

JOURNAL OF PROCEEDINGS

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

JULY 26, 2018

Public Comment

The following individuals addressed the City Council during the public forum held at 7:30pm :

Mr. Shannon of 315 157th St regarding minimum wage.

George Grenchik, of 457 Freeland regarding Saint Victor's parish Carnival/ Victor Fest.

Charles Garcia of 1454 Burnham regarding the timing of the stop light on Burnham 163rd.

CALL TO ORDER

Pledge Of Allegiance

The City Council of the City of Calumet City met in the City Council Chambers at 7:56 p.m. in a regular meeting on Thursday, October 27, 2016, with Mayor Michelle Markiewicz Qualkinbush, present and presiding.

ROLL CALL

PRESENT: 6 ALDERMAN: Patton, Williams, Tillman, Gardner, Smith, Navarrete

ABSENT: 1 ALDERMAN: Wosczyński

Also present was City Clerk Figgs, City Treasurer Tarka, City Attorney Horvath, Police Chief Fletcher, City Administrator Murray, Executive Assistant to the Mayor Bonato, Inspectional Services Deputy Director Manousopoulos.

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

Approval of minutes

None.

REPORTS OF STANDING COMMITTEES

Finance

Alderman Wosczyński was absent.

Public Safety

Alderman Patton had no report.

Public Utilities

Alderman Williams had no report.

Ord. & Res.

Alderman Tillman had no report.

H.E.W

Alderman Gardner had no report.

Permits & Licenses

Alderman Smith had no report.

Public Works

Alderman Navarrete had no report.

CITY COUNCIL REPORTS

City Clerk - report

No Report

City Treasurer – report

No Report

Ald. Navarrete

No Report

Ald. Wosczynski

No Report

Ald. Tillman 3rd Ward

Alderman Tillman announced that the 3rd Ward Back to School Picnic will be August 4, 2018 at Downey Park from 12pm-5pm.

Alderman Tillman would like to thank all the residents of Calumet City for their continued support.

Ald. Williams 4th Ward

Alderman Williams encouraged residents to RSVP for Back to School Supplies, with his office at (708)891-8194.

Ald. Gardner 5th Ward

Alderman Gardner encouraged residents to RSVP for Back to School Supplies, with his office at (708)891-8195.

Alderman Gardner reminded residents to be mindful of children playing outside.

Ald. Patton 6th Ward

Alderman Patton encouraged residents to RSVP for Back to School Supplies, with his office at (708)891-8196.

Ald. Smith 7th Ward

Alderman Smith encouraged residents to RSVP for Back to School Expo August 4, 2018 11am-2pm; contact his office at (708)891-8197.

Alderman Smith is working with the Local School Districts for graduates looking for career track.

Alderman Smith encouraged residents to call his office at (708)891-8197 for sidewalk repairs.

INFORMATIONAL ITEMS TO BE ACCEPTED AND PLACED ON FILE

- A. Illinois Environmental Protection agency RE: Submitting Monthly Report June 2018.
- B. Zoning Board RE: Advising of a Public Hearing for the rezoning of 1264 Sibley Blvd. on July 30, 2018.
- C. Fire & Police Commissioner RE: Advising of promotions effective July 12, 2018.
- D. City Treasurer Tarka RE: Revenue & Expense Report for April 2018.

Accept & place on file

Alderman Tillman moved, seconded by Alderman Smith, to approve the communications and place on file.

MOTION CARRIED

NEW BUSINESS

#1 Approve Tag Day

Approve Tag Day request for J. Shegog Christian Academy on Saturday, August 18, 2018. (Approved by Police Department)

#2 Approve Street Closure at 246 157th St

Approve closure of street from 246 157th street to 157th in Wentworth on September 2, 2018 from 9:00 a.m. to 8:00 p.m.; direct Public Works to provide barricades and trash receptacles. (notify Public Works Department & Public Safety Departments)

#3 Approve Block Party Luella from Memorial Dr. south to the CMPD Sandridge gate

Approve a Block Party on August 4, 2018 on Luella Ave, from Memorial Dr. south to the CMPD Sandridge perimeter gate / dead-end (approximately 100 ft) 10am-10pm with amplified music; direct Public Works to provide trash receptacles and barricades. (notify Public Works Department & Public Safety Departments)

#4 Approve Block Party Hoxie Ave, from Cleveland Ave to State St

Approve Motion to approve a Block Party on August 11, 2018 on Hoxie Ave, from Cleveland Ave to State St. 10am-10pm with amplified music; direct Public Works to provide trash receptacles and barricades. (notify Public Works Department & Public Safety Departments)

#5 Approve Block Party on Merrill Ave, from Michigan City Rd to Memorial Dr.

Approve a Block Party on August 18, 2018 on Merrill Ave, from Michigan City Rd to Memorial Dr. 10am-10pm with amplified music; Public Works to provide trash receptacles and barricades. (notify Public Works Department & Public Safety Departments)

#6 Resolution Request acknowledging RaShaad Williams

Requesting Motion directing City Attorney to prepare resolution acknowledging RaShaad J. Williams for his dedication and volunteer service as a skills trainer in the 4th Ward Skills and Training Camp from May – July.

APPROVE NEW BUSINESS

Alderman Smith moved, seconded by Alderman Patton, to approve new business as presented, without the necessity of prior posting.

YEAS: 6
NAYS: 0
ABSENT: 1

ALDERMEN: Patton, Williams, Tillman, Gardner, Smith, Navarrete
ALDERMEN: None
ALDERMAN: Wosczynski

MOTION CARRIED

BUILDING PERMITS

Privacy Fence

371 Madison - 3rd Ward

Approve Permits

Alderman Tillman moved, seconded by Alderman Navarrete, to approve the building permits as presented.

MOTION CARRIED

RESOLUTIONS AND ORDINANCE

Res. #1: Approving Bike Path Agreement (Ord. #18-37)

Resolution approving an agreement with the Illinois department of transportation and the City of Calumet City for the Torrence Avenue Bike/Pedestrian Path Improvements. (see attached 4A)

Res. #2: Amending Health Engine Tech License (Ord. #18-38)

Ordinance amending 18-33 approving technology license and agreement with Health Engine and authorizing the Mayor to execute the contract. (see attached 4B)

Ord. #3: Amending handicap parking (Ord. #18-37)

Ordinance amending Chapter 90 of the Municipal Code of the City of Calumet City, Cook County, Illinois, by adding: 609 Ingraham.(see attached 4C)

Ord. #4: TIF redevelopment Plan Public Hearing(Ord. #18-38)

Ordinance to set a date for, and approve public hearing for TIF Redevelopment Plan of River Oaks and River Oaks West. (see attached 4D)

Ord. #5 Amending Permit Fees (Ord.#18-39)

Ordinance amending Chapter 14, Article II, Division 2, and various subsections of Section 14 in regards to Permit Fees. (see attached 4E)

Pass Resolution/Adopt Ordinances

Alderman Williams moved, seconded by Alderman Tillman, to pass the resolution and adopt the ordinances 1 through 5 as presented, without the necessity of prior posting.

ROLL CALL

YEAS: 6
NAYS: 0
ABSENT: 1

ALDERMEN: Patton, Williams, Tillman, Gardner, Smith, Navarrete
ALDERMEN: None
ALDERMAN: Wosczynski

MOTION CARRIED

RESOLUTION NO. 2018-37

**RESOLUTION APPROVING AN AGREEMENT WITH
THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE
CITY OF CALUMET CITY FOR THE TORRENCE AVENUE BIKE/PEDESTRIAN PATH
IMPROVEMENTS**

WHEREAS, The City of Calumet City, Illinois, has determined that there is a need to improve the local agency roadways to include the installation of a proposed Bike/Pedestrian Path along the east side of Torrence Avenue (IL Route 83); and

WHEREAS, said project has been approved by the Illinois Department of Transportation to receive Transportation Alternatives Program Funds (TAP-S STE) funds for 80% of Engineering and Construction Costs; and

WHEREAS, in order to obtain federal funding of local transportation improvements, the City of Calumet City is required, under Illinois Department of Transportation policies, to enter into an agreement for the funding of said local improvements; and

WHEREAS, the attached agreement between the State of Illinois and the City of Calumet City defines the Local Agency participation in the engineering services and the estimated local share of the cost of the engineering services and Construction Costs, said agreement attached hereto and hereby made a part hereof.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Calumet City, Illinois, that the attached agreement is hereby approved and that there is hereby appropriated the sum of Twenty-Five-Thousand-Dollars (\$25,000.00) or as much may be needed to match federal funds in the completion of MFT Section Number 14-00154-00-BT, from the Village General Corporate Funds for Construction Engineering services, of which Twenty-Thousand-Dollars (\$20,000.00) will be reimbursed to the City by the State of Illinois;

BE IT FURTHER RESOLVED, that this project is hereby designated as Section 14-00154-00-BT; Job Number C-91-153-15; Project Number EY5W(609)

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute said Agreement.

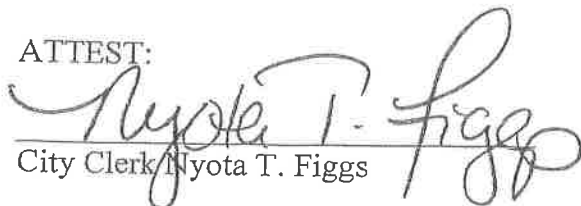
ADOPTED by the City Council this 26 day of July, 2018.

APPROVED:


Mayor Michelle M. Qualkinbush

(SEAL)

ATTEST:


City Clerk Nyota T. Figgs

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

**RESOLUTION
NUMBER 18-38**

**A RESOLUTION APPROVING A TECHNOLOGY LICENSE AND
SERVICE AGREEMENT WITH HEALTH ENGINE, INC. AND
AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT**

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

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

Aldermen

**Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 7/26/18
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805**

RESOLUTION NO. 2018-38

A RESOLUTION APPROVING A TECHNOLOGY LICENSE AND SERVICE AGREEMENT WITH HEALTH ENGINE, INC. AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT

WHEREAS, the City of Calumet City has the authority to contract and be contracted with pursuant to 65 ILCS 5/2-2-12;

WHEREAS, the City plans to enter into a Technology License and Service Agreement with HealthEngine to provide services in accordance with the terms of the Technology License and Service Agreement attached hereto as Exhibit A;

WHEREAS, the appropriate city officials have considered and reviewed the Technology License and Service Agreement attached as Exhibit A and find the same to be in the best interests of the City;

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

SECTION 1: AGREEMENT FORM AND TERMS AUTHORIZED

The terms and conditions as shown in the Technology License and Service Agreement, attached as Exhibit A to this Resolution, are hereby approved.

SECTION 2: AUTHORIZATION OF AGENT TO EXECUTE AND ACT IN ACCORDANCE WITH AGREEMENT

The City Council further authorizes the Mayor or her designee and the City Clerk to execute the Technology License and Service Agreement and any and all documentation that may be necessary to carry out the intent of this Resolution. The officers, employees, and/or agents of the City shall take all action necessary or reasonably required by the City to carry out, give effect to, and consummate the intent of this Resolution.

SECTION 3: EFFECTIVE DATE

This resolution shall be in full force and effect upon its passage and approval as required by law.


(Intentionally left blank)

Res. #18-38

ADOPTED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois this 26 day of July, 2018, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
GARDNER	X			
NAVARRETE	X			
PATTON	X			
SMITH	X			
TILLMAN	X			
WILLIAMS	X			
WOSZYNSKI			X	
	6		1	
(MAYOR QUALKINBUSH)				

APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this 26th day of July, 2018.


Michelle Markiewicz Qualkinbush
Mayor

ATTEST:


Nyota T. Figgs, City Clerk

EXHIBIT A

TECHNOLOGY LICENSE AND SERVICE AGREEMENT

TECHNOLOGY LICENSE AND SERVICE AGREEMENT

BY AND AMONG

HEALTHENGINE LLC

400 North Michigan Avenue | Suite 450 | Chicago, Illinois, 60611

AND

City of Calumet City

June 5th, 2018

CONTENTS

Article 1 - Definition.....	1
Article 2 - Licenses and Services by HEALTHENGINE LLC.....	1
Article 3 - Technology License and Service Fees.....	2
Article 4 - Exclusivity.....	2
Article 5 - Intellectual Property.....	2
Article 6 - Confidentiality.....	3
Article 7 - Undertakings and Guarantees.....	3
Article 8 - Agreement Term.....	4
Article 9 - Notice.....	4
Article 10 - Force Majeure.....	4
Article 11 - Miscellaneous.....	5
Execution Page.....	6

TECHNOLOGY LICENSE AND SERVICE AGREEMENT

THIS TECHNOLOGY LICENSE AND SERVICE AGREEMENT (this "AGREEMENT") is entered into as of _____ in Chicago Illinois by and among the following Parties:

(1) HEALTHENGINE LLC, a company of limited liabilities incorporated under the laws of Delaware with its legal address at 400 North Michigan Avenue, Suite 450, Chicago, Illinois, 60611.

(2) City of Calumet City as a "CLIENT" individually, and collectively "CLIENT"

WHEREAS:

(1) HEALTHENGINE is a healthcare services and technology company, which owns and licenses technology providing software solutions and concierge services (the "Services") to its CLIENTs for the following:

- (a) HEALTHENGINE is a healthcare marketplace platform enabling medical providers to improve upon pricing, service, and quality information available to patients in order to win consumer choice.
- (b) HEALTHENGINE will display any improved rates achieved alongside CLIENT's current actual or estimated insurance carrier rates (wherever available) or alongside best available public information or estimations.
- (c) HEALTHENGINE will provide, where necessary and appropriate, non-clinical concierge support to aid in understanding of current billing terminology, choice options, support in expensive bill negotiation, and understanding of available rates in the market; and
- (d) HEALTHENGINE will provide a resource to COVERED PERSONS who wish to voluntarily participate in the services offered.

(2) City of Calumet City (hereafter "CLIENT")

- a. CLIENT will make information about the Services provided by HEALTHENGINE available to its employees and allow HEALTHENGINE to make presentations to groups of employees who wish to obtain further information.
- b. CLIENT will allow HEALTHENGINE, as required, to engage with its employees through seminar and other manners that CLIENT sees fit
- c. CLIENT shall use all reasonable efforts to work with HEALTHENGINE in positively incentivizing its employees to engage in making value-based healthcare decisions.

(3) It is understood and agreed that any of CLIENT's employees who participate in any service provided by HEALTHENGINE shall do so on an entirely voluntary basis and that no employee of CLIENT shall be compelled to provide any information to HEALTHENGINE or to participate in any service provided by HEALTHENGINE. All claims information, if any, shall be provided by COVERED PERSONS who wish to provide such information and not by CLIENT. Notwithstanding the preceding, CLIENT will provide simple authorization for HEALTHENGINE

to receive and analyze CLIENT's HIPAA-compliant and redacted claims data from the CLIENT's insurance carrier.

NOW, THEREFORE, the Parties hereby agree as follows:

ARTICLE 1 - DEFINITION

1.1 Unless to be otherwise interpreted by the terms or in the context herein, the following terms in this Agreement shall be interpreted to have the following meanings:

HEALTHENGINE RATES: A HEALTHENGINE rate is a collaborative and dynamic rate that is established in the market with healthcare providers. HEALTHENGINE rates work alongside the existing payor rates and network and do not require any shift in current coverage or health plans.

HEALTHENGINE SOFTWARE SOLUTION AND MARKETPLACE: The web solution and marketplace is a 'software as a service' (SaaS) solution that provides the direct consumer/covered person access to visualize best available pricing as well as HEALTHENGINE rates.

COVERED PERSONS: an employee of CLIENT or a dependent or beneficiary of an employee of CLIENT who is a participant in CLIENT's group health plan and who has voluntarily elected in writing to participate in any service provided by HEALTHENGINE.

CONSUMER TERMS AND CONDITIONS: Terms that govern each individual's interaction and use of the software portal and concierge service that HEALTHENGINE provides.

PAYOR(s): means the party responsible for paying for Covered Procedures provided to Covered Persons.

INSURANCE CARRIER: In the case of a self-funded plan, the administrator of network claims and payment processing.

CLIENT CARRIER RATES: These are current rates that the insurance carrier has agreed upon in a market with in-network healthcare providers and that are considered the available network for a given healthcare plan.

SERVICES: HEALTHENGINE's suite of services and technologies empowering employees seeking to become increasingly engaged as healthcare consumers.

ARTICLE 2 - LICENSES AND SERVICES BY HEALTHENGINE

2.1 HEALTHENGINE agrees to provide the CLIENT with such technology license and services as follows:

(1) to grant the license for the CLIENT to provide access for their individual covered persons/beneficiaries to use the HEALTHENGINE PORTAL AND MARKETPLACE SaaS solution for business healthcare operations,

2.2 All mechanics and software provided by HEALTHENGINE hereunder shall belong, in terms of ownership, to HEALTHENGINE, while the CLIENT shall only have the right to use the same during the valid term of this Agreement only.

