspections required by applicable code or State Statutes. Acquisition of required licenses, permits and inspections or registration of rental property does not alleviate the requirement for the property to be registered under this section. Mortgagee and/or Owner is expected to update the status of the property in the event of a Mortgagee managed rental.
  
- (b) Inspection and Registration of Real Property not subject to a mortgage in foreclosure
  - 1) Any Owner of Vacant property located within the City shall within ten (10) days after the property becomes Vacant, register the Real Property with the City Registry.
  - 2) Initial registration pursuant to this section shall contain at a minimum the name of the Owner, the mailing address of the Owner, e-mail address, and telephone number of the Owner, and if applicable, the name and telephone number of the Property Manager and said person's address, e-mail address, and telephone number. A post office address is not sufficient to comply with the registration requirements.
  - 3) At the time of initial registration each registrant shall pay a non-refundable Semi-Annual Registration fee of four hundred twenty-five dollars (\$425.00) for each Vacant property. Subsequent Semi-Annual Registrations of Vacant properties and fees in the amount of four hundred twenty-five dollars (\$425.00) are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Vacant properties, and (3) for any related purposes as may be adopted in the policy set forth in this Chapter. Said fees shall be deposited to a special account in the City's Department dedicated to the cost of implementation and enforcement of this Ordinance, and fulfilling the purpose and intent of this Chapter.
  - 4) Each individual property on the Registry that has been registered for twelve (12) months or more prior to the Effective Date shall have thirty (30) days to renew the registration and pay the non-refundable four hundred twenty-five dollars (\$425.00) Semi-Annual Registration fee. Properties registered less than twelve (12) months prior to the Effective Date shall renew the registration every six (6) months from the expiration of the original registration renewal date and shall pay the non-refundable four hundred twenty-five dollars (\$425.00) Semi-Annual Registration fee.



- 5) If the property is sold or transferred, the new Owner is subject to all the terms of this Chapter. Within ten (10) days of the transfer, the new Owner shall register the Vacant property. The previous Owner(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Owner's involvement with the Vacant property.
- 6) If the Vacant property is not registered, or either the registration fee or the Semi-Annual Registration fee is not paid within thirty (30) days of when the registration or Semi-Annual Registration is required pursuant to this section, a late fee shall be equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty (30) day-period, or portion thereof, the property is not registered and shall be due and payable with the registration. This section shall apply to the initial registration and registrations required by subsequent Owners of the Vacant property.
- 7) Properties subject to this section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this section as long as the property is Vacant.
- 8) Failure of the Owner to properly register or to modify the registration to reflect a change of circumstances as required by this ordinance is a violation of this Chapter and shall be subject to enforcement by any of the enforcement means available to the City.
- 9) If any property is in violation of this Chapter the City may take the necessary action to ensure compliance with and place a lien on the property for the cost of the outstanding obligation and any additional cost incurred to the property into compliance.
- 10) Properties registered as a result of this section are not required to be registered again pursuant to the Foreclosure mortgage property section or Rental Property section.

(c) Registration of Rental Property

- 1) Every Owner or Landlord of Rental Property shall, prior to permitting occupancy thereof by any person (or, within sixty (60) days of the enactment of this Ordinance) register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed. A separate registration is required for each Rental Property. Registration shall be required annually becoming due on the anniversary date of the initial obligation to register.
- 2) Registration pursuant to this section shall contain the name(s), direct mailing address, a direct contact name, telephone number, and e-mail

address for the Owner and/or Landlord, and, if the Owner and/or Landlord does not reside within fifty (50) miles of the Rental Property, the name and twenty-four (24) hour contact phone number for the Property Manager. The registration shall also identify the name(s), direct mailing address, a direct contact name, telephone number, and e-mail address for the all persons authorized by the Owner and/or Landlord to occupy the Rental Property. A post office address is not sufficient to comply with the registration requirements.

- 3) At the time of initial registration, each registrant shall pay a non-refundable annual registration fee of one hundred dollars (\$100.00) per property. Subsequent non-refundable annual registrations as required by this Article are due within ten (10) days of the expiration of the previous registration. Said fees shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Rental Properties, (3) and for any related purposes as may be adopted in the policy set forth in this Article. Said fees shall be deposited to a special account in the City's Department dedicated to the cost of implementation and enforcement of this Ordinance and fulfilling the purpose and intent of this Article.
- 4) Any person or other legal entity that has registered a property under this section must report any change of information contained in the registration within ten (10) days of the change.
- 5) If the Rental Property is sold, the new Owner or Landlord is subject to all the terms of this Article. If the new Owner does not immediately occupy the property, the new Owner shall register the Rental Property or update the existing registration within ten (10) days of the sale. If the new Owner does not intend to offer the property for rent and the property is not immediately occupied, the property is subject to registration under Sec. <ORD. CHAP>.<ORD. SEC> Inspection and Registration of Real Property that is Vacant for as long as the property meets the requirements of that section. Any and all previous unpaid fees, fines, and penalties at the time initial registration and/or renewal registrations were required and are subject to enforcement per this Article. The previous Owner or Landlord will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Owner and/or Landlord's involvement with the Rental Property. The provisions of this section are cumulative with and in addition to other available remedies. Moreover, the City is authorized and empowered to collect on the previous Owner and/or Landlord's non-payment of previous fees, fines, and penalties in any lawful manner.
- 6) If the Rental Property is not registered, or either the registration fee or the renewal fee is not paid within thirty (30) days of when the registration or

