

**COMMITTEE OF THE WHOLE  
COUNCIL MEETING**

**MONDAY, AUGUST 8, 2016**

CALL TO ORDER

A Committee of the Whole Council Meeting was held on Monday, August 8, 2016 at 6:34 p.m. in the City Council Chambers, 204 Pulaski Road, Calumet City, IL, with Honorable Michelle Markiewicz Qualkinbush, present and presiding.

ROLL CALL

PRESENT: 6

ALDERMEN: Wosczynski, Jones, Williams, Munda (6:36)  
Manousopoulos, Bullock

ABSENT: 1

ALDERMAN: Schneider

Also present were City Clerk Figgs, City Treasurer Tarka, Finance Director Kasperek, Economic Development Coordinator Saunders and members of the public.

Accept call

Alderman Manousopoulos moved, seconded by Alderman Jones, to accept the call as presented.

MOTION CARRIED

#1: Development proposal  
2 River Oaks Center  
(formerly Sears)

Development proposal for property at 2 River Oaks Center (formerly Sears) by River Oaks Flea Market Group.

At this time in the meeting Economic Development Coordinator addressed the council regarding development of the property at 2 River Oaks Center.

At this time in the meeting, Tom Hickey, developer, (River Oaks Flea Market Group) addressed the city council regarding the property at 2 River Oaks Center (formerly Sears) and requested Class 8 Tax Incentive for this development.

Ald. Munda entered mtg.

Alderman Munda entered meeting at 6:36 p.m.

There was a lengthy discussion regarding development proposal for 2 River Oaks Center (formerly Sears) by River Oaks Flea Market Group regarding funding, zoning and Class Tax 8 Incentives.

At this time in the meeting, Lisa Conrad, General Manager J.C. Penney store located in River Oaks Shopping Center and for the record they are opposed to the Flea Market coming to the mall and legal is working with the mall regarding mall regulations.

J. C. Penney store stated they did 16 million in sales last year and will do approximately 20 million this year and would like to retain the image coming into the mall.

The City Council is requesting River Oaks Flea Market Group to finalize their plan for development of 2 River Oaks Center and bring back to the city council.

#2: Development property  
River Oaks Drive

Development of property on River Oaks Drive (formerly Wickes Furniture) by Furniture Outlet.

At this time in the meeting, Economic Development Coordinator Saunders addressed the council regarding the development on River Oaks Drive (formerly Wickes Furniture) by Furniture Outlet.

There will be ongoing discussions regarding development of property on River Oaks Drive and more information will be brought to the city council.

#3: Fullers Car Wash  
Development

Fullers Car Wash Development; delay due to relocation of ComEd Transformer on site.

At this time in the meeting, Economic Development Coordinator Saunders addressed the council regarding Fullers Car Wash Development. (Development has started last week)

#4: Sonic request enclose  
patio on-site dining

Sonic request to enclose patio for on-site dining.

Economic Development Coordinator Saunders stated that Sonic has not responded regarding their request to enclose patio for on-site dining.

Economic Development Coordinator will report back to the council on the project.

#5: Development property  
River Oaks Drive (formerly)  
Fuddruckers

Development of property on River Oaks Drive (formerly Fuddruckers)

Economic Development Coordinator Saunders addressed the council regarding development of property on River Oaks Drive (formerly Fuddruckers) and stated there is a developer possibly regarding opening a casual restaurant (Delicious) an independent restaurant and possibly looking to obtain a liquor license at that location. The developer will also be looking for a Class 8 Tax Incentive.

Economic Development Coordinator will be report back to the council on the property on River Oaks Drive (formerly Fuddruckers)

#6: Development property  
100 Riverside

Development of property located at 100 Riverside by HB Taylor.  
(formerly V.G. Supply site)

Economic Development Coordinator Saunders addressed the council regarding development of property located at 100 Riverside. They are food processing company based in Chicago and development flavors.

There is an engineering estimate to construct a new 8-inch water service line to supply the former V.G. Supply site in the amount of \$350,000.00 estimate for design engineering and construction.

There was a lengthy discussion regarding development of property at 100 Riverside.

Alderman Manousopoulos moved, seconded by Alderman Munda, to direct the City Engineer to proceed with the estimate to construct a new 8-inch water service line to supply the former V.G. Supply site in the amount of \$350,000.00 for design engineering and construction; item will come before the full council at a regular meeting for in final approval.

MOTION CARRIED

#7: Status of Checkers  
Restaurant on River Oaks  
Drive

Status of Checkers Restaurant on River Oaks Drive.

Economic Development Coordinator is still waiting to hear back from developer for the Checkers Restaurant on River Oaks Drive.

#8: Development property  
on Torrence Avenue

Development of property on Torrence Avenue (formerly Cottage Restaurant) for a Ci Ci's Pizza.

Economic Development Coordinator Saunders addressed the council regarding property on Torrence Avenue. The city owns the property and advised the developer will be putting together a proposal to bring to the city council for consideration.

#9: Development property  
property River Oaks  
Drive (formerly Walgreen's)

Development of property on River Oaks Drive (formerly Walgreen's).

Economic Development Coordinator Saunders addressed the council regarding the property on River Oaks Drive (formerly Walgreen's) and advised the developer is trying to reach an agreement with the owner for the purchase of the property.

The developer is looking for a Class 8 Incentive for the development of the property on River Oaks Drive and will be bringing information back to the council as it comes available.

#10: Calumet Region  
Enterprise Zone update

Calumet Region Enterprise Zone update.

Economic Development Coordinator Saunders addressed the council and gave an update on the Calumet Region Enterprise Zone and working in conjunction with the county to offer commercial development incentives.

He advised that there was a meeting to set up membership of the Enterprise Zone and was nominated secretary for the organization. They will be meeting on a monthly basis.

There was a brief discussion regarding the Calumet Region Enterprise Zone.

#11: Strategy for  
economic development

Strategy for economic development in Calumet City.

At this time in the meeting Economic Development Coordinator Saunders addressed the city council regarding the economic development in Calumet City.

He distributed a handout explaining his approach to the economic development plan.

Economic Growth, Summary of Existing Conditions, Goals, Recommendations and Action Steps.

Land Use and Development, Summary of Existing Conditions, Goals, Recommendations and Action Steps.

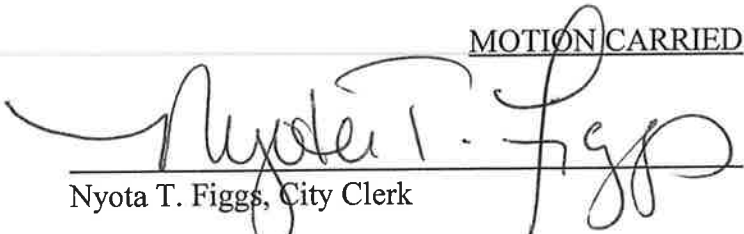
Quality of Life, Summary of Existing Conditions, Goals, Recommendations and Action Steps and final implementation of the strategy for economic development in Calumet City.

There was a discussion regarding strategy for economic development.

**ADJOURNMENT**

Adjournment was at 7:31 p.m. on a motion made by Alderman Manousopoulos and seconded by Alderman Munda.

MOTION CARRIED

  
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Nyota T. Figgs, City Clerk

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