ARTICLE 3 - TECHNOLOGY LICENSE AND SERVICE FEES

3.1 The Technology License and Service Fees to be charged by HEALTHENGINE for its provision of technology license and services hereunder shall be as follows:

- a. HEALTHENGINE shall be entitled to thirty (30) percent of actual rebated savings generated where a COVERED PERSON elects to utilize HEALTHENGINE to obtain from a healthcare provider said savings on care covered under a commercial health plan, and 50% of actual rebated savings where medical services are covered under Workers' Compensation. No additional payment shall be owed to HEALTHENGINE as all revenue to HEALTHENGINE shall be obtained based solely on actual savings obtained through HEALTHENGINE's marketplace platform.
- b. for medical services covered under a commercial health plan: CLIENT will retain twenty (20) percent of realized savings and COVERED PERSON will retain fifty (50) percent of realized savings.
- c. for medical services covered under a Workers' Compensation health plan: CLIENT will retain twenty five (25) percent of realized savings and COVERED PERSON will retain twenty five (25) percent of realized savings.
- d. for all cases in which a HEALTHENGINE savings has been achieved, ten (10) percent of such savings shall be apportioned to a Clinician Shared Savings Program (CSSP) established to enfranchise and enjoin healthcare professionals working to achieve value on behalf of patients and their payors.
- e. all rates advertised on the HEALTHENGINE portal and live marketplace include all appropriate fees to HEALTHENGINE.

ARTICLE 4 - EXCLUSIVITY

4.1 Without the prior consent in writing by HEALTHENGINE, CLIENT may not accept any technical services on the licensed software provided by HEALTHENGINE from any other third parties.

ARTICLE 5 - INTELLECTUAL PROPERTY

5.1 The rights of intellectual property concerning the work product created during the process of services provision by HEALTHENGINE hereunder shall belong to HEALTHENGINE.

5.2 For the purpose of performance hereof, the CLIENT may use the HEALTHENGINE Technology according to this Agreement. However, nothing in this Agreement grants any of HEALTHENGINE technology to be used by the CLIENT for anything else, including but not limited to sub-licensing and further licensing the same.

ARTICLE 6 - CONFIDENTIALITY

6.1 No matter if this Agreement is terminated or not, the Parties shall be obliged to keep in strict confidence the commercial secret, proprietary information and customer information in relation to other Parties and any other non-open information of other Parties which they may become aware of as the result of their performance hereof (collectively, "CONFIDENTIAL INFORMATION"). HEALTHENGINE recognizes and agrees that this Technology License and Service Agreement is a public contract that is subject to public

disclosure pursuant to the Illinois Open Meetings Act and the Illinois Freedom of Information Act, and that this Agreement is not considered CONFIDENTIAL INFORMATION. Unless with prior consent of such other Parties in writing or required to disclose to parties other than Parties hereof according to relevant laws, regulations or listing rules, no Party shall disclose the Confidential Information or any part thereof to any parties other than Parties hereof; unless for the purpose of performance hereof, no Party shall use directly or indirectly the Confidential Information or any part thereof for any other purposes, or it shall bear the default liability and indemnify the losses.

6.2 Upon termination of this Agreement, the Parties shall, upon demand by other Parties providing the Confidential Information, return, destroy or otherwise dispose of all the documents, materials or software containing the Confidential Information and suspend using such Confidential Information.

6.3 Notwithstanding any other provisions herein, the validity of this Article shall not be affected by the suspension or termination of this Agreement.

6.4 Regarding Patient Confidential Information, HEALTHENGINE and CLIENT shall comply at all times with state and federal statutes and regulations governing the confidentiality of medical, personnel and financial records of the CLIENT or their Covered Persons, and, where applicable, the Business Associate Agreement between the parties, and shall follow all required procedures for assuming such confidentiality.

ARTICLE 7 - UNDERTAKINGS AND GUARANTEES

HEALTHENGINE hereby undertakes and guarantees that:

7.1 It is a company of limited liabilities duly registered and legally existing under the laws with independent legal person status, and with full and independent status and legal capacity to execute, deliver and perform this Agreement, and may act independently as a subject of actions;

7.2 It has full internal power and authority within its company to execute and deliver this Agreement and all the other documents to be entered into by it in relation to the transaction referred to herein, and it has the full power and authority to complete the transaction referred to herein. This Agreement shall be executed and delivered by it legally and properly, and constitutes the legal and binding obligations on it and is enforceable on it in accordance with its terms and conditions;

7.3 It has all business licenses necessary for its business operations as of the effective date of this Agreement, has full rights and qualifications to engage in its currently engaged businesses, may perform its obligations hereunder, and will maintain, during the valid term of this Agreement, the validity of all its such business licenses; and

7.4 It shall inform promptly CLIENT of any litigation it is involved in and other disadvantageous circumstances that may affect the performance hereof, and shall endeavor at its best efforts to prevent the deterioration of losses caused by such litigation or other disadvantageous circumstances.

7.5 HEALTHENGINE will provide appropriate and legally enforceable consent forms and HIPAA releases for all COVERED PERSONS who elect to participate in any of the services provided by HEALTHENGINE.

7.6 HEALTHENGINE will indemnify and hold harmless, protect and defend, at its own cost and expense, CLIENT, its officers, officials, board, agents, employees, volunteers, representatives, assigns, successors, transferees, licensees, invitees, attorneys, or other persons or property standing in the interest of CLIENT, from any and all risks, lawsuits, actions, damages, losses, expenses (including attorneys' fees), claims, or liabilities of any character, including without limitation claims based on a violation of any law or extant contracts at the time of this Agreement, brought because of any injuries or damages received or sustained by any person, persons, or property on account of any act, omission, neglect or misconduct of HEALTHENGINE, its officers, agents and/or employees, including any of its subcontractors, arising out of or in performance of any provision of this Agreement.

7.7 HEALTHENGINE's obligations under this Article are conditioned on: (i) HEALTHENGINE receives prompt notice in writing of such claim; (ii) HEALTHENGINE shall have sole control over the defense and settlement thereof; (iii) reasonable cooperation from CLIENT, as applicable, (at HEALTHENGINE's expense) in response to HEALTHENGINE's request for assistance; and (iv) CLIENT not being in breach of this Agreement. HEALTHENGINE will have no obligation of defense or indemnification or otherwise with respect to any claim or demand based upon (i) any use of the HEALTHENGINE Services not in accordance with this Agreement or for purposes not intended by HEALTHENGINE; (ii) any use of the Services in combination with other products, equipment, software, or data not intended, recommended, supplied, or approved by HEALTHENGINE in writing; (iii) any modification of the Services made by or content provided by any person other than HEALTHENGINE.

7.8 During the term of this Agreement, HEALTHENGINE shall provide and maintain liability insurance in ~~amounts~~ ^{the amount of \$2,000,000.00} and types as required by CLIENT, written on the comprehensive form and as "occurrence" policies, primary to any insurance of CLIENT, in not less than the specified amounts, and naming CLIENT as an additional insured. HEALTHENGINE shall furnish to CLIENT, prior to commencing any activities under this Agreement, and annually thereafter, satisfactory proof of the above insurance requirements by a reliable insurance company or companies authorized to do business in Illinois. Such proof shall consist of certificates executed by the respective insurance companies. Said certificates shall list CLIENT and its officers, officials, board, agents, employees, volunteers, representatives, assigns, successors, transferees, licensees, invitees, and attorneys, as additional insureds on all required insurance policies.

7.9 HEALTHENGINE warrants to CLIENT that all activities it undertakes pursuant to this Agreement are in full compliance with all State and federal laws and regulations.

7.10 CLIENT shall allow HEALTHENGINE to satisfy itself that the provision of Services hereunder will not cause a violation or breach of any agreement that CLIENT is currently a party to. In the event that HEALTHENGINE determines that such a violation or breach may occur, the parties agree to negotiate in good faith in an effort to resolve the issue. If the issue cannot be resolved in this manner, either party may terminate this Agreement immediately.

City Council ARTICLE 8 - AGREEMENT TERM

8.1 This Agreement shall be effective on the date that it is approved by CLIENT's ~~Board of Education~~ and shall be effective for a period of two (2) years from said date. CLIENT and HEALTHENGINE shall each have the right to terminate this Agreement at any time and for any reason, by providing thirty (30) days written notice.

8.2 Upon termination of this Agreement, each Party shall continue to abide by its obligations under Articles 3 and 6 hereunder.

ARTICLE 9 - NOTICE

9.1 Any notice, request, demand and other correspondences made as required by or in accordance with this Agreement shall be made in writing and delivered to the relevant Party.

9.2 The abovementioned notice or other correspondences shall be deemed to have been delivered when it is transmitted if transmitted by facsimile or telex; it shall be deemed to have been delivered when it is delivered if delivered in person; it shall be deemed to have been delivered five (5) days after posting the same if posted by mail.

ARTICLE 10 - FORCE MAJEURE

In the event of earthquake, typhoon, flood, fire, war, computer virus, loophole in the design of tooling software, internet system encountering hacker's invasion, change of policies or laws, and other unforeseeable or unpreventable or unavoidable event of force majeure, which directly prevents a Party from performing this Agreement or performing the same on the agreed condition, the Party encountering such a force majeure event shall forthwith issue a notice by a facsimile and, within thirty (30) days, present the documents proving the details of such force majeure event and the reasons for which this Agreement is unable to be performed or is required to be postponed in its performance, and such proving documents shall be issued by the notarial office of the area where such force majeure event takes place. The Parties shall consult each other and decide whether this Agreement shall be waived in part or postponed in its performance with regard to the extent of impact of such force majeure event on the performance of this Agreement. No Party shall be liable to compensate for the economic losses brought to the other Parties by the force majeure event.

ARTICLE 11 - MISCELLANEOUS

12.1 This Agreement shall be prepared in the English language in two original copies, with each involved Party holding one (1) copy hereof.

12.2 The formation, validity, execution, amendment, interpretation and termination of this Agreement shall be subject to the Laws of the State of Illinois and of the United States of America.

12.3 Any disputes arising hereunder and in connection herewith shall be attempted to be settled through consultations among the Parties.

12.4 Any rights, powers and remedies empowered to any Party by any provisions herein shall not preclude any other rights, powers and remedies enjoyed by such Party in accordance with laws and other provisions under this Agreement, and the exercise of its rights, powers and remedies by a Party shall not preclude its exercise of its other rights, powers and remedies by such Party.

12.5 Any failure or delay by a Party in exercising any of its rights, powers and remedies hereunder or in accordance with laws (the "PARTY'S RIGHTS") shall not lead to a waiver of such rights, and the waiver of any single or partial exercise of the Party's Rights shall not preclude such Party from exercising such rights in any other way and exercising the remaining part of the Party's Rights.

12.6 The titles of the Articles contained herein shall be for reference only, and in no circumstances shall such titles be used in or affect the interpretation of the provisions hereof.

12.7 Each provision contained herein shall be severable and independent from each of other provisions, and if at any time any one or more articles herein become invalid, illegal or unenforceable, the validity, legality or enforceability of the remaining provisions herein shall not be affected as a result thereof.

12.8 Once executed, this Agreement shall replace any other legal documents entered into by the relevant Parties hereof in respect of the same subject matter hereof.

12.9 Any amendments or supplements to this Agreement shall be made in writing and shall take effect only when properly signed by the Parties to this Agreement.

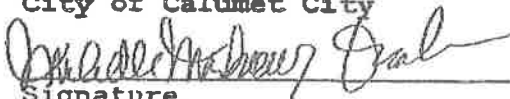
12.10 No Party shall assign any of its rights and/or obligations hereunder to any parties other than the Parties hereof without the prior written consent from the other Parties.

12.11 This Agreement shall be binding on the legal successors of the Parties.

EXECUTION PAGE

IN WITNESS HEREOF, the Parties have caused this Technology License and Service Agreement to be executed as of the date first hereinabove mentioned.

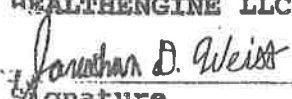
City of Calumet City


Signature

Michelle Markiewicz Qualkinbush
Please print name

Mayor
Title

HEALTHENGINE LLC


Signature

Jonathan Weiss, M.D.
Please print name

CEO
Title

7-26-18

Date Calumet City

7-26-18

Date

THE CITY OF CALUMET CITY
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER

18- 37

**AN ORDINANCE AMENDING CHAPTER 90 OF THE MUNICIPAL CODE
OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS**

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

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

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City
Office of the City Clerk - 204 Pulaski Road, Calumet City, Illinois 60409

ORDINANCE NO.: 18-37

**AN ORDINANCE AMENDING CHAPTER 90 OF THE MUNICIPAL CODE
OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS**

BE IT ORDAINED 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 Section 90-317 (Handicapped parking) of Article V [Stopping, Standing and Parking] of Chapter 90 [Traffic and Vehicles] of the Municipal Code of Calumet City, Illinois, is hereby amended by adding the following language to subsection G (Signed areas) to read, as follows:

609 Ingraham

Section 2. The Commissioner of Streets and Alleys is hereby authorized and directed to install the proper signs in accordance with the terms and conditions of this Ordinance.

Section 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 4. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

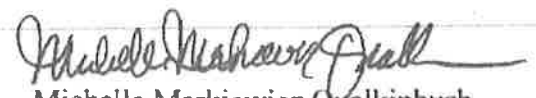
ADOPTED by the Mayor and City Council of the City of Calumet City, Cook County,

Illinois this 26th of July , 2018 pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Navarrete	X			
Wosczynski			X	
Tillman	X			
Williams	X			
Gardner	X			
Patton	X			
Smith	X			
(Mayor Qualkinbush)				
TOTAL	6			


APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this

26th day of July 2018.


Michelle Markiewicz Qualkinbush

MAYOR

ATTEST:


Nyota T. Figgs
CITY CLERK

**AN ORDINANCE OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS,
TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC
HEARING ON THE CITY OF CALUMET CITY TIF REDEVELOPMENT PLAN
RIVER OAKS MALL & RIVER OAKS WEST**

WHEREAS, the City of Calumet City, Cook County, Illinois (the “*City*”) is a municipal corporation and political subdivision of the State of Illinois and as such is reviewing the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “*Act*”) for purposes of designating the River Oaks Mall & River Oaks West Redevelopment Project Area; and,

WHEREAS, pursuant to the Act, the City is required to adopt an ordinance fixing the time and place for a public hearing on the proposed River Oaks Mall & River Oaks West Redevelopment Project Area; and,

WHEREAS, the City desires to adopt this Ordinance in order to comply with such requirements of the Act.

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

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. It is necessary and in the best interests of the City that a public hearing be held prior to the consideration of the adoption by the Mayor and City Council of the City (the “*Corporate Authorities*”) of an ordinance or ordinances approving the City of Calumet City TIF Redevelopment Plan River Oaks Mall & River Oaks West (the “*Plan and Project*”), designating the River Oaks Mall & River Oaks West Redevelopment Project Area (the “*Project Area*”) and adopting tax increment allocation financing, and accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Act.

Section 3. It is hereby determined that a public hearing (the “*Hearing*”) on the proposed Plan and Project for the proposed Project Area, as legally described in *Exhibit A*,

attached hereto and made a part hereof this Ordinance, shall be held on the 13th day of September, 2018 at 7:30 p.m., at the City of Calumet City, City Hall, 204 Pulaski Road, Calumet City, Illinois.

Section 4. Within a reasonable time after the adoption of this ordinance, the Plan and Project along with the name of the contact person at the City shall be sent to the affected taxing districts by certified mail.

Section 5. Notice of the Hearing is hereby authorized to be given by publication and mailing, said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in a newspaper of general circulation within the taxing districts having property in the Project Area, and notice by mailing to be given by depositing such notice in the United States mail by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Project Area and to each residential address located within the Project Area, not less than ten (10) days prior to the date set for the Hearing. In the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owner(s) of such property.

Section 6. Notice of the Hearing is hereby directed to be in substantially the form found in *Exhibit B* which is attached hereto and made a part hereof.

Section 7. The above notice is hereby directed to be given by mail, not less than forty-five (45) days prior to the date set for the Hearing, to all taxing districts of which taxable property is included in the proposed Project Area and to the Illinois Department of Commerce and Economic Opportunity (“DCEO”). Notice shall include an invitation to each taxing district

and DCEO to submit written comments to the City, in care of the City Clerk of the City of Calumet City, 204 Pulaski Road, Calumet City, Illinois 60409 concerning the subject matter of the Hearing prior to the date of the Hearing.

Section 8. It is hereby ordered that a Joint Review Board (the “Board”) shall be convened on the 14th day of August, 2018 at 3:30 p.m., at the City of Calumet City, 204 Pulaski Road, Calumet City, Illinois, which is not sooner than fourteen (14) days nor later than twenty-eight (28) days following the notice to be given to all taxing districts, as provided in Section 7 above, to review the public record, the proposed Plan and Project and the proposed ordinances approving the proposed Plan and Project. The Joint Review Board shall consist of a representative selected by the community college district, the local elementary school district and high school district, the park district, the township, and county all of which have authority to directly levy taxes on the property in the proposed Project Area, a representative selected by the City, and a public member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

Section 9. The document entitled City of Calumet City TIF Redevelopment Plan River Oaks Mall & River Oaks West has been available for inspection and review commencing the 3rd day of July, 2018, which is more than 10 days prior to the adoption of this Ordinance at the office of the City Clerk at the City of Calumet City, City Hall, 204 Pulaski Road, Calumet City, Illinois, during regular office hours.

Section 10. Notice of the establishment of an interested parties’ registry which entitles all registrants to receive information on activities related to the proposed designation of a redevelopment project area and the preparation of a redevelopment plan and project is hereby authorized.

Section 11. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

Section 12. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 13. This Ordinance shall be in full force and effect immediately upon its passage.

PASSED this 26 day of July, 2018.