renewal is required pursuant to this section, a late fee equivalent to ten percent (10%) of the registration fee shall be charged for every thirty-day period (30), or portion thereof, the property is not registered and shall be due and payable with the registration. This section shall apply to the initial registration and registrations required by subsequent Owners and/or Landlords of Rental Property. Registrations delinquent greater than thirty (30) days are also subject to additional fines as described herein.

- 7) Failure of the Owner or Landlord of record to properly register or to modify the registration to reflect a change of circumstances as required by this ordinance is a violation of this Article and shall be subject to enforcement by any of the enforcement means available to the City.
- 8) In registering a Rental Property, the form will indicate that submission grants the City the authority to issue trespass warnings to individuals who cannot demonstrate written authorization to be on the Rental Property, including any common areas related to the Rental Property. The landlord or owner can opt out of or revoke the City's authority to issue a trespass warning by notifying the City on the registration form or in writing, directed to the Sheriff, code enforcement, City Council or special magistrate.
- 9) If any property is in violation of this Article the City may take the necessary action to ensure compliance with and place a lien on the property for the cost of the outstanding obligation and any additional cost incurred to the property into compliance.
- 10) Registration of a Rental Property does not alleviate the Owner and/or Landlord from obtaining all required licenses, permits and inspections required by applicable code or State Statutes.

(d) Fee Exemption for Certain Entities

All eleemosynary, religious, education, government and benevolent property are exempt from the payment of the registration fee but shall otherwise comply with the requirements of this article.

Sec. 14-977. Vacant building plan; Maintenance Requirements.

(a) Plan Required.

When a building is registered as required herein, the owner or agent shall submit a vacant building plan. The plan shall contain the following:

- (1) A plan of action to repair any doors, windows, or other openings which are boarded up or otherwise secured by any means other than conventional methods used in the design of the building or permitted for new construction of similar type. Boarding shall be accomplished with materials and methods described by the city. The proposed repair shall result in openings secured by conventional methods used in the design of the building or by methods permitted for new construction of similar type.
- (2) For buildings and premises thereof which are identified as being or containing public nuisances, then the vacant building plan shall contain a plan of action to remedy such public nuisances.
- (3) For each required plan, a time schedule shall be submitted identifying a date of commencement of repair and date of completion of repair for each improperly secured opening and identified nuisance.
- (4) When the owner proposes to demolish the vacant building, then the owner shall submit a plan and time schedule for such demolition.
- (5) A plan of action to maintain the building and premises thereof in conformance with this article and the City Code.

(b) Maintenance Requirements.

- 1) Properties subject to this chapter shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspaper circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material, or any other items that give the appearance that the property is abandoned.
- 2) Registrable Property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.
- 3) Front, side, and rear yards, including landscaping, of Registrable Property shall be maintained in accordance with the applicable code(s) at the time registration is required.
- 4) Registrable yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod. Acceptable maintenance of yards and/or landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.
- 5) Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings.

- 6) Pools and spas of shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable code(s).
- 7) Failure of the Mortgagee, Landlord, Owner, and transferees to properly maintain the property as required by this Chapter may result in a violation of the applicable code(s) and issuance of a citation or notice of violation in accordance with the applicable code of the City. Pursuant to a finding and determination by the City Sheriff, Magistrate or a court of competent jurisdiction, the City may take the necessary action to ensure compliance with this section.
- 8) In addition to the above, the property is required to be maintained in accordance with the applicable code(s) of the City.

Sec. 14-978. Approval of vacant building plan.

- (a) The building official shall review the proposed vacant building plan in accordance with the standards below. The building official shall send notice to the owner of his determination.
- (b) Standards for plan approval. In considering appropriateness of a vacant building plan, the director shall consider the following and shall make written findings in accordance herewith:
  - (1) The purposes of this article and intent of the corporate authorities to minimize the time a building is boarded or otherwise vacant.
  - (2) The affect of the building and the proposed plan on adjoining property.
  - (3) The length of time the building has been vacant.
  - (4) The presence of any public nuisances on the property.
  - (5) The likelihood that the plan or portion(s) thereof will prevent or ameliorate the condition it is designed to address.

Sec. 14-979. Authority to modify vacant building plan, right of appeal.

The building official shall, upon notice to the owner, have the right to modify the vacant building plan by modifying the dates of performance, the proposed methods of action, or by imposing additional requirements consistent with this article, if the building official deems necessary to protect the public health, safety, or welfare. If the owner objects to the modifications made by the building official, such owner shall have the right of appeal to the director for final determination. Such appeal shall be filed with the director within fifteen (15) days of the date of mailing of the building official's notice of modification. The appeal shall contain a complete statement of the reasons the owner disputes the building official's

determination, shall set forth specific facts in support thereof, and shall include all evidence the owner relies upon to support the appeal. The director shall decide the appeal on the basis of facts presented by the owner in the written appeal and the building official's proposed modifications or written determination. The director shall send written notice of the decision to the owner within fifteen (15) days of receipt of the appeal. The director may, upon written notice thereof to the owner, take no more than thirty (30) additional days, to decide the appeal if it is determined that such additional time is required. The decision of the director shall be final.

Sec. 14-980. Failure to comply with vacant building plan.

Failure to have an approved plan within thirty (30) days of filing the registration form or failure to comply with the approved plan, at anytime, shall constitute a violation of this article subjecting the owner of the building to penalties as provided in this article and to any remedies the City may avail itself of as provided for herein and elsewhere in the City Code, including, but limited to, an action to compel correction.

Sec. 14-981. Maintenance of alarm and sprinkler systems.

Whenever an owner is required to maintain an alarm or sprinkler system, the owner shall continue to maintain said alarm or sprinkler system during all times that a building is vacant. This shall include any and all necessary systems and appurtenances incident thereto to keep said alarm or sprinkler operable, including, but not limited to, source(s) of water, heat or electricity.

Sec. 14-982. Owner responsibility to secure vacant building.

(a) Security Requirements.

Upon written notice of the building official, an owner shall provide bonded, licensed and insured guard service at the vacant building between the hours of 6:00 p.m. and 6:00 a.m. Such service shall remain in place until the building official gives written notice to the owner that the service is no longer required. Such service shall be required when the building official makes a written determination that the vacant building constitutes a fire hazard, is otherwise dangerous to human life or the public welfare, involves illegal or improper use, occupancy, or maintenance, under such conditions that securing the building are insufficient to prevent the actual or threatened harm.

(b) Access by Unauthorized Persons.

Properties subject to these Sections shall be maintained in a secure manner so as not to be accessible to unauthorized persons. A "secure manner" shall include, but not be limited to, the closure and locking of windows, doors, gates and other

openings of such size that may allow a child to access the interior of the property or structure. Broken windows, doors, gates, and other openings of such size that may allow a child to access the interior of the property or structure must be repaired. Broken windows shall be secured by re-glazing of the window.

(c) Property Manager Responsibilities.

If a property is Registrable, and the property has become vacant or blighted, a Property Manager shall be designated by the Mortgagee, Owner, and/or Landlord to perform the work necessary to bring the property into compliance with the applicable code(s), and the Property Manager must perform regular inspections to verify compliance with the requirements of this Chapter, and any other applicable laws.

(d) Posting Required.

When a property subject to this Chapter becomes Vacant, it shall be posted with the name and twenty-four (24) hour contact telephone number of the Property Manager. The Property Manager shall be available to be contacted by the City Monday through Friday between 9:00 a.m. and 5:00 p.m., legal holidays excepted. The sign shall be placed in a window facing the street and shall be visible from the street. The posting shall be no less than eighteen (18) inches by twenty-four (24) inches and shall be of a font that is legible from a distance of forty-five (45) feet. The posting shall contain the following language with supporting information:

THIS PROPERTY IS MANAGED BY \_\_\_\_\_.  
AND IS INSPECTED ON A REGULAR BASIS. \_\_\_\_\_.  
THE PROPERTY MANAGER CAN BE CONTACTED \_\_\_\_\_.  
BY TELEPHONE AT \_\_\_\_\_.  
OR BY EMAIL AT \_\_\_\_\_.

The posting required shall be placed on the interior of a window facing the street to the front of the property so that it is visible from the street, or secured to the exterior of the building/structure facing the street to the front of the property so that it is visible from the street or if no such area exists, on a stake of sufficient size to support the posting in a location that is at all times visible from the street to the front of the property but not readily accessible to vandals. Exterior posting shall be constructed of and printed with weather-resistant materials.

(e) Compliance and Enforcement; Public Nuisance Abatement.

Failure of the Mortgagee, Owner, and/or Landlord to properly inspect and secure a property subject to this Chapter, and post and maintain the signage noted in this

section, is a violation and shall be subject to enforcement by any of the enforcement means available to the City. The City may take the necessary action to ensure compliance with this section, and recover costs and expenses in support thereof.

All Registrable Property is at risk of being a public nuisance and if vacant or blighted can constitute a public nuisance, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare, and safety of the residents of the City. The building official or other authorized employee of the City is hereby authorized to take any reasonable and necessary steps to abate the nuisance including but not limited to securing the property at the expense of the Owner, Mortgagee or Landlord as provided by law and applicable city codes; and issuing a trespass warnings to individuals on the property without written authority from the Owner, Mortgagee or Landlord. The Owner, Mortgagee or Landlord may opt out of or revoke the City's authority to issue trespass notices by notifying the City on the registration form or in writing directed to the building official and/or department of inspectional services.