APPROVED:



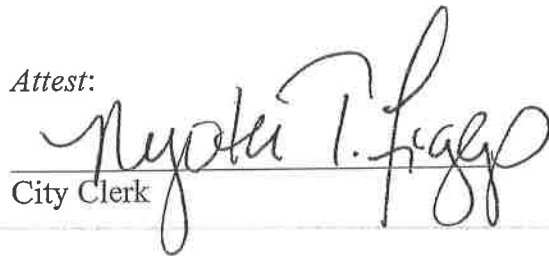
Mayor

AYES: (6) Navarrete, Tillman, Williams, Gardner, Patton, Smith

NAYS: None

ABSENT: (1) Wosczyński

Attest:



City Clerk

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

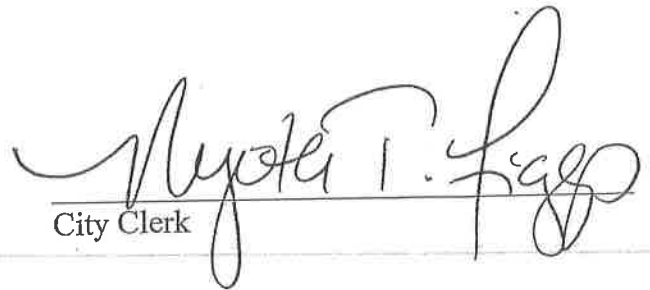
CERTIFICATE

I, Nyota T. Figgs, City Clerk of the City of Calumet City, Cook County and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 18-38:

“AN ORDINANCE OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING ON THE CITY OF CALUMET CITY TIF REDEVELOPMENT PLAN RIVER OAKS MALL & RIVER OAKS WEST”

which was adopted by the Mayor and City Council of the City of Calumet City on the 26 day of July, 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Calumet City this 26 day of July, 2018.



City Clerk

Exhibit A

Legal Description

River Oaks Mall & River Oaks West Redevelopment Project Area

LEGAL DESCRIPTION
OF
RIVER OAKS DRIVE / TORRENCE AVENUE TIF DISTRICT

THAT PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF SAID THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF SAID THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTMOST SOUTHWEST CORNER OF LOT 3 IN VILLAGE GREEN SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1970 AS DOCUMENT 21222523;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINES OF SAID LOT 3, TO THE NORTHEASTERLY LINE OF SAID LOT 3;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 3, TO THE EAST LINE OF SAID LOT 3;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 3, TO THE SOUTH LINE OF LOT 7-D IN SAID VILLAGE GREEN SUBDIVISION, ALSO BEING THE NORTH LINE OF 159TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 7-D, ALSO BEING THE NORTH LINE OF 159TH STREET AND THE EASTERLY PROLONGATION THEREOF, TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 13, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF PAXTON AVENUE AS DEDICATED PER RESUBDIVISION OF LOT 2 IN SAID NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1974 AS DOCUMENT 22596794;

THENCE SOUTH ALONG SAID EAST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE NORTH LINE OF EAST WEST ROAD AS DEDICATED IN SAID RESUBDIVISION OF LOT 2 IN THE NORTHEAST QUARTER OF SECTION 24;
THENCE EAST ALONG SAID NORTH LINE OF EAST WEST ROAD, TO THE WESTERLY LINE OF RING ROAD AS DEDICATED IN SAID RESUBDIVISION OF LOT 2 IN THE NORTHEAST QUARTER OF SECTION 24;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF RING ROAD AND THE NORTHERLY PROLONGATION THEREOF, TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 24;

THENCE EAST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF 159TH STREET AS DEDICATED IN RIDGEWOOD BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1925 AS DOCUMENT 8946301;

THENCE EAST ALONG SAID NORTH LINE OF SAID 159TH STREET AND WESTERLY PROLONGATION THEREOF AND ALONG THE EASTERLY PROLONGATION, TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 13;

THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TO NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TO THE WEST LINE OF THE EAST 660 FEET OF SAID NORTHWEST QUARTER OF SECTION 19;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 660 FEET OF THE NORTHWEST QUARTER OF SECTION 19, TO THE NORTH LINE OF CUNNINGHAM DRIVE AS DEDICATED IN GREEN LAKE ADDITION TO CALUMET CITY, ILLINOIS, A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1941 AS DOCUMENT 892881;

THENCE EAST ALONG SAID NORTH LINE OF CUNNINGHAM DRIVE, TO THE EAST LINE OF SAID CUNNINGHAM DRIVE AS DEDICATED IN SAID GREEN LAKE ADDITION TO CALUMET CITY, ILLINOIS;

THENCE SOUTH ALONG SAID EAST LINE OF CUNNINGHAM DRIVE AND THE SOUTHERLY PROLONGATION THEREOF, TO THE SOUTH LINE OF WEST DRIVE AS DEDICATED PER SAID GREEN LAKE ADDITION TO CALUMET CITY, ILLINOIS;

THENCE WEST ALONG SAID SOUTH LINE OF WEST DRIVE, TO SAID WEST LINE OF THE EAST 660 FEET OF THE NORTHWEST QUARTER OF SECTION 19;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 660 FEET OF THE NORTHWEST QUARTER OF SECTION 19, TO THE NORTHWESTERLY LINE OF PROPERTY CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEEDS DULY RECORDED JULY 24, 1926 AS DOCUMENTS 9349854 AND 9350297;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF PROPERTY CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 19;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TO EAST MARGIN OF THE LITTLE CALUMET RIVER;

THENCE NORTHERLY AND WESTERLY ALONG SAID EAST MARGIN AND THE NORTH MARGIN OF THE LITTLE CALUMET RIVER, TO THE SOUTHWEST CORNER OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 30-19-100-112-0000 PURPORTEDLY CONVEYED PER SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2017 AS DOCUMENT 1705434062;

THENCE NORTHWESTERLY, TO THE EASTMOST SOUTHEAST CORNER OF LOT 9 IN SAID RESUBDIVISION OF LOT 2 IN THE NORTHEAST QUARTER OF SECTION 24;

THENCE SOUTHERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, TO THE EASTMOST NORTHEAST CORNER OF LOT 4 IN RIVER OAKS WEST MERCHANTS PARK SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1986 AS DOCUMENT 86146891;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINES OF SAID LOT 4 IN RIVER OAKS WEST MERCHANTS PARK SUBDIVISION, TO THE SOUTH LINE OF SAID LOT 4 ALSO BEING THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 24;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 4 IN RIVER OAKS WEST MERCHANTS PARK SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 24, TO A POINT 36.14 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4 IN RIVER OAKS WEST MERCHANTS PARK SUBDIVISION;

THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES 17 MINUTES 18 SECONDS WITH THE AFOREDESCRIBED LINE AS MEASURED FROM EAST TO NORTH A DISTANCE OF 164.45 FEET;

THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 149 DEGREES 17 MINUTES 18 SECONDS WITH THE AFOREDESCRIBED LINE AS MEASURED FROM SOUTHWEST TO NORTH A DISTANCE OF 265.06 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 4 IN RIVER OAKS WEST MERCHANTS PARK SUBDIVISION WHICH IS 144.39 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 4;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 4 IN RIVER OAKS WEST MERCHANTS PARK SUBDIVISION, TO THE WEST LINE OF LOT 11 IN SAID RIVER OAKS WEST MERCHANTS PARK SUBDIVISION;

THENCE NORTHERLY ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF, TO THE SOUTHERLY LINE OF LOT 10 IN VENTURE URBAN SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1981 S DOCUMENT 25944971;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF LOT 10 ALSO BEING THE NORTHERLY LINE OF RING ROAD, TO THE WEST LINE OF LOT 5 IN SAID RESUBDIVISION OF LOT 2 IN THE NORTHEAST QUARTER OF SECTION 24;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 5 ALSO BEING THE NORTHERLY LINE OF RING ROAD, TO THE WEST LINE OF LOT A IN R.O.W. SUBDIVISION IN SAID NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1973 AS DOCUMENT 22433855;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT A IN R.O.W. SUBDIVISION ALSO BEING THE NORTHERLY LINE OF RING ROAD, TO THE EAST LINE OF SAID LOT A IN R.O.W. SUBDIVISION ALSO BEING THE WESTERLY LINE OF TORRENCE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF LOT A IN R.O.W. SUBDIVISION ALSO BEING THE WESTERLY LINE OF TORRENCE AVENUE, TO THE NORTH LINE OF LOT 1 IN RIVER OAKS WEST UNIT NO. 2 BEING A SUBDIVISION IN SAID NORTHEAST QUARTER SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1971 AS DOCUMENT 21733939;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN RIVER OAKS WEST UNIT NO. 2, TO THE WEST LINE OF SAID LOT 1 IN RIVER OAKS WEST UNIT NO. 2;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 1 IN RIVER OAKS WEST UNIT NO. 2, TO THE SOUTHERLY LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-24-200-089-0000 PURPORTEDLY CONVEYED PER SPECIAL WARRANTY DEED RECORDED MARCH 13, 2015 AS DOCUMENT 1507234035;

THENCE WESTERLY AND NORTHERLY ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-24-200-089-0000 PURPORTEDLY CONVEYED PER SPECIAL WARRANTY DEED RECORDED MARCH 13, 2015 AS DOCUMENT 1507234035, TO THE SOUTHMOST CORNER OF LOT 9 IN SAID VENTURE URBAN SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 24;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9 IN VENTURE URBAN SUBDIVISION, TO THE SOUTHMOST SOUTHWEST CORNER OF SAID LOT 9 IN VENTURE URBAN SUBDIVISION;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 10 IN VENTURE URBAN SUBDIVISION ALSO BEING THE EASTERLY LINE OF RING ROAD, TO THE EASTERLY PROLONGATION OF THE EASTMOST SOUTH LINE OF LOT 6 IN OAKVIEW SHOPPING CENTER SUBDIVISION IN SAID NORTHWEST AND NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1992 AS DOCUMENT 92742061;

THENCE WESTERLY ALONG SAID EASTERLY PROLONGATION AND THE SOUTHERLY LINES OF SAID LOT 6 IN OAKVIEW SHOPPING CENTER SUBDIVISION, TO THE SOUTHWESTERLY LINE OF SAID LOT 6 IN OAKVIEW SHOPPING CENTER SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF LOT 3 IN SAID OAKVIEW SHOPPING CENTER SUBDIVISION, TO THE WEST LINE OF SAID LOT 3 IN OAKVIEW SHOPPING CENTER SUBDIVISION;

THENCE NORTH ALONG SAID WEST LINE OF LOT 3 IN OAKVIEW SHOPPING CENTER SUBDIVISION, TO THE NORTH LINE OF SAID LOT 3 IN OAKVIEW SHOPPING CENTER SUBDIVISION ALSO BEING THE SOUTH LINE OF SAID EAST WEST ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF EAST WEST ROAD, TO THE EAST LINE OF LOT 1 IN SAID OAKVIEW SHOPPING CENTER SUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN OAKVIEW SHOPPING CENTER SUBDIVISION, TO THE SOUTHWESTERLY LINE OF SAID LOT 1 IN OAKVIEW SHOPPING CENTER SUBDIVISION ALSO BEING THE NORTHEASTERLY LINE OF THE 100 FOOT WIDE VACATED PENN RAILROAD RIGHT OF WAY AS

REFERENCED IN LIS PENDENS NOTICE RECORDED MAY 18, 2010 AS DOCUMENT 1013831044;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE 100 FOOT WIDE VACATED PENN RAILROAD RIGHT OF WAY, TO THE CENTER LINE OF THE LITTLE CALUMET RIVER;

THENCE SOUTHWESTERLY ALONG SAID CENTER LINE OF THE LITTLE CALUMET RIVER, TO THE SOUTHWESTERLY LINE OF SAID 100 FOOT WIDE VACATED PENN RAILROAD RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE 100 FOOT WIDE VACATED PENN RAILROAD RIGHT OF WAY AND THE NORTHWESTERLY PROLONGATION THEREOF, TO THE SOUTH LINE OF 159TH STREET;

THENCE WESTERLY ALONG SAID SOUTH LINE OF 159TH STREET, TO THE EAST LINE OF PARK AVENUE PER DEDICATION RECORDED JANUARY 23, 1978 AS DOCUMENT 24296287;

THENCE SOUTH ALONG SAID EAST LINE OF PARK AVENUE, TO THE SOUTH LINE OF SAID PARK AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF PARK AVENUE, TO THE WEST LINE OF SAID PARK AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF PARK AVENUE, TO THE SOUTH LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-24-100-035-0000 PURPORTEDLY CONVEYED PER QUIT CLAIM DEED RECORDED APRIL 5, 2012 AS DOCUMENT 1209641126;

THENCE WEST ALONG SAID SOUTH LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-24-100-035-0000, TO THE WESTERLY LINE OF SAID PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-24-100-035-0000;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-24-100-035-0000 AND THE NORTHERLY PROLONGATION THEREOF, TO THE NORTH LINE OF 159TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF 159TH STREET, TO THE WESTERLY LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-13-302-024-0000 PURPORTEDLY CONVEYED PER SPECIAL WARRANTY DEED RECORDED MAY 28, 1993 AS DOCUMENT 93405916;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-13-302-024-0000,

TO THE NORTHEASTERLY LINE OF SAID PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-13-302-024-0000;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-13-302-024-0000 AND ALONG THE NORTHEASTERLY LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-13-302-025-0000 PURPORTEDLY CONVEYED PER SAID SPECIAL WARRANTY DEED RECORDED MAY 28, 1993 AS DOCUMENT 93405916, TO THE NORTHWESTERLY LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-13-302-020-0000 PURPORTEDLY CONVEYED PER SPECIAL WARRANTY DEED RECORDED OCTOBER 25, 2017 AS DOCUMENT 1729845050;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF PROPERTY IDENTIFIED ON THE 2016 COOK COUNTY TAX MAPS AS PARCEL NUMBER 29-13-302-024-0000 AND THE NORTHEASTERLY PROLONGATION THEREOF, TO THE SOUTHWESTERLY LINE OF SAID VILLAGE GREEN SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 13 ALSO BEING THE NORTHEASTERLY LINE OF GREENWOOD AVENUE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF VILLAGE GREEN SUBDIVISION ALSO BEING THE NORTHEASTERLY LINE OF GREENWOOD AVENUE, TO THE POINT OF BEGINNING;

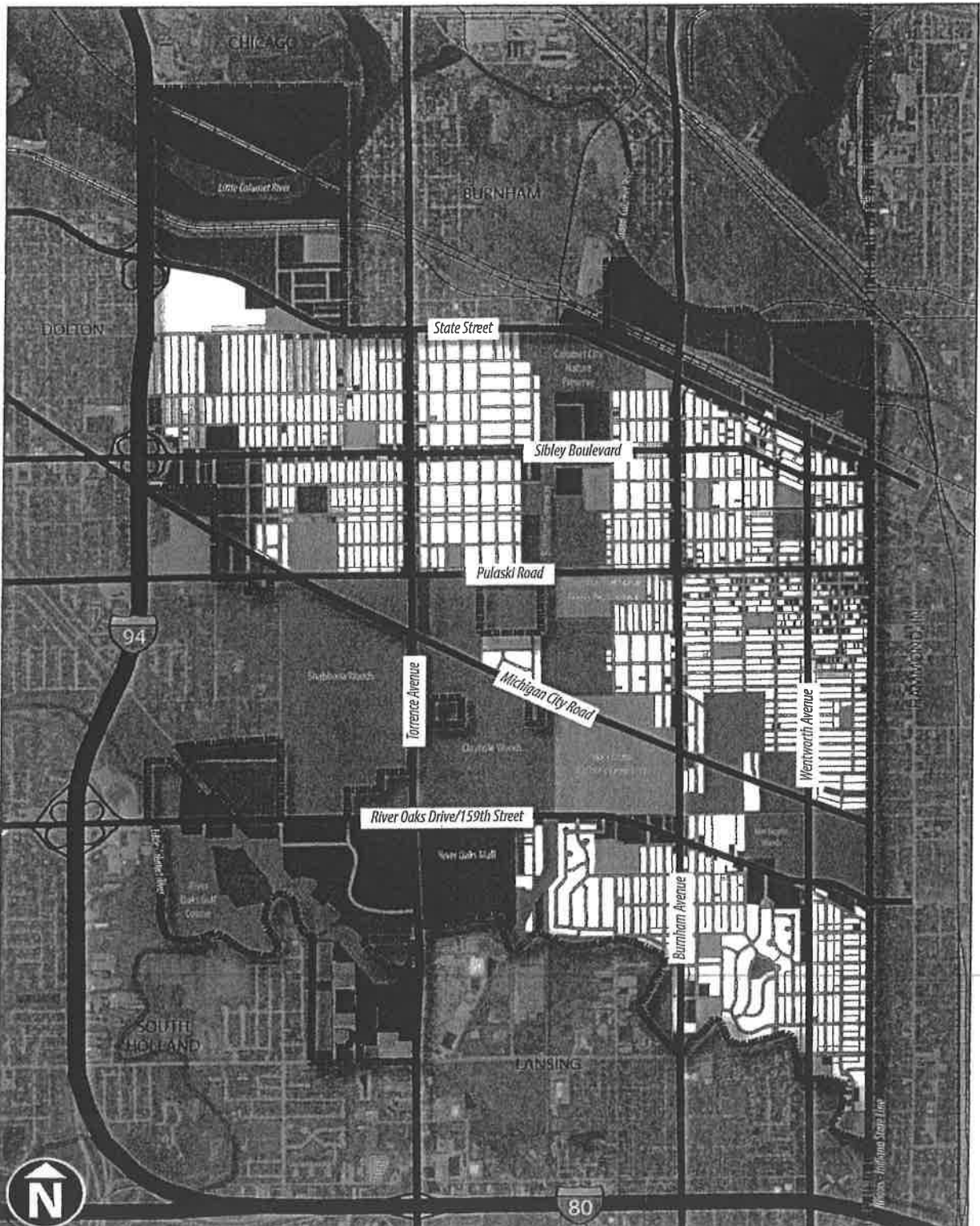
APPENDIX 2

- Boundary Map of Proposed RPA

APPENDIX 3

Existing Land Use Map of RPA

Existing Land Use Map

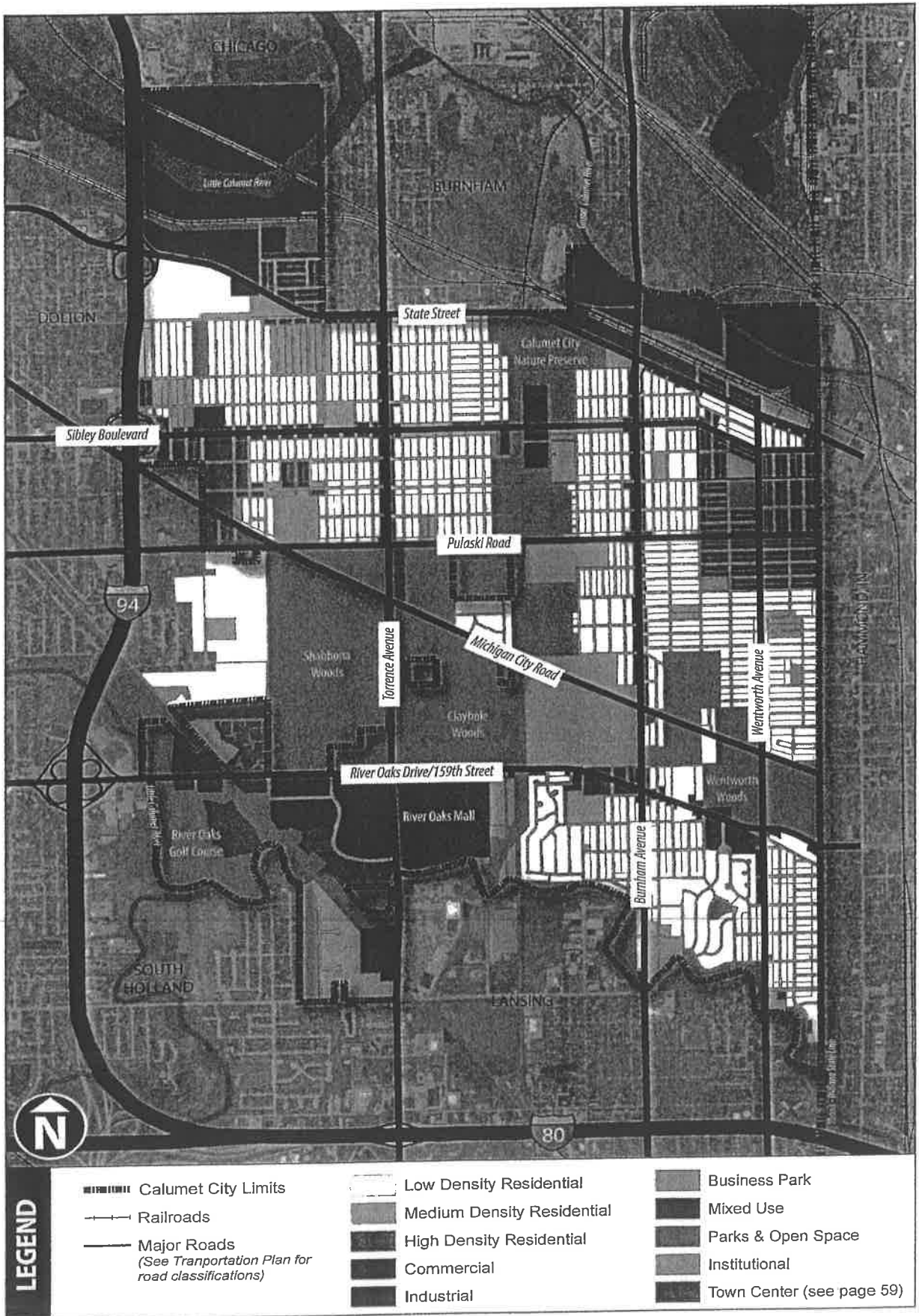


LEGEND	Calumet City Limits	Low Density Residential	Office
	Railroads	Medium Density Residential	Mixed Use
	Major Roads <i>(See Transportation Plan for road classifications)</i>	High Density Residential	Parks & Open Space
		Commercial	Institutional
		Industrial	Vacant

APPENDIX 4

Future Land Use Map of RPA

Future Land Use Map



APPENDIX 5

TIF Qualification Report

Exhibit B

NOTICE OF PUBLIC HEARING

**CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS,
PROPOSED APPROVAL OF THE CITY OF CALUMET CITY TIF
REDEVELOPMENT PLAN RIVER OAKS MALL & RIVER OAKS WEST**

Notice is hereby given that on the 13th day of September, 2018 at 7:30 p.m., at the City of Calumet City, City Hall, 204 Pulaski Road, Calumet City, Illinois, a public hearing (the "*Hearing*") will be held to consider the approval of the proposed City of Calumet City TIF Redevelopment Plan River Oaks Mall & River Oaks West (the "*Plan and Project*"), the designation of the River Oaks Mall & River Oaks West Redevelopment Project Area (the "*Project Area*") and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described on Exhibit A and generally described as follows:

An area generally bounded by Route 6 (159th Street – (River Oaks Drive)) on the North, Ring Road on the South, Paxton on the West, and River Road on the East

The Plan and Project objectives are to reduce or eliminate blighting conditions, to enhance the tax base of the City and other affected taxing districts by encouraging private investment in commercial and other mixed-use development within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the "Tax Increment Allocation Redevelopment Act," effective January 10, 1977, as amended (the "*Act*"). The City may issue obligations to finance project costs in accordance with the Plan and Project, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, there will be a discussion of the Plan and Project, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area. The Plan and Project is on file and available for public inspection at the office of the City Clerk at the City of Calumet City, City Hall, 204 Pulaski Road, Calumet City, Illinois.

Pursuant to the proposed Plan and Project, the City proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Plan and Project proposes to provide assistance by paying or reimbursing costs including, but not limited to, site assembly, analysis,

professional services and administrative activities, public improvements and facilities, building rehabilitation, capital costs incurred by a taxing district as a direct result of a redevelopment project, the payment of financing and interest costs, and such other project costs as permitted by the Act pursuant to one or more redevelopment agreements.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Plan and Project, designation of the Project Area, and adoption of tax increment allocation financing therefore

The Hearing may be adjourned by the Mayor and City Council of the City without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

For additional information about the proposed Plan and Project and to file comments or suggestions prior to the hearing contact Pete Saunders, Coordinator of the Economic Development Department of the City of Calumet City, City Hall, 204 Pulaski Road, Calumet City, Illinois, (708) 891-8139.

By Order of the Mayor and City Council of the City of Calumet City this 26 day of July, 2018.


City Clerk



**CITY OF CALUMET CITY
TIF REDEVELOPMENT PLAN
RIVER OAKS MALL & RIVER OAKS WEST**

"Redevelopment plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

Prepared by the City of Calumet City, Illinois
in conjunction with
Kane, McKenna and Associates, Inc.

JULY, 2018

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
TIF Plan Requirements	1
Community Background	2
The Proposed TIF District	2
Rationale for Redevelopment Plan	3
City Findings	4
II. RPA LEGAL DESCRIPTION	6
III. RPA GOALS AND OBJECTIVES	7
City of Calumet City Comprehensive Plan	7
Calumet City Economic Development	8
TIF Designation Objectives	10
IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS	12
Evidence of the Lack of Development and Growth Within the RPA	12
Assessment of Fiscal Impact on Affected Taxing Districts	12
V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA	13
Findings	13
Eligibility Survey	13
VI. REDEVELOPMENT PROJECT	14
Redevelopment Plan and Project Objectives	14
Redevelopment Activities	15
General Land Use Plan	16
Additional Design and Control Standards	16
Eligible Redevelopment Project Costs	17
Projected Redevelopment Project Costs	22
Sources of Funds to Pay Redevelopment Project Costs	23
Nature and Term of Obligations to be Issued	23
Most Recent Equalized Assessed Valuation (EAV) for the RPA	24
Anticipated Equalized Assessed Valuation (EAV) for the RPA	24
VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT	25
Redevelopment Project	25
Commitment to Fair Employment Practices and Affirmative Action	26
Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs	27
VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT	28
Appendix 1: Legal Description of Project Area	
Appendix 2: Boundary Map of Proposed RPA	
Appendix 3: Existing Land Use Map of RPA	
Appendix 4: Future Land Use Map of RPA	
Appendix 5: TIF Qualification Report	

I. INTRODUCTION

The City of Calumet City (the "City") is a suburban municipality serving a population of 37,042 citizens (according to the 2010 U.S. Census). The City is located in eastern Cook County about 25 miles southeast of Downtown Chicago along Interstate 94. The City is generally bounded by the Indiana on the east, Lansing on the south, South Holland and Dolton on the west, and Burnham on the north. The City was originally known as West Hammond and officially became Calumet City in 1923 when the citizens voted to change it. Calumet City spent many years improving its image and over several decades the City grew steadily and has a large array of businesses and multi-family and single-family residents that comprise the City as the diverse and hardworking town it is. Population has fluctuated over the past several decades but remained reasonably steady over the long term and is predicted to increase by 17% by 2040. The City enjoys close proximity to Interstate 94 and the Bishop Ford Expressway, I-80 and I-294 Tollway.

River Oaks Mall and River Oaks West are two large regional shopping centers located primarily at the intersections of Route 6 (159th Street) and Torrence Avenue. Kane, McKenna and Associates, Inc. (KMA) has been retained by the City to assist in the drafting of the Redevelopment Plan.

TIF Plan Requirements

The City is preparing this Plan as required by the Tax Increment Allocation Redevelopment Act, (the "Act") 65 ILCS 5/11-74.4-3, et. seq., as amended. To establish a TIF district (also known as a Redevelopment Project Area ("RPA")), (also known as a "TIF District") Illinois municipalities must adopt several documents, including a TIF Redevelopment Plan and Eligibility Report.

The Act enables Illinois municipalities to establish TIF Districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b)).

By definition, a TIF "Redevelopment Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area," and thereby enhancing the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

Community Background

Calumet City was founded 1893. At that time, the population was mostly made up of German immigrant farmers. The residents of the City depended heavily on factories and commerce from Hammond, Indiana. The city grew and prospered from its beginnings into the early 1900's. When the State of Indiana went "dry", West Hammond as it was known then, became an attractive and lucrative watering hole for the region. When prohibition was implemented, it soon became a base for illegal bootlegging operations. The City became a haven for illegal gambling and drinking parlors. Through work and perseverance the City rose up from the bad reputation it had to the diverse community it is today. In 1966 investors spent \$35 million and built the 80-store River Oaks Shopping Center. A major renovation in the 1990's took the Mall from an open-air mall to a completely enclosed mall.

The City is situated directly west of the Indiana State border, south of Burnham, east of South Holland and Dolton and north of Lansing. It is adjacent to I-94 Bishop Ford Expressway, close access proximity to I-80 and I-294 Tollway.

The Proposed TIF District

The proposed TIF District consists of approximately 39 tax parcels, and is generally bounded by Route 6 (159th Street - (River Oaks Drive) on the North, Ring Road on the South, Paxton on the West, and River Road on the East. The proposed Redevelopment Project Area is approximately _____ acres.

The Project area is bounded by a River Oaks Golf Course to the west, Cook County Forest Preserve and Cemetery property to the north, various Lansing commercial and retail uses to the south on both sides of Torrence Avenue and mixed use properties to the east including commercial/retail and residential.

The RPA is an area of economic importance for the City. River Oaks Mall and River Oaks Shopping Center as well as the area around the malls are an important part of the tax base for Calumet City, and accounts for more than 45% of all retail space in Calumet City. The RPA is identified in numerous planning documents as an area for planning concentration and importance. The RPA is deemed an area for private investment ripe for the implementation of economic development tools like TIF to encourage redevelopment. This Plan reflects the strategies identified in the City's Comprehensive Plan dated 2014.

The proposed TIF District suffers from a variety of economic development impediments as defined in the TIF Act. Section V of the *TIF Eligibility Report* (see Appendix 5) identifies the impediments to redevelopment.

The combination of these factors limits the opportunities for private reinvestment within and around the proposed RPA. Such factors potentially suppress the value of future development

and weaken the potential for business growth – limiting employment and contributing to the lack of sustained investment in the area.

The RPA would be suitable for repurposing of uses and new redevelopment opportunities if the City is able to coordinate such efforts and redevelopment activity in a coordinated manner. Through this TIF Redevelopment Plan and as part of its comprehensive economic development planning, the City in conjunction with the private sector, intends to attract new tenants and renovate existing commercial and retail/mixed uses to upgrade, expand and/or modernize their facilities within the River Oaks Mall and River Oaks West shopping corridor. Through the establishment of the RPA, the City would implement a program to redevelop several areas within the new TIF District; in doing so, it would stabilize the area, extend benefits to the community, and assist affected taxing districts over the long run.

Rationale for Redevelopment Plan

The City recognizes the need for implementation of a strategy to stabilize and encourage more investment in the RPA due to its pivotal nature within the City. The analysis performed by KMA in conjunction with the guidance from the City's Comprehensive Plan and subsequent documents conclude that without further action by both public and private parties, continued disinvestment or under-investment is a possibility. The needed private investment to accomplish these goals may only be possible if TIF is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Existing conditions that may have precluded intensive private investment in the past may be eliminated. Ultimately, the implementation of the Plan will benefit the City and all the taxing districts, which encompass the area in the form of a significantly expanded tax base.

The City has determined that redevelopment of the area as a whole would not be feasible without the adoption of the TIF Redevelopment Plan. The City, with the assistance of KMA, has therefore commissioned this Plan to use tax increment financing in order to address Project needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract needed private investment. The public investment and infrastructure improvements will lay the foundation for the redevelopment of the area with private capital. This in turn will set the stage for future retail, entertainment and additional mixed use opportunities surrounding the project area.

The designation of the area as an RPA will allow the City to pursue the following beneficial strategies:

- Support the redevelopment of River Oaks Mall and River Oaks West, in a manner that would combine the best elements of indoor and outdoor malls while retaining strong national tenants at both the interior and anchor positions.
- Allow the future uses and purposes for the mall to have a greater focus on fast/casual dining and entertainment on the exterior or outlot positions.
- Redevelop properties within the Redevelopment Project Area as part of a coordinated effort to revitalize and enhance the City's portfolio of commercial and retail properties.
- Rejuvenating the River Oaks Mall and River Oaks West area while capturing opportunities along Torrence Avenue and 159th Street.

Through this Plan, the City will direct the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Several benefits are expected to accrue to the area: entry of new businesses; new employment opportunities; and physical and aesthetic improvements. Ultimately, the implementation of the Plan will benefit (a) the City, (b) the taxing districts serving the RPA, (c) residents and property owners within the RPA, and (d) existing and new businesses.

City Findings

The City, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken;
- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and redevelopment would not reasonably be expected to be achieved;
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and
- That the TIF Redevelopment Plan conforms to the Calumet City Comprehensive Plan, as detailed in Section III of this report.

It is further found, and certified by the City, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA would not result in the displacement of ten (10) inhabited residential units or more. Therefore, *this Plan does not include a Housing Impact Study.*

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres. A boundary map of the RPA is included in Appendix 2 of this Plan.

II. RPA LEGAL DESCRIPTION

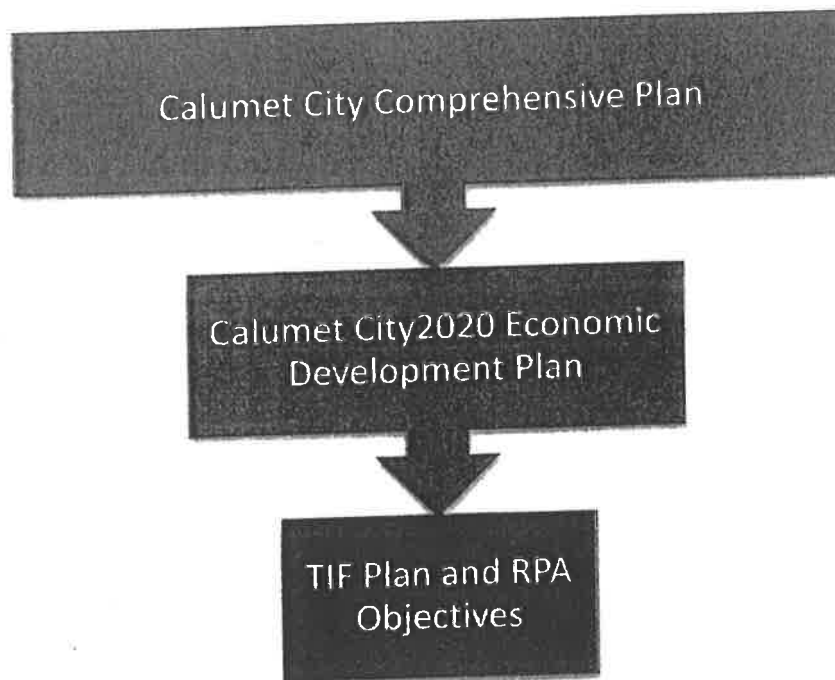
The Redevelopment Project Area legal description is attached in Appendix 1.