Sec. 14-983. Other enforcement.

The registration of a vacant building shall not preclude action by the city to demolish or to take other action against the building pursuant to other provisions of this article, the City Code, or other applicable legislation.

The provisions of this Chapter are cumulative with and in addition to other available remedies. Nothing contained in this Chapter shall prohibit the City from collecting on fees, fines, and penalties in any lawful manner; or enforcing its codes by any other means, including, but not limited to, injunction, abatement, or as otherwise provided by law or ordinance.

Sec. 14-984. Change of ownership.

The vacant building plan shall remain in effect notwithstanding a change in ownership. The new owner is required to file a new registration with the building official. The new registration shall be in the same form as the original registration, however, any remaining annual filing fee paid shall be prorated and credited to the new owner for such time remaining on the original registration.

Sec. 14-985. Promulgation of rules and regulations.

The director may issue rules and regulations for the administration of this article. These rules may designate materials and methods which must be used to secure a building or premises.

Sec. 14-986. Enforcement and penalties.



- (a) Any person found to have violated any provision of this article shall be subject to a fine of one hundred dollars (\$100.00) minimum per day per violation up to seven hundred fifty dollars (\$750.00) maximum per day per violation, in addition to any other legal or equitable remedies available to the city. Such other remedies include, but are not limited to, injunctive relief, application to a court of competent jurisdiction for a receiver, demolition, or condemnation, contracting for the repair or purchase of the premises, or foreclosure of any lien the city may have thereon.
- (b) A separate and distinct offense shall be committed each day on which such person or persons shall violate the provisions of this article.
- (c) The city may enforce this article in its administrative adjudication system or through the Circuit Court of Cook County, Illinois.
- (d) Nothing herein contained shall prohibit the city from immediately condemning as provided by law or the City Code, a building or taking other immediate action upon a determination that the building is a public nuisance or poses an imminent danger to the occupants of the building, or the public, health, safety and welfare.

**Section 3: Superseder.** In the event a conflict exists between the terms of this Ordinance and any other ordinance or resolution of the City, the terms of this Ordinance shall govern.

**Section 4: Severability.** This Ordinance and every provision thereof shall be considered severable and the invalidity of any section clause, paragraph, sentence or provision of this Ordinance will not affect the validity of any other portion of this Ordinance.

**Section 5: Effective Date.** This Ordinance shall be in full force and effect upon its passage and publication in pamphlet form, in accordance with law, and the provisions of the Calumet City's Municipal Code amended herein shall be reprinted with the changes.

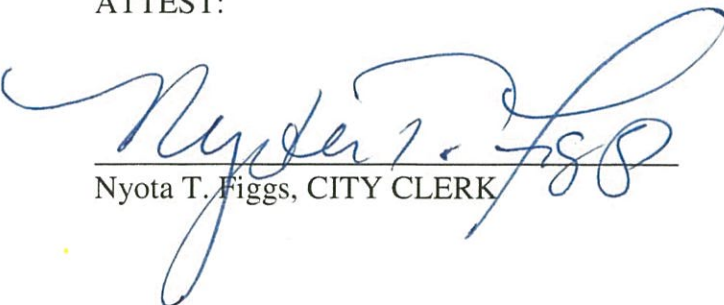
**ADOPTED** this 24<sup>th</sup> day of June 2021, pursuant to a roll call as follows:

	Yes	No	Absent	Present
Gardner	X			
Navarrete	X			
Patton			X	
Smith	X			
Tillman	X			
Williams	X			
Wilson	X			
(Mayor Jones)				
TOTAL	6		1	

**APPROVED** by the Mayor on June 24, 2021.

  
Thaddeus Jones  
MAYOR

ATTEST:

  
Nyota T. Figgs, CITY CLERK

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

---

**RESOLUTION NUMBER 21-30**

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**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK  
COUNTY ILLINOIS SUPPORTING THE RENEWAL OF THE CLASS  
8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR 1250  
TORRENCE AVENUE**

---

**THADDEUS JONES, Mayor  
NYOTA T. FIGGS, City Clerk  
DEJUAN GARDNER  
MICHAEL NAVARRETE  
JAMES PATTON  
ANTHONY SMITH  
DEANDRE TILLMAN  
RAMONDE WILLIAMS  
MONET WILSON**

**Aldermen**

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Published in pamphlet form by authority of the Mayor and City Council of the City of Calumet City on June 24, 2021

Prepared by Corporation Counsel Ancel Glink, P.C. – 140 S. Dearborn, #600, Chicago, Illinois 60603

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**RESOLUTION NUMBER 21-30**

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY  
ILLINOIS SUPPORTING RENEWAL OF THE CLASS 8 REAL ESTATE TAX  
ASSESSMENT  
CLASSIFICATION FOR 1250 TORRENCE 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 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**, Store Master Funding VI, LLC d/b/a Buffalo Wild Wings is the owner ("*Owner*") of a certain parcel of property within the City commonly known as 1250 Torrence Avenue, Calumet City, Illinois, identified by a certain permanent index number (PIN) 29-24-200-038 and hereinafter legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the "*Property*"); and