III. RPA GOALS AND OBJECTIVES

The City has established a number of economic development goals, objectives, and strategies which would determine the kinds of activities to be undertaken within the proposed River Oaks Mall and River Oaks West TIF District. These efforts would conform to and promote the achievement of land use objectives in the comprehensive planning process (generally reflected in the City Comprehensive Plan 2014).

Exhibit 1

Relationship of Land Use and Economic Development Plans



City of Calumet City Comprehensive Plan

As indicated in the Exhibit above, an important underlying planning document is the Comprehensive Plan 2014. According to City documents, The Calumet City Comprehensive Plan was developed and adopted in 2014 and continues to “provide a land-use vision for the City of Calumet City. The plan provides a coordinated framework for future community improvement, development, and redevelopment, with particular focus on housing options, increased economic development, access to open space and recreation activities, a preserved and enhanced natural environment, and reliable public service.”

Calumet City Economic Development

Establishment of the proposed River Oaks Mall and River Oaks West RPA supports the following City-wide objectives stated in the Comprehensive Plan. The plan suggests further development of additional outlots around the mall, including unused parking area around the mall on all sides. Properties with frontage along Torrence or River Oaks Drive are best suited for retail/restaurant or office uses.

City to consider improvement and enhancement of landscaping on private property and the addition of sidewalks that would be connected to outlot development.

Coordination with surrounding municipalities.

Exhibit 2

Redevelopment Plan – River Oaks Mall and River Oaks West

Goal

- A. A regional-level commercial center that continues to be the economic engine for Calumet City that is repositioned with new uses and improved physical conditions.

Objectives

1. Maintain existing retail anchors within both shopping Malls and on the properties surrounding them
2. Focus new development on the periphery of the property
3. Introduce new restaurant, and/or entertainment uses
4. Improve commercial building facades, walls, and loading areas so that the sub-area is more attractive and inviting.

Redevelopment Project Area Specific Objectives

1. Allow the future uses and purposes for the malls to have a greater focus on fast/casual dining and entertainment on the exterior or outlot positions.
2. Redevelop properties within the Redevelopment Project Area as part of a coordinated effort to revitalize and enhance the City's portfolio of commercial and retail properties.
3. Rejuvenating the River Oaks Mall and River Oaks West area while capturing opportunities along Illinois Route 6 and Torrence Avenue.

TIF Designation Objectives

TIF designation would allow the City to pursue the following objectives within the RPA:

- Reduce or eliminate blight or other negative factors present within the area;
- Coordinate redevelopment activities within the RPA in order to provide a positive marketplace signal to private investors;
- Accomplish redevelopment over a reasonable time period;
- Create an attractive overall appearance for the area; and
- Further the goals and objectives of the Comprehensive Plan.

Ultimately, the implementation of the Redevelopment Project would contribute to the economic development of the area and provide new employment opportunities for City residents.

The RPA-specific objectives would be fulfilled by the execution of certain strategies, including but not limited to the following:

- Facilitating the preparation of improved and vacant sites, by assisting private developers to assemble suitable sites for modern development needs;
- Coordinate site preparation to provide additional land for new development, as appropriate;
- Fostering the replacement, repair, and/or improvement of infrastructure, including (as needed) sidewalks, streets, curbs, gutters and underground water and sanitary systems to facilitate the construction of new development within the RPA; and
- Assisting in the rehabilitation of structures for modern market oriented uses.

To track success in meeting RPA-specific objectives and strategies, the City may wish to consider establishing certain performance measures that would help the City monitor the projects to be undertaken within the proposed RPA. The Government Finance Officers Association recommends that municipalities adopting TIF districts evaluate actual against projected performance (e.g., using metrics such as job creation or tax revenue generation).

Exhibit 3 below identifies the types of performance measures the City may consider to track the performance of projects within the RPA. (Section VI of this report discusses the types of projects that the City may pursue within the RPA, with the caveat that specific projects at this point are only conceptual in nature.)

Exhibit 3

Examples of TIF Performance Measures

Measure	Examples
Input	<ul style="list-style-type: none">• Public investment (\$)• Private investment (\$)• Acres of land assembled for TIF• Bond proceeds
Output/Workload	<ul style="list-style-type: none">• Jobs created or retained• Number of streetscaping fixtures installed• Commercial space created (square feet)
Efficiency	<ul style="list-style-type: none">• Leverage ratio (private investment / public investment)• Cost per square foot of commercial space• Public subsidies per job created/retained
Effectiveness	<ul style="list-style-type: none">• % change in assessed value (AV) in TIF versus AV in rest of City• % change in AV within TIF before and after TIF creation• Municipal sales taxes before and after TIF creation
Risk	<ul style="list-style-type: none">• Debt coverage ratio• Credit ratings of anchor tenants• Tenant diversification (e.g., percent of total TIF EAV attributable to top 10 tenants in commercial development)

Source: *An Elected Official's Guide to Tax Increment Financing*, Government Finance Officers Association, 2005.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth within the RPA

As documented in Appendix 5 of this Plan, the RPA has suffered from the lack of development and would qualify as a blighted area. In recent years, the area has not benefited from sustained private investment and/or development, instead suffering economic decline. Absent intervention by the City, properties within the RPA would not be likely to gain in value.

The proposed RPA exhibits various conditions which, if not addressed by the City, would eventually result in even more severe blight. Those conditions include structures and improvements reflecting vacancy, lagging EAV, deterioration and obsolescence. These various conditions discourage private sector investment in business enterprises.

Assessment of Fiscal Impact on Affected Taxing Districts

It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the City to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting the potential decline or lag in property values, as measured by assessed valuations (AV). In short, the establishment of a TIF district would protect other taxing districts from the potential downside risk of falling AV.

Should the City achieve success in attracting private investment which results in the need for documented increased services from any taxing districts, the City will consider the declaration of "surplus funds," as defined under the Act. Such funds which are neither expended nor obligated for TIF-related purposes can be used to assist affected taxing districts in paying the costs for increased services.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the City. Any such sharing would be undertaken after all TIF-eligible costs – either expended or incurred as an obligation by the City – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act.

An exception to the tax-sharing provision relates to the City's utilization of TIF funding to mitigate the impact of residential redevelopment upon school and library districts. In such cases, the City will provide funds to offset the costs incurred by the eligible school and the library districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act. (Refer to Section VI of this Report, which describes allowable TIF project costs.)

V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA

Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under the Act. Refer to the *TIF Eligibility Report*, attached as Appendix 5 in this Plan.

Eligibility Survey

Representatives of KMA and City staff evaluated the RPA from January, 2018 to the date of this Plan's issuance. Analysis was aided by certain reports obtained from the City, on-site due diligence, and other sources. In KMA's evaluation, only information was recorded which would help assess the eligibility of the proposed area as a TIF District.

VI. REDEVELOPMENT PROJECT

Redevelopment Plan and Project Objectives

As indicated in Section III of this Report, the City has established a planning process which guides economic development and land use activities throughout the City. Consistent with the established planning process, the City proposes to achieve economic development goals and objectives through the redevelopment of the River Oaks Mall and River Oaks West RPA, pursuit of projects within the RPA, and the promotion of private investment via public financing techniques (including but not limited to tax increment financing). Pursuant to the Act, no TIF funding would be directed to the existing golf course operation.

The project-specific objectives envisioned for the River Oaks Mall and River Oaks West RPA are as follows:

- 1) Constructing public improvements which may include (if necessary):
 - Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with City standards for context-sensitive design);
 - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
 - Signalization, traffic control and lighting;
 - Landscaping, streetscaping, and beautification.
- 2) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 3) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation (any demolition activities would conform to City criteria for allowing demolition).
- 4) Exploration and review of job training programs in coordination with any City, federal, state, and county programs.
- 5) Providing for the rehabilitation of structures and improvements in order to allow for modern market oriented uses.

Redevelopment Activities

Pursuant to the project objectives cited above, the City will implement a coordinated program of actions. These include, but are not limited to, land acquisition, land disposition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, construction of new public facilities, and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

Site Preparation, Clearance, Relocation and Demolition. Property within the RPA may be improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Land Assembly and Disposition. Certain properties or interests in properties in the RPA may be acquired by purchase or the exercise of eminent domain. Properties owned by or acquired by the City may be assembled and reconfigured into appropriate redevelopment sites. It is expected that the City would facilitate private acquisition through reimbursement of acquisition and related costs as well as through the write-down of its acquisition costs. Such land may be held or disposed of by the City on terms appropriate for public or private development, including the acquisition of land needed for construction of public improvements.

Public Improvements. The City may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Plan. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems, roadways, and traffic-related improvements;
- Parking facilities (on grade and parking structures); and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

Rehabilitation. The City may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conform to City code provisions. Improvements may include exterior and facade-related work as well as interior-related work.

The City may construct or provide for the construction and reimbursement for new facilities to be owned or used by units of local government.

Interest Rate Write-Down. The City may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training. The City may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- i.) Federal programs;
- ii.) State of Illinois programs;
- iii.) Applicable local vocational educational programs, including community college sponsored programs; and
- iv.) Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

General Land Use Plan

As noted in Section I of this report, the proposed RPA is currently zoned commercial/retail.

Existing land uses are shown in Appendix 3 attached hereto and made a part of this Plan. Appendix 4 designates future land uses in the Redevelopment Project Area. Future land uses will conform to the Zoning Ordinance and the *Comprehensive Plan* as either may be amended from time to time.

Additional Design and Control Standards

The appropriate design standards (including any Planned Unit Developments) as set forth in the City's Zoning Ordinance and/or *Comprehensive Plan* shall apply to the RPA.

Eligible Redevelopment Project Costs

Under the TIF statute, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

- (1) *Professional Service Costs* – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor.
 - i.) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
 - ii.) Annual administrative costs shall *not* include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

In addition, redevelopment project costs shall *not* include lobbying expenses;

- (2) *Property Assembly Costs* – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

- (3) *Improvements to Public or Private Buildings* – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- (4) *Public Works* – Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- (5) *Job Training* – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- (6) *Financing Costs* – Costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;
- (7) *Capital Costs* – To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

- (8) *School-Related Costs* – For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually.¹ Certain library district costs may also be paid as provided for in the Act.
- (9) *Relocation Costs* – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;
- (10) *Payment in lieu of taxes;*

¹ The calculation is as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

- (11) *Other Job Training* – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- (12) *Developer Interest Cost* – Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- (A) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - (C) if there are not sufficient funds available in the special tax allocation fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (D) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - (E) ~~the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be~~ modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D).
 - (F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be

derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F).²

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.³

Additionally, the TIF Act prohibits cost reimbursement for the demolition, removal, or substantially modification of a historic resource, unless no prudent and feasible alternative exists. "Historic resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This paragraph does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government as designated by the National Park Service of the U.S. Department of the Interior.

² The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

³ Termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

Projected Redevelopment Project Costs

Estimated project costs are shown in Exhibit 4 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs (the "Total Estimated TIF Budget" in Exhibit 4) shall not exceed the amount set forth below, as adjusted pursuant to the Act.

Exhibit 4

RPA Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition and Relocation	\$10,000,000
Site Preparation	3,500,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	5,500,000
Rehabilitation of Existing Structures	7,000,000
Interest Costs Pursuant to the Act	1,500,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	500,000
Taxing District Capital Costs Reimbursement	1,000,000
Job Training	250,000
TOTAL ESTIMATED TIF BUDGET	\$29,250,000

Notes:

(1) All project cost estimates are in 2018 dollars. Costs may be adjusted for inflation per the TIF Act.

(2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.

(3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above and all as provided for in the Act.

As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the River Oaks Mall and River Oaks West RPA.

Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act and this Plan, the City may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas. This would include contiguous TIFs within the City. (Conversely, incremental revenues from the River Oaks Mall and River Oaks West TIF may be allocated to any contiguous TIF Districts located in the City.)

Redevelopment project costs as identified in Exhibit 4 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the City, only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2016 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate.

Nature and Term of Obligations to Be Issued

The City may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the City by virtue of its power pursuant to the Illinois State Constitution.

Any and all obligations issued by the City pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds. Further, the securities may be offered on such terms as the City may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions. Additionally, such securities may be issued with either fixed rate or floating interest rates.

Most Recent Equalized Assessed Valuation for the RPA

The most recent equalized assessed valuation for the RPA is based on the 2016 EAV, and is estimated to be approximately \$51,882,500. It is anticipated the estimated base EAV for establishment of the RPA will be the 2016 EAV.

Anticipated Equalized Assessed Valuation for the RPA

Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to approximately \$68,500,000 to \$75,000,000 depending upon market conditions and the scope of the redevelopment projects.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

Redevelopment Project

The City will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to City zoning and planning requirements, or if the City undertakes redevelopment activities pursuant to this Plan. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken by the City:

Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act. It is expected that the City would facilitate private acquisition through reimbursement or write-down of related costs, including without limitation the acquisition of land needed for construction of public improvements.

Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.

Rehabilitation: The City may assist in the rehabilitation of buildings, if any, or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The City may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The City may also undertake the provision of necessary detention or retention ponds.

Roadway/Street/Parking Improvements: The City may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety-Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Costs Coverage: The City may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The City may fund necessary planning, legal, engineering, administrative and financing costs during project implementation.

Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the City and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the City. The program will conform to the most recent City policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race, creed, or sexual orientation. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, sexual orientation, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs, and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and compliance with applicable state and federal regulations.

The City and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner.

Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the ordinance approving the RPA is adopted.

VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

This Plan may be amended pursuant to the provisions of the Act.

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

**ORDINANCE
NUMBER 18-39**

**AN ORDINANCE AMENDING CHAPTER 14, ARTICLE II,
DIVISION 2, SECTION 14-62, OF THE MUNICIPAL CODE OF
CALUMET CITY, COOK COUNTY, ILLINOIS
(PERMIT & INSPECTION FEES)**

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

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

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 07-26-18
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

ORDINANCE NO. 18- 39

AN ORDINANCE AMENDING CHAPTER 14, ARTICLE II,
DIVISION 2, SECTION 14-62, OF THE MUNICIPAL CODE OF
CALUMET CITY, COOK COUNTY, ILLINOIS
(PERMIT & INSPECTION FEES)

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 Mayor and the City Council of the City of Calumet City (the "*Corporate Authorities*") may from time to time amend the text of the Municipal Code of Calumet City when it is determined to be in the best interests of the City; and

WHEREAS, the Corporate Authorities are charged with the responsibility of overseeing implementation of the terms and provisions of the City's Buildings and Building Regulations Ordinance including the determination of fees to be charged for permits and inspections.

NOW, THEREFORE, be it ordained 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 are incorporated herein and made a part hereof, as it fully set forth in their entirety.

SECTION 2: That Chapter 14 ("*Buildings & Building Regulations*"), Article II ("*Building Code*"), Division 2 ("*Administration and Enforcement*"), Section 14-62

("Permit Fees Generally"), of the Municipal Code of Calumet City, Illinois, is hereby amended by changing the fees for various permits and inspections as follows:

Sec. 14-62. Permit Fees – Generally.

BUILDING PERMIT AND INSPECTION FEES

BASE FEE FOR MISCELLANEOUS PERMITS (WINDOWS/DOORS/DECKS, ETC.)
- \$50.00 PLUS \$25.00 EACH INSPECTION IF NEEDED

ROOF/RE-ROOFING- \$50.00 PLUS \$25.00 FOR ICE AND WATER SHIELD
INSPECTION

FENCE- \$50.00 PLUS \$25.00 FOR POST HOLE INSPECTION

SWIMMING POOLS- \$50.00 PLUS \$25.00 FOR EACH INSPECTION

REPAIR/REHAB - RESIDENTIAL AND COMMERCIAL INSPECTION FEES

PROJECT COST - \$0- \$200,000.00- 1.5% OF TOTAL PROJECT COST

PROJECT COST - \$200,000.00 OR MORE- 1.5% FOR FIRST \$200,000.00 PLUS .5%
FOR THE REMAINDER OF PROJECT COST

ELECTRIC PERMIT AND INSPECTION FEES

BASIC FEE FOR MISCELLANEOUS PERMITS (ALARMS, GFIS,
SMOKE/CARBON MONOXIDE DETECTORS, ETC.) - \$50.00 PLUS \$25.00 EACH
INSPECTION IF NEEDED

100 AMP ELECTRICAL UPGRADE- \$75.00 PLUS \$25.00 EACH INSPECTION FEE

200-500 AMP ELECTRICAL GRADE- \$100.00 PLUS \$25.00 EACH INSPECTION
FEE

FIRE PROTECTION-SPRINKLER SYSTEM- \$75.00 PLUS \$25.00 EACH
INSPECTION

SIGNS - \$6.00 PER SQ FT. (LUMINATED) PLUS \$25.00 EACH INSPECTION
\$3.00 PER SQ. FT (ILLUMINATED) PLUS EACH INSPECTION

PLUMBING PERMIT AND INSPECTION FEES

WATER HEATER REPLACEMENT- \$50.00 PLUS \$25.00 EACH INSPECTION FEE

LAWN SPRINKLER SYSTEM- \$50.00

CLEAN OUT INSTALLATION- \$50.00 PLUS \$25.00 EACH INSPECTION FEE

SUMP PUMP PIT INSTALLATION- \$50.00 PLUS \$25.00 EACH INSPECTION FEE

UNDERGROUND OR ABOVE GROUND TANK INSTALLATION- \$50.00 PLUS \$25.00 EACH INSPECTION FEE

HVAC PERMIT AND INSPECTION FEES

FURNACE- \$50.00 PLUS \$25.00 EACH INSPECTION FEE

A/C- \$10.00 PER TON PLUS \$25.00 EACH INSPECTION FEE

BOILER- \$50.00 PLUS \$25 EACH INSPECTION FEE

COMMERCIAL FURNACE AND A/C- 1% OF THE TOTAL JOB COST PLUS \$25.00 EACH INSEPTION

CONSTRUCTION INSPECTIONS

NEW BUILDING-RESIDENTIAL- INCLUDES FOUNDATION, ROUGH, FINISH, PLUMBING, ELECTRICAL, HVAC - \$450.00

NEW BUILDING- COMMERCIAL- \$25.00- CHARGED PER FREQUENCY

REINSPECTIONS (COMMERCIAL AND RESIDENTIAL) - \$25.00

SECTION 3: The permit and inspection fees set forth in Section 2 shall immediately replace the permit and inspection fees previously charged for the respective categories of permits and inspection fees specified in Section 2.

SECTION 4: If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 5: All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6: All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

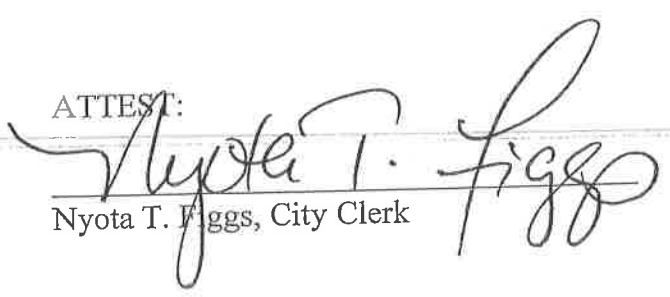
ADOPTED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois this 26th day of July, 2018, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
NAVARRETE	X			
WOSZYNSKI			X	
TILLMAN	X			
WILLIAMS	X			
GARDNER	X			
PATTON	X			
SMITH	X			
(MAYOR QUALKINBUSH)	6		1	

APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this 26th day of July, 2018.


 Michelle Markiewicz Qualkinbush
 Mayor

ATTEST:


 Nyota T. Figgs, City Clerk

Ord. #6 Regulation for Small Wireless Facilities (Ord.#18-40)

Ordinance for the regulation of and application for Small Wireless Facilities poles in Public Way and Fee regulation(see attached 5A)

Ord. #7 Penalties for Past Due Violations (Ord.#18-41)

Ordinance providing a 35% fee for past due fines and penalties for violations of City Ordinance (see attached 5B)

Pass Resolution/Adopt Ordinance

Alderman Patton moved, seconded by Alderman Tillman, to pass the resolution and adopt the ordinances 6 through 7 as presented, without the necessity of prior posting.

ROLL CALL

YEAS: 6
NAYS: 0
ABSENT: 1

ALDERMEN: Patton, Williams, Tillman, Gardner, Smith, Navarrete
ALDERMEN: None
ALDERMAN: Woszynski

MOTION CARRIED

Ord. #8 Salaries and Fringe benefits (Ord.18-42) amending Ord.#18-25

Ordinance amending Ord. #18-25 establishing salaries and fringe benefits of Supervisory personnel, and full time or [part time employees not covered by a bargaining agreement (see attached 5C)

Ord. #9 Appropriation for Fiscal year (Ord.#18-43)

Ordinance making appropriation for All Corporate Purposes, for Fiscal year commencing May 1, 2018 and ending April 30, 2019. (see attached 5D)

Pass Resolution/Adopt Ordinance

Alderman Patton moved, seconded by Alderman Smith, to pass the resolution and adopt the ordinance 8 and 9 as presented, without the necessity of prior posting.

ROLL CALL

YEAS: 6
NAYS: 0
ABSENT: 1

ALDERMEN: Patton, Williams, Tillman, Gardner, Smith, Navarrete
ALDERMEN: None
ALDERMAN: Woszynski

MOTION CARRIED

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

**ORDINANCE
NUMBER 18-40**

**AN ORDINANCE PROVIDING FOR THE REGULATION OF AND
APPLICATION FOR SMALL WIRELESS FACILITIES**

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

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

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 07-26-18
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

**AN ORDINANCE PROVIDING FOR THE REGULATION OF AND APPLICATION
FOR SMALL WIRELESS FACILITIES**

WHEREAS, the Illinois General Assembly has recently enacted Public Act 100-0585, known as the Small Wireless Facilities Deployment Act (the Act), which becomes effective on June 1, 2018; and

WHEREAS, the City of Calumet City (the City) is an Illinois municipality in accordance with the Constitution of the State of Illinois of 1970; and

WHEREAS, the City is authorized, under existing State and federal law, to enact appropriate regulations and restrictions relative to small wireless facilities, distributed antenna systems and other personal wireless telecommunication facility installations in the public right-of-way as long as it does not conflict with State and federal law; and

WHEREAS, the Act sets forth the requirements for the collocation of small wireless facilities by local authorities.

NOW, THEREFORE, be it ordained by the corporate authorities of the City of Calumet City as follows:

Section 1. Purpose and Scope.

Purpose. The purpose of this Ordinance is to establish regulations, standards and procedures for the siting and collocation of small wireless facilities on rights-of-way within the City's jurisdiction, or outside the rights-of-way on property zoned by the City exclusively for commercial or industrial use, in a manner that is consistent with the Act.

Conflicts with Other Ordinances. This Ordinance supersedes all Ordinances or parts of Ordinances adopted prior hereto that are in conflict herewith, to the extent of such conflict.

Conflicts with State and Federal Laws. In the event that applicable federal or State laws or regulations conflict with the requirements of this Ordinance, the wireless provider shall comply with the requirements of this Ordinance to the maximum extent possible without violating federal or State laws or regulations.

Section 2. Definitions.

For the purposes of this Ordinance, the following terms shall have the following meanings:

Antenna – communications equipment that transmits or receives electromagnetic radio frequency signals used in the provision of wireless services.

Applicable codes – uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization or local amendments to those codes, including the National Electric Safety Code.

Applicant – any person who submits an application and is a wireless provider.

Application – a request submitted by an applicant to the City for a permit to collocate small wireless facilities, and a request that includes the installation of a new utility pole for such collocation, as well as any applicable fee for the review of such application.

Collocate or collocation – to install, mount, maintain, modify, operate, or replace wireless facilities on or adjacent to a wireless support structure or utility pole.

Communications service – cable service, as defined in 47 U.S.C. 522(6), as amended; information service, as defined in 47 U.S.C. 153(24), as amended; telecommunications service, as defined in 47 U.S.C. 153(53), as amended; mobile service, as defined in 47 U.S.C. 153(53), as amended; or wireless service other than mobile service.

Communications service provider – a cable operator, as defined in 47 U.S.C. 522(5), as amended; a provider of information service, as defined in 47 U.S.C. 153(24), as amended; a telecommunications carrier, as defined in 47 U.S.C. 153(51), as amended; or a wireless provider.

FCC – the Federal Communications Commission of the United States.

Fee – a one-time charge.

Historic district or historic landmark – a building, property, or site, or group of buildings, properties, or sites that are either (i) listed in the National Register of Historic Places or formally determined eligible for listing by the Keeper of the National Register, the individual who has been delegated the authority by the federal agency to list properties and determine their eligibility for the National Register, in accordance with Section VI.D.1.a.i through Section VI.D.1.a.v of the Nationwide Programmatic Agreement codified at 47 CFR Part 1, Appendix C; or (ii) designated as a locally landmarked building, property, site, or historic district by an ordinance adopted by the City pursuant to a preservation program that meets the requirements of the Certified Local Government Program of the Illinois State Historic Preservation Office or where such certification of the preservation program by the Illinois State Historic Preservation Office is pending.

Law – a federal or State statute, common law, code, rule, regulation, order, or local ordinance or resolution.

Micro wireless facility – a small wireless facility that is not larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height and that has an exterior antenna, if any, no longer than 11 inches.

Municipal utility pole – a utility pole owned or operated by the City in public rights-of-way.

Permit – a written authorization required by the City to perform an action or initiate, continue, or complete a project.

Person – an individual, corporation, limited liability company, partnership, association, trust, or other entity or organization.

Public safety agency – the functional division of the federal government, the State, a unit of local government, or a special purpose district located in whole or in part within this State, that provides or has authority to provide firefighting, police, ambulance, medical, or other emergency services to respond to and manage emergency incidents.

Rate – a recurring charge.

Right-of-way – the area on, below, or above a public roadway, highway, street, public sidewalk, alley, or utility easement dedicated for compatible use. Right-of-way does not include City-owned aerial lines.

Small wireless facility – a wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than 6 cubic feet; and (ii) all other wireless equipment attached directly to a utility pole associated with the facility is cumulatively no more than 25 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services.

Utility pole – a pole or similar structure that is used in whole or in part by a communications service provider or for electric distribution, lighting, traffic control, or a similar function.

Wireless facility – equipment at a fixed location that enables wireless communications between user equipment and a communications network, including: (i) equipment associated with wireless communications; and (ii) radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. Wireless facility includes small wireless facilities. Wireless facility does not include: (i) the structure or improvements on, under, or within which the equipment is collocated; or (ii) wireline backhaul facilities, coaxial or fiber optic cable that is between wireless support structures or utility poles or coaxial, or fiber optic cable that is otherwise not immediately adjacent to or directly associated with an antenna.

Wireless infrastructure provider – any person authorized to provide telecommunications service in the State that builds or installs wireless communication transmission equipment, wireless facilities, wireless support structures, or utility poles and that is not a wireless services provider but is acting as an agent or a contractor for a wireless services provider for the application submitted to the City.

Wireless provider – a wireless infrastructure provider or a wireless services provider.

Wireless services – any services provided to the general public, including a particular class of customers, and made available on a nondiscriminatory basis using licensed or unlicensed spectrum, whether at a fixed location or mobile, provided using wireless facilities.

Wireless services provider – a person who provides wireless services.

Wireless support structure – a freestanding structure, such as a monopole; tower, either guyed or self-supporting; billboard; or other existing or proposed structure designed to support or capable of supporting wireless facilities. Wireless support structure does not include a utility pole.

Section 3. Regulation of Small Wireless Facilities.

Permitted Use. Small wireless facilities shall be classified as permitted uses and subject to administrative review, except as provided in paragraph (9) regarding Height Exceptions or Variances, but not subject to zoning review or approval if they are collocated (i) in rights-of-way in any zoning district, or (ii) outside rights-of-way in property zoned exclusively for commercial or industrial use.

Permit Required. An applicant shall obtain one or more permits from the City to collocate a small wireless facility. An application shall be received and processed, and permits issued shall be subject to the following conditions and requirements:

- (1) Application Requirements. A wireless provider shall provide the following information to the City, together with the City's Small Cell Facilities Permit Application, as a condition of any permit application to collocate small wireless facilities on a utility pole or wireless support structure:
 - a. Site specific structural integrity and, for a municipal utility pole, make-ready analysis prepared by a structural engineer, as that term is defined in Section 4 of the Structural Engineering Practice Act of 1989;
 - b. The location where each proposed small wireless facility or utility pole would be installed and photographs of the location and its immediate surroundings depicting the utility poles or structures on which each proposed small wireless facility would be mounted or location where utility poles or structures would be installed. This should include a depiction of the completed facility;
 - c. Specifications and drawings prepared by a structural engineer, as that term is defined in Section 4 of the Structural Engineering Practice Act of 1989, for each proposed small wireless facility covered by the application as it is proposed to be installed;
 - d. The equipment type and model numbers for the antennas and all other wireless equipment associated with the small wireless facility;
 - e. A proposed schedule for the installation and completion of each small wireless facility covered by the application, if approved; and
 - f. Certification that the collocation complies with the Collocation Requirements and Conditions contained herein, to the best of the applicant's knowledge.

- g. In the event that the proposed small wireless facility is to be attached to an existing pole owned by an entity other than the City, the wireless provider shall provide legally competent evidence of the consent of the owner of such pole to the proposed collocation.

(2) Application Process. The City shall process applications as follows:

- a. The first completed application shall have priority over applications received by different applicants for collocation on the same utility pole or wireless support structure.
- b. An application to collocate a small wireless facility on an existing utility pole or wireless support structure, or replacement of an existing utility pole or wireless support structure shall be processed on a nondiscriminatory basis and shall be deemed approved if the City fails to approve or deny the application within 90 days after the submission of a completed application.

However, if an applicant intends to proceed with the permitted activity on a deemed approved basis, the applicant shall notify the City in writing of its intention to invoke the deemed approved remedy no sooner than 75 days after the submission of a completed application.

The permit shall be deemed approved on the latter of the 90th day after submission of the complete application or the 10th day after the receipt of the deemed approved notice by the City. The receipt of the deemed approved notice shall not preclude the City's denial of the permit request within the time limits as provided under this Ordinance.

- c. An application to collocate a small wireless facility that includes the installation of a new utility pole shall be processed on a nondiscriminatory basis and deemed approved if the City fails to approve or deny the application within 120 days after the submission of a completed application.

However, if an applicant intends to proceed with the permitted activity on a deemed approved basis, the applicant shall notify the City in writing of its intention to invoke the deemed approved remedy no sooner than 105 days after the submission of a completed application.

The permit shall be deemed approved on the latter of the 120th day after submission of the complete application or the 10th day after the receipt of the deemed approved notice by the City. The receipt of the deemed approved notice shall not preclude the City's denial of the permit request within the time limits as provided under this Ordinance.

- d. The City shall deny an application which does not meet the requirements of this Ordinance.

If the City determines that applicable codes, ordinances or regulations that concern public safety, or the Collocation Requirements and Conditions contained herein require that the utility pole or wireless support structure be replaced before the requested collocation, approval shall be conditioned on the replacement of the utility pole or wireless support structure at the cost of the provider.

The City shall document the basis for a denial, including the specific code provisions or application conditions on which the denial is based, and send the documentation to the applicant on or before the day the City denies an application.

The applicant may cure the deficiencies identified by the City and resubmit the revised application once within 30 days after notice of denial is sent to the applicant without paying an additional application fee. The City shall approve or deny the revised application within 30 days after the applicant resubmits the application or it is deemed approved. Failure to resubmit the revised application within 30 days of denial shall require the applicant to submit a new application with applicable fees, and recommencement of the City's review period.

The applicant must notify the City in writing of its intention to proceed with the permitted activity on a deemed approved basis, which may be submitted with the revised application.

Any review of a revised application shall be limited to the deficiencies cited in the denial. However, this revised application does not apply if the cure requires the review of a new location, new or different structure to be collocated upon, new antennas, or other wireless equipment associated with the small wireless facility.

- e. Pole Attachment Agreement. Within 30 days after an approved permit to collocate a small wireless facility on a municipal utility pole, the City and the applicant shall enter into a Master Pole Attachment Agreement, provided by the City for the initial collocation on a municipal utility pole by the application. For subsequent approved permits to collocate on a small wireless facility on a municipal utility pole, the City and the applicant shall enter into a License Supplement of the Master Pole Attachment Agreement.

- (3) Completeness of Application. Within 30 days after receiving an application, the City shall determine whether the application is complete and notify the applicant. If an application is incomplete, the City must specifically identify the missing information. An application shall be deemed complete if the City fails to provide notification to the applicant within 30 days after all documents, information and fees specifically enumerated in the City's permit application form are submitted by the applicant to the City.

Processing deadlines are tolled from the time the City sends the notice of incompleteness to the time the applicant provides the missing information.

- (4) Tolling. The time period for applications may be further tolled by:
- a. An express written agreement by both the applicant and the City; or
 - b. A local, State or federal disaster declaration or similar emergency that causes the delay.

- (5) Consolidated Applications. An applicant seeking to collocate small wireless facilities within the jurisdiction of the City shall be allowed, at the applicant's discretion, to file a consolidated application and receive a single permit for the collocation of up to 25 small wireless facilities if the collocations each involve substantially the same type of small wireless facility and substantially the same type of structure.

If an application includes multiple small wireless facilities, the City may remove small wireless facility collocations from the application and treat separately small wireless facility collocations for which incomplete information has been provided or that do not qualify for consolidated treatment or that are denied. The City may issue separate permits for each collocation that is approved in a consolidated application.

- (6) Duration of Permits. The duration of a permit shall be for a period of not less than 5 years, and the permit shall be renewed for equivalent durations unless the City makes a finding that the small wireless facilities or the new or modified utility pole do not comply with the applicable City codes or any provision, condition or requirement contained in this Ordinance.

If the Act is repealed as provided in Section 90 therein, renewals of permits shall be subject to the applicable City code provisions or regulations in effect at the time of renewal.

- (7) Means of Submitting Applications. Applicants shall submit applications, supporting information and notices to the City by personal delivery at the City's designated place of business, by regular mail postmarked on the date due or by any other commonly used means, including electronic mail.

Collocation Requirements and Conditions.

- (1) Public Safety Space Reservation. The City may reserve space on municipal utility poles for future public safety uses, for the City's electric utility uses, or both, but a reservation of space may not preclude the collocation of a small wireless facility unless the City reasonably determines that the municipal utility pole cannot accommodate both uses.

(2) Installation and Maintenance. The wireless provider shall install, maintain, repair and modify its small wireless facilities in safe condition and good repair and in compliance with the requirements and conditions of this Ordinance. The wireless provider shall ensure that its employees, agents or contracts that perform work in connection with its small wireless facilities are adequately trained and skilled in accordance with all applicable industry and governmental standards and regulations.