**WHEREAS**, Diversified Restaurant Holdings, Inc. is the tenant ("Tenant") of the Property and under the lease is responsible for paying property taxes for the Property; and

**WHEREAS**, Tenant has requested that the Mayor and City Council of the City of Calumet City (the "*Corporate Authorities*") support and consent to the renewal of 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 as previously authorized by the Corporate Authorities on February 10, 2011 by Resolution No. 11-5, a copy of said authorizing document is attached hereto and made a part hereof, as Exhibit B ; and

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

**WHEREAS**, Tenant operates a Buffalo Wild Wings restaurant and, after previously doing a complete gut and remodel of the Property, it has plans to invest further by doing an extensive interior remodel of the Property in 2023/2024 in the estimated amount of \$300,000-\$500,000; both this planned extensive improvement to the Property and the economic viability of the business is dependent on the approval and grant of renewal of the Class 8 Tax Assessment Classification; and

**WHEREAS**, to ensure the ongoing viability of the facility, the temporary jobs from the planned rehabilitation and the continuation of 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 renewal of the Class 8 Real Estate 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 continuing economic viability of the Property is necessary and appropriate for the community and that without a Class 8 Tax Assessment Classification the Property would be underutilized and cause blight in 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 and that the use of the Property is necessary and beneficial to the local economy.

**Section 4.** The Corporate Authorities support and consent to the renewal of the Class 8 Tax

Incentive 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.

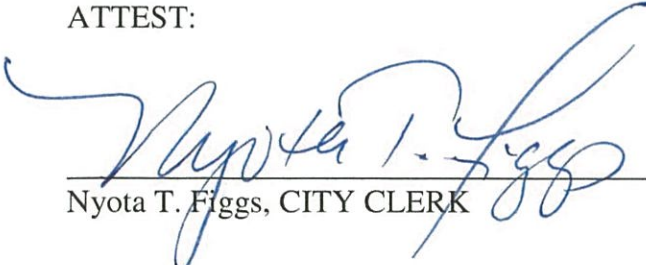
**PASSED** this 24<sup>th</sup> day of June, 2021, pursuant to a roll call as follows:

	Yes	No	Absent	Present
Gardner	X			
Navarrete	X			
Patton			X	
Smith	X			
Tillman	X			
Williams	X			
Wilson	X			
(Mayor Jones)				
TOTAL	6		1	

**APPROVED** by the Mayor on June 24, 2021.

  
Thaddeus Jones  
MAYOR

ATTEST:

  
Nyota T. Figgs, CITY CLERK

**RESOLUTION NUMBER 21-31**

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY  
ILLINOIS SUPPORTING THE RENEWAL OF A CLASS 8 REAL ESTATE TAX  
ASSESSMENT CLASSIFICATION FOR 1401 HUNTINGTON 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 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**, Keifer Enterprises, LLC (the "*Owner*") owns a certain parcel of property within the City commonly known as 1401 Huntington Drive, Calumet City, Illinois, identified by a certain permanent index number (PIN) 29-24-400-111, and hereinafter legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the "*Property*"); and

**WHEREAS**, Owner has requested that the Mayor and City Council of the City of Calumet City (the "*Corporate Authorities*") support and consent to the renewal of its 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 as previously authorized by the Corporate Authorities on March 4, 2010 by Resolution No. 10-



8, a copy of said authorizing document is attached hereto and made a part hereof, as Exhibit B; and

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

**WHEREAS**, Owner leases the Property to Wild Open West (WOW) (*Tenant*), a cable and internet service provider with some thirty employees, the economic viability of which is dependent on the continued Class 8 Tax Assessment Classification; and

**WHEREAS**, to ensure the ongoing viability of the facility, the continuation of 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 renewal of the Class 8 Real Estate 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 continuing economic viability of the Property is necessary and appropriate for the community and that without a Class 8 Tax Assessment Classification the Property would be underutilized and cause blight in 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 and that the use of the Property is necessary and beneficial to the local economy.

**Section 4.** The Corporate Authorities support and consent to the renewal of the Class 8 Tax

Incentive 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.