(3) No interference with public safety communication frequencies. The wireless provider's operation of the small wireless facilities shall not interfere with the frequencies used by a public safety agency for public safety communications.

A wireless provider shall install small wireless facilities of the type and frequency that will not cause unacceptable interference with a public safety agency's communications equipment.

Unacceptable interference will be determined by and measured in accordance with industry standards and the FCC's regulations addressing unacceptable interference to public safety spectrum or any other spectrum licensed by a public safety agency.

If a small wireless facility causes such interference, and the wireless provider has been given written notice of the interference by the public safety agency, the wireless provider, at its own expense, shall remedy the interference in a manner consistent with the abatement and resolution procedures for interference with public safety spectrum established by the FCC including 47 CFR 22.970 through 47 CFR 22.973 and 47 CFR 90.672 through 47 CFR 90.675.

The City may terminate a permit for a small wireless facility based on such interference if the wireless provider is not in compliance with the Code of Federal Regulations cited in the previous paragraph. Failure to remedy the interference as required herein shall constitute a public nuisance.

(4) The wireless provider shall not collocate small wireless facilities on City utility poles that are part of an electric distribution or transmission system within the communication worker safety zone of the pole or the electric supply zone of the pole.

However, the antenna and support equipment of the small wireless facility may be located in the communications space on the City utility pole and on the top of the pole, if not otherwise unavailable, if the wireless provider complies with applicable codes for work involving the top of the pole.

For purposes of this subparagraph, the terms "communications space", "communication worker safety zone", and "electric supply zone" have the meanings

given to those terms in the National Electric Safety Code as published by the Institute of Electrical and Electronics Engineers.

- (5) The wireless provider shall comply with all applicable codes and local code provisions or regulations that concern public safety.
- (6) The wireless provider shall comply with written design standards that are generally applicable for decorative utility poles, or reasonable stealth, concealment and aesthetic requirements that are set forth in a City ordinance, written policy adopted by the City, a comprehensive plan or other written design plan that applies to other occupiers of the rights-of-way, including on a historic landmark or in a historic district.
- (7) Alternate Placements. Except as provided in this Collocation Requirements and Conditions Section, a wireless provider shall not be required to collocate small wireless facilities on any specific utility pole, or category of utility poles, or be required to collocate multiple antenna systems on a single utility pole. However, with respect to an application for the collocation of a small wireless facility associated with a new utility pole, the City may propose that the small wireless facility be collocated on an existing utility pole or existing wireless support structure within 100 feet of the proposed collocation, which the applicant shall accept if it has the right to use the alternate structure on reasonable terms and conditions, and the alternate location and structure does not impose technical limits or additional material costs as determined by the applicant.

If the applicant refuses a collocation proposed by the City, the applicant shall provide written certification describing the property rights, technical limits or material cost reasons the alternate location does not satisfy the criteria in this paragraph.

- (8) Height Limitations. The maximum height of a small wireless facility shall be no more than 10 feet above the utility pole or wireless support structure on which the small wireless facility is collocated.

New or replacement utility poles or wireless support structures on which small wireless facilities are collocated may not exceed the higher of:

- a. 10 feet in height above the tallest existing utility pole, other than a utility pole supporting only wireless facilities, that is in place on the date the application is submitted to the City, that is located within 300 feet of the new or replacement utility pole or wireless support structure and that is in the same right-of-way within the jurisdictional boundary of the City, provided the City may designate which intersecting right-of-way within 300 feet of the proposed utility pole or wireless support structures shall control the height limitation for such facility; or
- b. 45 feet above ground level.

- (9) Height Exceptions or Variances. If an applicant proposes a height for a new or replacement pole in excess of the above height limitations on which the small wireless facility is proposed for collocation, the applicant shall apply for a [SPECIAL USE PERMIT, VARIANCE OR ADMINISTRATIVE WAIVER] in conformance with procedures, terms and conditions set forth in [INSERT APPROPRIATE SECTION(S) OF ZONING ORDINANCE].
- (10) Contractual Design Requirements. The wireless provider shall comply with requirements that are imposed by a contract between the City and a private property owner that concern design or construction standards applicable to utility poles and ground-mounted equipment located in the right-of-way.
- (11) Ground-mounted Equipment Spacing. The wireless provider shall comply with applicable spacing requirements in applicable codes and ordinances concerning the location of ground-mounted equipment located in the right-of-way if the requirements include a waiver, zoning or other process that addresses wireless provider requests for exception or variance and do not prohibit granting of such exceptions or variances.
- (12) Undergrounding Regulations. The wireless provider shall comply with local code provisions or regulations concerning undergrounding requirements that prohibit the installation of new or the modification of existing utility poles in a right-of-way without prior approval if the requirements include a waiver, zoning or other process that addresses requests to install such new utility poles or modify such existing utility poles and do not prohibit the replacement of utility poles.
- (13) Collocation Completion Deadline. Collocation for which a permit is granted shall be completed within 180 days after issuance of the permit, unless the City and the wireless provider agree to extend this period or a delay is caused by make-ready work for a municipal utility pole or by the lack of commercial power or backhaul availability at the site, provided the wireless provider has made a timely request within 60 days after the issuance of the permit for commercial power or backhaul services, and the additional time to complete installation does not exceed 360 days after issuance of the permit. Otherwise, the permit shall be void unless the City grants an extension in writing to the applicant.

Application Fees. Application fees are imposed as follows:

- (1) Applicant shall pay an application fee of \$650 for an application to collocate a single small wireless facility on an existing utility pole or wireless support structure, and \$350 for each small wireless facility addressed in a consolidated application to

collocate more than one small wireless facility on existing utility poles or wireless support structures.

- (2) Applicant shall pay an application fee of \$1,000 for each small wireless facility addressed in an application that includes the installation of a new utility pole for such collocation.
- (3) Notwithstanding any contrary provision of State law or local ordinance, applications pursuant to this Section shall be accompanied by the required application fee. Application fees shall be non-refundable.
- (4) The City shall not require an application, approval or permit, or require any fees or other charges, from a communications service provider authorized to occupy the rights-of-way, for:
 - a. routine maintenance;
 - b. the replacement of wireless facilities with wireless facilities that are substantially similar, the same size, or smaller if the wireless provider notifies the City at least 10 days prior to the planned replacement and includes equipment specifications for the replacement of equipment consistent with subsection d. under the Section titled Application Requirements; or
 - c. the installation, placement, maintenance, operation or replacement of micro wireless facilities suspended on cables that are strung between existing utility poles in compliance with applicable safety codes.
- (5) Wireless providers shall secure a permit from the City to work within rights-of-way for activities that affect traffic patterns or require lane closures.

Exceptions to Applicability. Nothing in this Ordinance authorizes a person to collocate small wireless facilities on:

- (1) property owned by a private party or property owned or controlled by the City or another unit of local government that is not located within rights-of-way, or a privately owned utility pole or wireless support structure without the consent of the property owner;
- (2) property owned, leased, or controlled by a park district, forest preserve district, or conservation district for public park, recreation or conservation purposes without the consent of the affected district, excluding the placement of facilities on rights-of-way located in an affected district that are under the jurisdiction and control of a different unit of local government as provided by the Illinois Highway Code; or
- (3) property owned by a rail carrier registered under Section 18c-7201 of the Illinois Vehicle Code, Metra Commuter Rail or any other public commuter rail service, or

an electric utility as defined in Section 16-102 of the Public Utilities Act, without the consent of the rail carrier, public commuter rail service, or electric utility. The provisions of this Ordinance do not apply to an electric or gas public utility or such utility's wireless facilities if the facilities are being used, developed and maintained consistent with the provisions of subsection (i) of Section 16-108.5 of the Public Utilities Act.

For the purposes of this subsection, "public utility" has the meaning given to that term in Section 3-105 of the Public Utilities Act. Nothing in this Ordinance shall be construed to relieve any person from any requirement (a) to obtain a franchise or a State-issued authorization to offer cable service or video service or (b) to obtain any required permission to install, place, maintain, or operate communications facilities, other than small wireless facilities subject to this Ordinance.

Pre-Existing Agreements. Existing agreements between the City and wireless providers that relate to the collocation of small wireless facilities in the right-of-way, including the collocation of small wireless facilities on City utility poles, that are in effect on June 1, 2018, remain in effect for all small wireless facilities collocated on the City's utility poles pursuant to applications submitted to the City before June 1, 2018, subject to applicable termination provisions contained therein. Agreements entered into after June 1, 2018, shall comply with this Ordinance.

A wireless provider that has an existing agreement with the City on the effective date of the Act may accept the rates, fees and terms that the City makes available under this Ordinance for the collocation of small wireless facilities or the installation of new utility poles for the collocation of small wireless facilities that are the subject of an application submitted two or more years after the effective date of the Act by notifying the City that it opts to accept such rates, fees and terms. The existing agreement remains in effect, subject to applicable termination provisions, for the small wireless facilities the wireless provider has collocated on the City's utility poles pursuant to applications submitted to the City before the wireless provider provides such notice and exercises its option under this paragraph.

Annual Recurring Rate. A wireless provider shall pay to the City an annual recurring rate to collocate a small wireless facility on a City utility pole located in a right-of-way that equals (i) \$200 per year or (ii) the actual, direct and reasonable costs related to the wireless provider's use of space on the City utility pole.

~~If the City has not billed the wireless provider actual and direct costs, the fee shall be \$200 payable on the first day after the first annual anniversary of the issuance of the permit or notice of intent to collocate, and on each annual anniversary date thereafter.~~

Abandonment. A small wireless facility that is not operated for a continuous period of 12 months shall be considered abandoned. The owner of the facility shall remove the small wireless facility within 90 days after receipt of written notice from the City notifying the wireless provider of the abandonment.

The notice shall be sent by certified or registered mail, return receipt requested, by the City to the owner at the last known address of the wireless provider. If the small wireless facility is not removed within 90 days of such notice, the City may remove or cause the removal of such facility pursuant to the terms of its pole attachment agreement for municipal utility poles or through whatever actions are provided for abatement of nuisances or by other law for removal and cost recovery.

A wireless provider shall provide written notice to the City if it sells or transfers small wireless facilities within the jurisdiction of the City. Such notice shall include the name and contact information of the new wireless provider.

Section 4. Dispute Resolution.

The Circuit Court of Cook shall have exclusive jurisdiction to resolve all disputes arising under the Small Wireless Facilities Deployment Act. Pending resolution of a dispute concerning rates for collocation of small wireless facilities on municipal utility poles within the right-of-way, the City shall allow the collocating person to collocate on its poles at annual rates of no more than \$200 per year per municipal utility pole, with rates to be determined upon final resolution of the dispute.

Section 5. Indemnification.

A wireless provider shall indemnify and hold the City harmless against any and all liability or loss from personal injury or property damage resulting from or arising out of, in whole or in part, the use or occupancy of the City improvements or right-of-way associated with such improvements by the wireless provider or its employees, agents, or contractors arising out of the rights and privileges granted under this Ordinance and the Act. A wireless provider has no obligation to indemnify or hold harmless against any liabilities and losses as may be due to or caused by the sole negligence of the City or its employees or agents. A wireless provider shall further waive any claims that they may have against the City with respect to consequential, incidental, or special damages, however caused, based on the theory of liability.

Section 6. Insurance.

The wireless provider shall carry, at the wireless provider's own cost and expense, the following insurance:

- (i) property insurance for its property's replacement cost against all risks;
- (ii) workers' compensation insurance, as required by law;

OR

(iii) commercial general liability insurance with respect to its activities on the City improvements or rights-of-way to afford minimum protection limits consistent with its requirements of other users of City improvements or rights-of-way, including coverage for bodily injury and property damage.

The wireless provider shall include the City as an additional insured on the commercial general liability policy and provide certification and documentation of inclusion of the City in a commercial general liability policy prior to the collocation of any wireless facility.

A wireless provider may self-insure all or a portion of the insurance coverage and limit requirement required by the City. A wireless provider that self-insures is not required, to the extent of the self-insurance, to comply with the requirement for the name of additional insureds under this Section. A wireless provider that elects to self-insure shall provide to the City evidence sufficient to demonstrate its financial ability to self-insure the insurance coverage limits required by the City.

Section 7. Severability.

If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

Section 8. Effective Date.

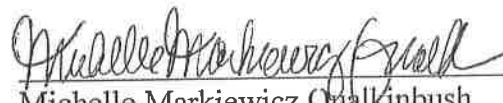
This Ordinance shall be in full force and effect on July 26, 2018.

(Intentionally Left Blank)

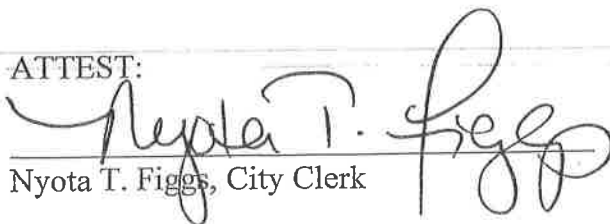
ADOPTED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois this 26th day of July, 2018, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
NAVARRETE	X			
WOSZYNSKI			X	
TILLMAN	X			
WILLIAMS	X			
GARDNER	X			
PATTON	X			✓
SMITH	X			
(MAYOR QUALKINBUSH)	6		1	

APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this 26th day of July, 2018.


 Michelle Markiewicz Qualkinbush
 Mayor

ATTEST:


 Nyota T. Figgs, City Clerk

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

**ORDINANCE
NUMBER 18-41**

**AN ORDINANCE PROVIDING FOR THE ADDITION OF DEBT
COLLECTION FEES TO AMOUNTS DUE FOR PAST DUE FINES AND
PENALTIES ASSESSED FOR VIOLATIONS OF CITY ORDINANCES**

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

**MICHAEL NAVARRETE
MAGDALENA J. ALENI@ WOSZYNSKI
DEANDRE TILLMAN
RAMONDE WILLIAMS
DEJUAN GARDNER
JAMES PATTON
ANTHONY SMITH**

Aldermen

**Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 07-26-18
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805**

ORDINANCE NUMBER 18-41

AN ORDINANCE PROVIDING FOR THE ADDITION OF DEBT COLLECTION FEES TO AMOUNTS DUE FOR PAST DUE FINES AND PENALTIES ASSESSED FOR VIOLATIONS OF CITY ORDINANCE

WHEREAS, the City of Calumet City, Cook County, Illinois (the *ACity@*) 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 *AHome Rule Powers@*); and

WHEREAS, the City as a Home Rule Unit may exercise any power and perform any function pertaining to its government and affairs, including the power to regulate for the protection of public morals and welfare, which power includes enforcement of ordinances and the imposition of fines and penalties for the violation of ordinances; and

WHEREAS, pursuant to 65 ILCS 5/1-2-1 a default in the payment of a fine or penalty or any installment of a fine or penalty owed to the City may be collected by any means authorized for the collection of money judgments; and

WHEREAS, pursuant to 65 ILCS 5/1-2-1 private collection agents may be retained for the purpose of collecting any default in the payment of any fine or penalty or installment of that fine or penalty; and

WHEREAS, when fines or penalties are turned over for collection to private collection agents a fee of thirty-five percent (35%) of the amount collected is charged to the City by the agents when the debt is collected; and

WHEREAS, pursuant to 65 ILCS 5/1-2-1 any fees or costs incurred by the City with respect to collection agents retained shall be charged to the party who owes the debt; and

Ord. # 18-41

WHEREAS, the City Council has determined it is necessary and appropriate to add debt collection fee to amounts due and owing to the City for past due debts, fines and penalties assessed for violations of City ordinances when they are turned over for collection to collection agents.

NOW, THEREFORE, BE IT ORDAINED 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: Recitals – The above and foregoing recitals are hereby incorporated into this Ordinance and are made a part hereof, as if set forth in their entirety.

Section 2: – An amount equal to thirty-five percent (35%) of the total debt, fine or penalty determined to be due and owing to the City will be added to the final past due amount, as an additional debt collection fee, whenever the debt is turned over for debt collection efforts by a collection agency.

Section 3: Severability – The various portions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

Section 4: Repealer – All ordinances or parts of other ordinances in conflict herewith are hereby repealed.

Section 5: Effective Date – This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

(Intentionally Left Blank)

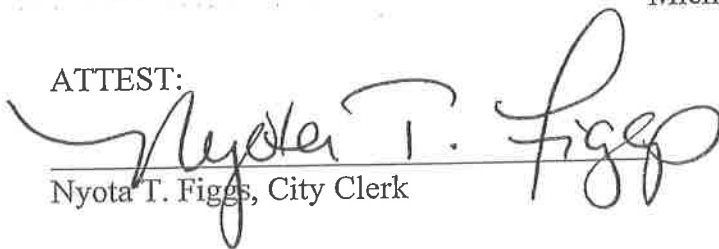
ADOPTED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois this 26 day of July, 2018, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
NAVARRETE	X			
WOSZYNSKI			X	
TILLMAN	X			
WILLIAMS	X			
GARDNER	X			
PATTON	X			
SMITH	X			
(MAYOR QUALKINBUSH)				
TOTALS	6		1	

APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this 26 day of July, 2018.