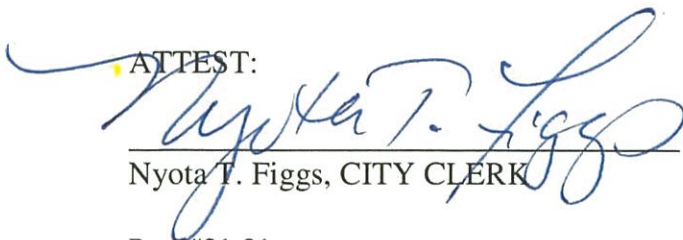
**Section 7.** This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

**PASSED** this 24<sup>th</sup> day of June, 2021, pursuant to a roll call as follows:

	Yes	No	Absent	Present
Gardner	X			
Navarrete	X			
Patton			X	
Smith	X			
Tillman	X			
Williams	X			
Wilson	X			
(Mayor Jones)				
TOTAL	6		1	

**APPROVED** by the Mayor on June 24, 2021.

  
 Thaddeus Jones  
 MAYOR

ATTEST:  
  
 Nyota T. Figgs, CITY CLERK

Res. #21-31

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

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**RESOLUTION NUMBER 21-32**

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**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK  
COUNTY ILLINOIS SUPPORTING THE RENEWAL OF A CLASS  
6B REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR  
1551 REGENCY COURT**

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**THADDEUS JONES, Mayor  
NYOTA T. FIGGS, City Clerk  
DEJUAN GARDNER  
MICHAEL NAVARRETE  
JAMES PATTON  
ANTHONY SMITH  
DEANDRE TILLMAN  
RAMONDE WILLIAMS  
MONET WILSON**

**Aldermen**

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Published in pamphlet form by authority of the Mayor and City Council of the City of Calumet City on June 24, 2021

Prepared by Corporation Counsel Ancel Glink, P.C. – 140 S. Dearborn, #600, Chicago, Illinois 60603

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**RESOLUTION NUMBER 21-32**

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY  
ILLINOIS SUPPORTING THE RENEWAL OF A CLASS 6B REAL ESTATE TAX  
ASSESSMENT CLASSIFICATION FOR 1551 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 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**, Hilight LLC (dba Centerstage) (the "*Owner*") owns a certain parcel of property within the City commonly known as 1551 Regency Court, Calumet City, Illinois, identified by a certain permanent index number (PIN) 29-24-400-029, and hereinafter legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the "*Property*"); and

**WHEREAS**, Owner has requested that the Mayor and City Council of the City of Calumet City (the "*Corporate Authorities*") support and consent to the renewal of its Cook County Class 6B Real Estate Tax Assessment Classification for the Property, as said term is defined in the Classification Ordinance (the "*Class 6B Tax Assessment Classification*"), and as previously authorized by the Corporate Authorities on March 26, 2009 by Resolution No. 9-

10, a copy of said authorizing document is attached hereto and made a part hereof, as Exhibit B; and

**WHEREAS**, the adoption of a resolution by the Corporate Authorities is required and must be filed by Owner with its renewal application with the County of Cook in order for the Property to maintain its Class 6B Tax Assessment Classification; and

**WHEREAS**, Owner operates a warehouse used for Centerstage, a multi-media provider concentrating on live special events and trade show exhibit designer and fabricator, which was significantly affected by the pandemic, and the economic viability of which is dependent on the continued Class 6B Tax Assessment Classification; and

**WHEREAS**, to ensure the ongoing viability of the facility, the continuation of 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 renewal of the Class 6B Real Estate 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 continuing economic viability of the Property is necessary and appropriate for the community and that without a Class 6B Tax Assessment Classification the Property would be underutilized and cause blight in the area surrounding the Property.

**Section 3.** The Corporate Authorities find that the Class 6B Tax Assessment Classification incentive program established by the County of Cook is necessary for the ongoing

commercial use and habitability of the Property and that the use of the Property is necessary and beneficial to the local economy.

**Section 4.** The Corporate Authorities support and consent to the renewal of the Class 6B Tax Incentive 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.

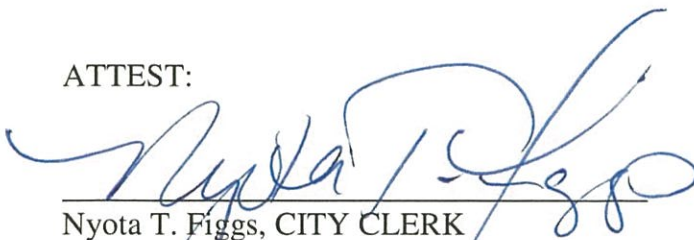
**PASSED** this 24<sup>th</sup> day of June, 2021, pursuant to a roll call as follows:

	Yes	No	Absent	Present
Gardner	X			
Navarrete	X			
Patton			X	
Smith	X			
Tillman	X			
Williams	X			
Wilson	X			
(Mayor Jones)				
TOTAL	6		1	

**APPROVED** by the Mayor on June 24, 2021.

  
Thaddeus Jones  
MAYOR

ATTEST:

  
Nyota T. Figgs, CITY CLERK

Res. #21-32

Regular Mtg. June 24, 2021

-6E-

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

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**RESOLUTION NUMBER 21-31**

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**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK  
COUNTY ILLINOIS SUPPORTING THE RENEWAL OF A CLASS  
8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR  
1401 HUNTINGTON DRIVE**

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**THADDEUS JONES, Mayor  
NYOTA T. FIGGS, City Clerk  
DEJUAN GARDNER  
MICHAEL NAVARRETE  
JAMES PATTON  
ANTHONY SMITH  
DEANDRE TILLMAN  
RAMONDE WILLIAMS  
MONET WILSON**

**Aldermen**

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Published in pamphlet form by authority of the Mayor and City Council of the City of Calumet City on June 24, 2021

Prepared by Corporation Counsel Ancel Glink, P.C. – 140 S. Dearborn, #600, Chicago, Illinois 60603

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ROLL CALL

AYES: 6  
NAYS: 0  
ABSENT: 1

ALDERMEN: Smith, Navarrete, Wilson, Tillman, Williams, Gardner  
ALDERMEN: None  
ALDERMEN: Patton

**MOTION CARRIED**

**FINANCIAL MATTERS**

#1): Approve the attendance of Gerald Tarka at the Association of Public Treasurers of the United States and Canada Annual Conference on July 18-21, 2021

Approve the attendance of Gerald Tarka at the Association of Public Treasurers of the United States and Canada Annual Conference on July 18-21, 2021; authorize the City Treasurer to issue payment in the amounts stated in the communication and to charge account#01024-52300.

#2): Approve list of employees to travel to Boston, MA for the purposes of economic development on July 9 - 12, 2021

Approve list of employees to travel to Boston, MA for the purposes of economic development on July 9 - 12, 2021; authorize the City Treasurer to remit \$1,200 per diem to the individual city employees listed in the communication, who will provide receipts to the City Treasurer one week after trip completion; authorize the City Treasurer to remit payment to Renaissance Boston Waterfront Hotel in the amount of \$7,576.35 and to charge each employee's department Conference/Travel/Convention expense line item.

#3): Authorize the City Treasurer to reclassify fiscal year 2021 Alliant (Mesirow Insurance Services) Insurance renewal expense

Authorize the City Treasurer to reclassify fiscal year 2021 Alliant (Mesirow Insurance Services) Insurance renewal expense in the amount of \$611,571.75 from account #01050-52131(Worker's Compensation) to account #01050-52230 (Fleet and Liability) as listed in the communication.

#4): Rescind motion from Regular City Council Meeting on April 8, 2021: Approve the renewal of the City's Insurance effective April 1, 2021

Rescind the following motion from Regular City Council Meeting on April 8, 2021: Approve the renewal of the City's Insurance effective April 1, 2021; authorize the City Treasurer to remit payment to Mesirow Insurance Services in the amount of \$611,572.00, and charge to account #01050-52131.

#5): is a continuation of #4

#6): Approve the audit engagement letter dated May 18, 2021 prepared by Crowe, LLP, independent Member of Crowe Global, Oak Brooke Terrace, IL, for a one-year contract for the audit of the fiscal year ended April 30, 2021

Approve the audit engagement letter dated May 18, 2021 prepared by Crowe, LLP, independent Member of Crowe Global, Oak Brooke Terrace, IL, for a one-year contract for the audit of the fiscal year ended April 30, 2021; authorize the Mayor to sign and execute the Engagement letter documents presented; and authorize the City Treasurer to remit payment to Crowe, LLP in the amount of \$74,000.00(amended), for services rendered to be paid from account #01099-52610.

#7): Approve hotel/motel tax collected from January 16, 2021 through April 15, 2021 in accordance with Ordinance #02-21

Approve hotel/motel tax collected from January 16, 2021 through April 15, 2021 in accordance with Ordinance #02-21; authorize the City Treasurer to remit payment to the Chicago Southland Convention and Visitor's Bureau in the amount of \$2,758.00 to be charged to account #01099-52696.

#8): Approve payment for grass maintenance services

Approve payment for grass maintenance services; authorize the City Treasurer to remit payment to The J & T Group in the amount of \$1,089.38 and to charge account #01099-52642.



- |   |   |
|---|---|
| <u>#9): Approve annual camera licensing fee</u>   | Approve annual camera licensing fee; authorize the City Treasurer to remit payment to Vigilant in the amount of \$8,550.00 and to charge account #01060-52430.  |
| <u>#10): Approve investigative data platform subscription</u>   | Approve investigative data platform subscription; authorize the City Treasurer to remit payment to Vigilant in the amount of \$10,800.00 and to charge account #01060-52430.  |
| <u>#11): Approve cost of acquisition for 141 155<sup>th</sup> St</u>  | Approve cost of acquisition for 141 155th St.; authorize the City Treasurer to remit payment to South Suburban Land Bank Authority in the amount of \$6084.54 and to charge account #01099-52645.   |
| <u>#12): Approve performance of Phase 3 engineering services and construction costs for Calumet-Sag Trail</u> | Approve performance of Phase 3 engineering services and construction costs for Calumet-Sag Trail; authorize the City Treasurer to remit payment to Dolton Park District in the amount of \$158,225.00 and to charge account #01099-52711. |
| <u>#13): Authorize payment in accordance with Resolution #20-29 and agreement</u>                             | Authorize payment in accordance with Resolution #20-29 and agreement; direct the City Treasurer to remit payment to Southland Water Agency in the amount of \$62,150.00 and to charge account #03036-52602.                               |
| <u>#14): Approve buy back for Cindy Horvath due to her retirement</u>   | Approve buy back for Cindy Horvath due to her retirement; authorize the City Treasurer to remit payment in the amount of \$153.16 and to charge account #01069-51184.   |
| <u>#15): Approve IMRF/ERI invoice for member Nikolaos Manousopoulos</u>                                       | Approve IMRF/ERI invoice for member Nikolaos Manousopoulos; direct the City Treasurer to remit payment to IMRF in the amount of \$23,375.95 and to charge account #06107-51180.   |
| <u>#16): Approve IMRF/ERI invoice for member Roseann Bonato</u>   | Approve IMRF/ERI invoice for member Roseann Bonato; direct the City Treasurer to remit payment to IMRF in the amount of \$15,528.30 and to charge account #06107-51180.   |
| <u>#17): approve conversion of camera system from GeoVision to Genetec and 5 additional users</u>             | Approve conversion of camera system from GeoVision to Genetec and 5 additional users; direct the City Treasurer to remit payment to Complex Network Solutions and to charge account #01099-55100.   |
| <u>#18): Approve payroll report</u>   | Approve payroll report  |
| <u>#19): Approve bill listing</u>   | Approve bill listing (\$990,162.21).  |
| <u>#20): Approve payroll</u>  | Approve payroll (\$776,834.35).   |
| <u>Discussion</u>   | There was a brief discussion regarding financial item #6.   |
| <u>Approve financial items #1 - #20</u>   | Alderman Smith moved, seconded by Alderman Gardner to approve items #1 - #20 as presented with item #6 amended to include the amount \$74,000.00.   |

ROLL CALL

AYES:	6	ALDERMEN: Smith, Navarrete, Wilson, Tillman, Williams, Gardner,
NAYS:	0	ALDERMEN: None
ABSENT:	1	ALDERMEN: Patton

**MOTION CARRIED**

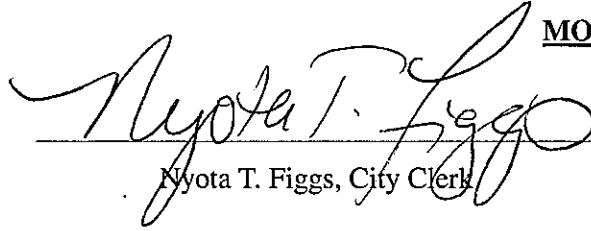
## UNFINISHED BUSINESS

<u>Report vacant properties</u>	Alderman Smith encouraged residents to report vacant properties <a href="mailto:708-891-8197/asmith@calumetcity.org">708-891-8197/asmith@calumetcity.org</a> .
<u>Cohort IT Program</u>	Alderman Smith encouraged residents to contact city council members regarding the Cohort IT Program or call 1-833-4COHORT.
<u>Sidewalk list</u>	Alderman Gardner reminded residents to call his office 708-891-8195 regarding the 5 <sup>th</sup> Ward sidewalk replacement list.
<u>Congratulations Thornwood Class of 2021</u>	Alderman Tillman congratulated the graduates of Thornwood Class of 2021.
<u>Employment Opportunities</u>	Alderman Wilson encouraged residents to refer to the city's website for employment opportunities.
<u>Campbell St. Block Club</u>	Alderman Wilson thanked residents of Campbell St. for meeting with her in efforts to form a block club.
<u>Slow Down</u>	Alderman Wilson encouraged residents to slow down, obey stop signs and drive safely.
<u>1<sup>st</sup> Ward Event</u>	Alderman Navarrete stated he is working with the Economic Development Department to schedule a date for a future event.
<u>Congratulations Graduates</u>	City Clerk Figgs congratulated all Class of 2021 graduates.
<u>Congratulations Graduates</u>	City Treasurer Tarka congratulated all Class of 2021 graduates.
<u>Celebrate Holiday Safely</u>	City Treasurer Tarka encouraged residents to enjoy and celebrate the 4 <sup>th</sup> of July holiday safely.
<u>Celebrate Holiday Safely</u>	Mayor Jones reminded residents that fireworks are illegal in Illinois and to celebrate the holiday responsibly and safely.
<u>Governor lifting COVID restrictions</u>	Mayor Jones addressed concerns regarding the referendum challenging his eligibility to serve as Mayor of Calumet City, saying that Governor Pritzker signed House/Senate Bill 825 making the referendum unenforceable. He added that he is able to carry on as Mayor and bring resources as State Representative to make sure Calumet City gets the best they can.
<u>Thank you Governor Pritzker</u>	Mayor Jones read the language of House/Senate Bill 825 and thanked all who have supported him.

**ADJOURNMENT**

Adjournment was at 8:19 p.m., on a motion by Alderman Gardner, seconded by Alderman Smith.

**MOTION CARRIED**



Nyota T. Figgs, City Clerk

/dys