 Michelle Markiewicz Qualkinbush, Mayor

ATTEST:


 Nyota T. Figs, City Clerk

AN ORDINANCE AMENDING ORDINANCE #18-42 ESTABLISHING
THE SALARIES AND OTHER FRINGE BENEFITS OF
APPOINTED OFFICIALS, SUPERVISORY PERSONNEL,
AND OTHER FULL-TIME AND PART-TIME EMPLOYEES
NOT COVERED BY A COLLECTIVE BARGAINING
AGREEMENT FOR THE CITY OF CALUMET CITY,
COOK COUNTY, ILLINOIS

WHEREAS, the City of Calumet City, Cook County, Illinois is a home rule unit pursuant to Article VII of the Constitution of the State of Illinois;

WHEREAS, the City of Calumet City as a home rule unit, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Mayor and City Council of the City of Calumet City, deem it advisable to increase the salaries and affix the type of fringe benefits received by appointed officials, supervisory personnel and other full-time and part-time employees not covered by a collective bargaining agreement.

BE IT ORDAINED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, in the exercise of its home rule powers as follows:

SECTION 1. Salary of Appointed Officials

Below is a list of appointed officials and the annual salary they are to receive for the performance of their duties, effective May 1, 2018, for those officials actively employed as of the date of adoption of this ordinance:

<u>Group A</u>	
City Administrator	\$ 87,654.00 per year
Water/Sewer Commissioner	57,857.00 per year
Street & Alley Commissioner	57,857.00 per year
Dir. of Inspectional Services	87,654.00 per year
Electrical/Code-Enforcement Officer	54,759.00 per year
Economic Coordinator	89,063.00 per year
Fair Housing Administrator	73,636.00 per year
Police Chief	157,840.00 per year
Fire Chief	143,574.00 per year

<u>Group B</u>	
Police Pension Board – City Appointees	\$ 100.00 per mtng
Police & Fire Commissioners	185.75 per mtng
Secretary of Police & Fire Commissioners	16,339 per year
Zoning Board of Appeals – Chairman	125.00 per mtng
Zoning Board of Appeals – Secretary	110.00 per mtng
Zoning Board of Appeals - Other Members	100.00 per mtng
Housing Authority Committee	100.00 per mtng
Flood Plain Management Committee	100.00 per mtng

Group C

Plumbing Inspector	\$ 28,455.00 per year
E.S.D.A. Director	30,627.00 per year
Office of Professional Standards - Director/ FOIA Officer	24,456.00 per year
Finance Director	12,000.00 per month
City Prosecutor/Corporation Counsel	20,000.00 per month
City Attorney	60,000.00 per month

For new employees hired into the above positions (other than Group B), the City Council may pay said positions a lower annual salary or hourly rate.

The salaries earned for each position listed above will be paid in twenty-six (26) installments to be paid every two weeks as set by the Treasurer's office, except for the salaries of the Finance Director, Police and Fire Commissioners, the Zoning Board of Appeals Commissioners, City Attorney and Corporation Counsel which will be paid on the following workday after a regularly scheduled Council Meeting.

Salaries of appointed officials provided herein shall remain in full force and effect, subject to the unrestricted right of the Mayor and City Council to alter, amend, reduce or increase salaries and benefits of appointed officials, who are not subject to any collective bargaining agreement or separate contract in subsequent budget years.

SECTION 2. Full-Time Employees

Below is a list of full-time employees and their annual salary they are to receive for the performance of their duties, effective May 1, 2018, for those officials actively employed as of the date of adoption of this ordinance:

# Accountant	\$ 74,552.08 per year
# Accounting Department Coordinator	64,723.00 per year
Assistant Police Chief	132,940.00 per year
Deputy Fire Chief	132,940.00 per year
System Manager	73,637.00 per year
Assistant System Manager	61,532.00 per year
911 Communications Director	61,685.00 per year
Building Commissioner & Zoning Adm./Deputy Director	87,654.00 per year
Deputy Clerk	52,988.00 per year
Health Inspector	54,505.00 per year
Administrative Assistant to Mayor	71,371.00 per year
Crime Free Housing Administrator	66,699.00 per year

(Position is eligible for overtime when hours exceed 40 hours per week)

The salaries earned for each position listed above will be paid in twenty-six (26) installments to be paid every two weeks as set by the Treasurer's office.

For new employees hired into these positions, the City Council may pay said positions a lower annual salary.

Salaries of full-time employees provided herein shall remain in full force and effect, subject to the unrestricted right of the Mayor and City Council to alter, amend, reduce or increase salaries and benefits of these full-time employees, who are not subject to any collective bargaining agreement in subsequent budget years.

SECTION 3. Part-time and Seasonal Employees

Below is a list of part-time employees and the salary they are to receive for the performance of their duties, effective May 1, 2018 who are actively employed as of the date of adoption of this ordinance:

Emergency Service Patrol	\$ 15.00 per hour
Health Commissioner	10,000 retainer (payable May)
Public Health Information Officer	6,565 per year
Grant Facilitator	12,000 per year
Floodplain Manager Stipend	2,400 per year
Certified Water Operator Stipend	2,400 per year
Certified Health Inspector Stipend	2,400 per year
Insurance Co-Ordinator Stipend	2,400 per year
Certified Public Accountant Stipend	5,000 per year

The salaries earned for each position listed above will be paid in twenty-six (26) installments to be paid every two weeks as set by the Treasurer's office.

For new employees hired into these positions, the City Council may pay said positions a lower annual salary.

Salaries of part-time employees provided herein shall remain in full force and effect, subject to the unrestricted right of the Mayor and City Council to alter, amend, reduce or increase salaries and benefits of these part-time employees, who are not subject to any collective bargaining agreement in subsequent budget years.

SECTION 4. Legislative Secretaries

It is the policy of the City of Calumet City, Cook County, Illinois, that the seven (7) elected Aldermen are entitled to legislative secretaries. An annual amount of \$11,000 is allocated to each Alderman for his/her legislative secretaries effective May 1, 2018.

SECTION 5. Comp Time

As management and exempt employees, during the tenure of their length of service under this ordinance they shall not be entitled to comp time. Department heads shall retain whatever comp time or other benefits permitted by the collective bargaining agreements of the City relative to their employment prior to becoming a department head. Payment of comp time or other benefits permitted by the collective bargaining agreements of the City relative to their employment prior to becoming a department head will be paid at the rank attained at the time prior to appointment. All comp time will be paid at the time of separation of employment, if said separation does not involve termination for cause.

SECTION 6. Insurance

To the extent that insurance is not covered under the collective bargaining agreement, the City shall continue to make available to individuals eligible to be covered under Sections 1 (Group A) and Section 2 of this ordinance as well as the positions of Finance Director, Corporation Counsel and Office of Professional Standards – Director/FOIA Officer and their dependents, substantially similar group health and hospitalization insurance, dental insurance and life insurance coverage and any benefits that exist at the time of passage of this ordinance.

The City retains the right to elect a different insurance carrier, provide coverage through "HMO" systems or self-insure. It is the intent of this ordinance that such benefits shall be covered and shall not be terminated except as permitted by law. The City Council may, by a majority vote, approve improved insurance benefits for those employees covered under Sections 1 (Group A) and Section 2 at any time during the term of this and subsequent ordinances.

The City shall deduct from said individuals' salaries for Health and Hospitalization insurance effective May 1, 2009. Said deduction will be done on a monthly basis, depending upon the type of coverage. Employees selecting HMO coverage shall contribute \$80.00 per month for single coverage and \$100.00 per month for family coverage toward the cost of the premium. Employees selecting PPO coverage shall contribute 20.0% of the cost of the premium, whether electing single or family coverage. If the employees should select "HMO - Blue Advantage" the monthly premium for single would be \$70.00 per month and family \$80.00 per month. Premium adjustments are made each August 1, under the current providers.

Individuals covered under this section, who have provided fifteen (15) years of service to the City and who reached the age of fifty (50), or reach the age of 50 in any calendar year of which this ordinance is in effect, may upon notice of the individual's intent to retire or separate from service, request to participate in the City's health and dental insurance coverage after retirement and will pay the same contribution rate as active employees under this ordinance including any future adjustments. To remain eligible, retired or separated individuals must continue to make their contribution payments. Individuals will continue to make contribution payments for insurance coverage until such time as the retired or separated individuals reaches Medicare coverage age, at which time the retiree or separated individuals shall be eligible for any then existing supplemental insurance program paid by the City. ~~Employees who are discharged for cause or who are found guilty of a crime involving honesty, trust, moral turpitude or any fiduciary relationship will not be eligible for this benefit.~~

The City shall supply each individual covered under this section a life insurance policy of Twenty Thousand (\$20,000) dollars while an active employee and Five Thousand (\$5,000) once the employee has retired.

SECTION 7. Sick Days

It is the policy of the City of Calumet City, Cook County, Illinois, that eligible individuals who are covered under Sections 1 (Group A) and Section 2 of this ordinance and which are classified as full-time employees shall accrue one (1) day (8 hours) of sick-time for each month worked. Said sick-time will be accounted for in the personnel office. When one of the above mentioned individuals uses a sick day, said time reports should designate when a sick day is being used. For extended non-occupational injuries or illness's said individuals covered under this section will continue to be paid from the number of unpaid accrued sick days they have accumulated. In no event, shall said individuals be paid beyond those accumulated sick days.

If said individuals need to extend sick day pay beyond what they have accumulated, then they can petition the Council for additional time off with pay. The Council can approve additional time-off with pay for a maximum period of six months. When said individual does return to work under these circumstances new sick days accumulated will be offset by those days paid when the City Council granted additional time off.

If an individual included in this section resigns or is terminated, said individual will not be entitled to buy-back of any unused sick days earned while covered under this ordinance.

For full-time employees that are assigned to one of the positions covered under this ordinance and prior to new assignment, if they were part of a collective bargaining unit, sick days accumulated under the collective bargaining agreement will be frozen at the time of positional change and computation of sick days will be determined at the hourly rate of the individuals rank attained prior to being appointed to a full-time position (Sections 1 (Group A) and Section 2) covered under this ordinance. Any sick days used will first be subtracted from the accumulated days earned under their new position, and only after all accumulated days earned under the new position have been used, can the accumulated days earned under their old position be used.

SECTION 8. Longevity

All individuals under Sections 1 (Group A) and Section 2 will be eligible for longevity pay. Longevity pay will be determined by the number of years served in the positions covered above. The years served will be determined by the number of years they have served in their current positions. Other positions held by the employee working for the City, will not count toward years of service (Example – If an employee served 3 years as the Purchasing Director and then is moved to a new position under this ordinance, the three years served will not count toward years of service for his/her new position.

The longevity schedule is listed below. The City agrees to pay this additional percentage of the employee's annual base salary, according to the following schedule:

End of three (3) years of service	9%
End of six (6) years of service	12%
End of nine (9) years of service	15%
End of twelve (12) years of service	18%

End of fifteen (15) years of service	21%
End of eighteen (18) years of service	24%
End of twenty (20) years of service	27%

SECTION 9. Severance Pay

All management and full-time employees under Section 1 (Group A) and Section 2 of this Ordinance shall be entitled to one month's severance pay upon the City terminating said individuals. If an employee retires no severance pay will be due. If individuals continue employment with the City, but in a different job title, then no severance pay will be due. The City also retains the right to withhold said payment for just cause.

SECTION 10. Vacation Pay/Personal Days

All individuals under Sections 1 (Group A) and Section 2 and who are paid an annual salary shall be designated as full-time employees and shall be entitled to vacation time with pay pursuant to the following schedule:

End of six months	(1) one week
Start of second year	(2) two weeks
End of 5th year	(3) three weeks
End of 10th year	(4) four weeks
End of 15th year	(5) five weeks
End of 20th year	(6) six weeks

All individuals may divide their vacation into (1) one-week segments. For all individuals who have separated time with the City and later return, shall be reinstated for their time earned while employed by the City for the purpose of the vacation schedule.

All individuals under Sections 1 (Group A) and Section 2 shall be entitled to 4 personal days per fiscal year. Unused personal days at the end of the fiscal year will be lost. No personal days can be carried forward.

SECTION 11. Repeal

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 12. Effective Date

This Ordinance shall be in full force and effect immediately upon its passage to ensure that the health, safety and welfare of the residents of the City are duly protected and served.

SECTION 13. Legislative Act

This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a matter or regarding a matter not delegated to municipalities by state law. It is the intent of the Corporate Authorities of the City of Calumet City that the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, that this Ordinance shall supersede state law in that regard within its jurisdiction.

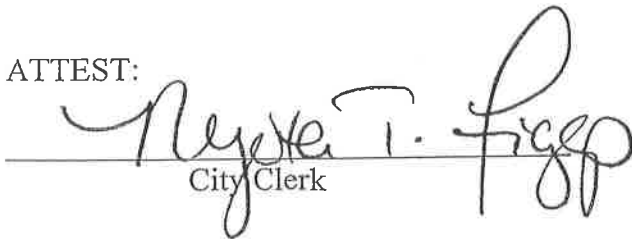
Passed this 26 day of July, A.D., 2018


City Clerk

Approved by me this 26 day of July, A.D., 2018


Mayor

ATTEST:


City Clerk

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

**ORDINANCE
NUMBER**

18- 43

**AN ORDINANCE AMENDING CHAPTER 90 OF THE MUNICIPAL CODE
OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS**

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

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

**Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City
Office of the City Clerk - 204 Pulaski Road, Calumet City, Illinois 60409**

ORDINANCE NO.: 18- 43

**AN ORDINANCE AMENDING CHAPTER 90 OF THE MUNICIPAL CODE
OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS**

BE IT ORDAINED 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 Section 90-317 (Handicapped parking) of Article V [Stopping, Standing and Parking] of Chapter 90 [Traffic and Vehicles] of the Municipal Code of Calumet City, Illinois, is hereby amended by adding the following language to subsection G (Signed areas) to read, as follows:

21 164th St.

Section 2. The Commissioner of Streets and Alleys is hereby authorized and directed to install the proper signs in accordance with the terms and conditions of this Ordinance.

Section 3. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 4. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

ADOPTED by the Mayor and City Council of the City of Calumet City, Cook County,

Illinois this 9th of August, 2018 pursuant to a roll call vote, as follows:

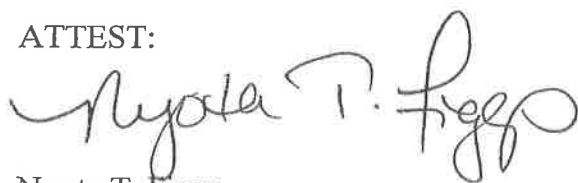
	YES	NO	ABSENT	PRESENT
Navarrete	X			
Wosczynski	X			
Tillman	X			
Williams	X			
Gardner			X	
Patton			X	
Smith	X			
	5		2	
(Mayor Qualkinbush)				
TOTAL				

APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this 9th day of August 2018.


Michelle Markiewicz Qualkinbush

MAYOR

ATTEST:



Nyota T. Figgs
CITY CLERK

FINANCIAL MATTERS

#1 BlueCross BlueShield

BlueCross BlueShield Benefit Program Application (BPA) (Cover the City's PPO, HMO Illinois and Blue Advantage HMO insurance policies) for the year ending July 31, 2019;

BlueCross BlueShield Application for Excess Loss Coverage (HMO Cost Plus) for the year ending July 31, 2019;

BlueCross BlueShield Application for Excess Loss Coverage (PPO Specific and Aggregate Stop loss coverage) for the year ending July 31, 2019 BlueCross

BlueShield Grandfathered Health Plan Form for the year ending July 31, 2019 and authorize the mayor or her designee to sign the contracts. (Required by the Affordable Health Care Act).

#2 Approve repairs/Cummins Generator(\$11,087.50)

Approve repairs to the Cummins Generator at the Greenbay Ave. Pump Station, in the amount of \$11,087.50; direct City Treasurer to remit payment to be charged to account #03036 52331.

#3: Approve Police Laptop-Purchase/\$66,675.00 and \$73,755.00

Approve purchase from CDS Office Technologies for Toughbook Laptops for squads with grant funds totaling \$66,675.00, in the amount of \$73,755.00; direct to City Treasurer to remit payment to be charged to account # 01060-55100.

#4: Award contract to Approve Water Main Improvements Burnham Ave and Park Ave/ Swallow Construction

Approve recommendation of Robinson Engineering to award the contract for Burnham Alley & 164th Street & Park Drive/River Oaks Drive Water Main Improvements Project 17-R0463 to the lowest bidder, Swallow Construction Corp. in the amount of \$358,545.72 to be paid from account # 30107-55126. (Bid opening held on July 12, 2018 in council chambers)

#5: Approve Emergency Payment

Approve emergency payments in the amount of (\$12,338.50)

- East Bank Storage - \$1,078.50
- East Bank Storage - \$220.00
- Recorder of Deeds – Liens - \$2,800.00
- Recorder of Deeds – Liens - \$8,240.00

#6: Approve Bill List

Approve bill list \$4,863,303.62 was corrected by Treasurer Tarka to \$555,494.45.

#7: Approve Payroll

Approve payroll (\$898,123.74)

Approve financial items

Alderman Patton moved, seconded by Alderman Smith, to approve financial items #1 thru #7 as presented. (and so corrected by Treasurer for the bill list amount)

ROLL CALL

YEAS: 6 ALDERMEN: Patton, Williams, Tillman, Gardner, Smith, Navarrete
NAYS: 0 ALDERMEN: None
ABSENT: 1 ALDERMAN: Wosczyński

MOTION CARRIED

UNFINISHED BUSINESS

4th Ward Back to School Picnic

Alderman Tillman reminded residents to sign up for the 4th Ward Back to School Picnic, August 4, 2018 at Downey Park, and Basketball tournament.

Report graffiti

Alderman Gardner requested residents to report any graffiti appropriately.

6th Ward sidewalk repair

Alderman Patton requested 6th Ward residents to contact (708)891-8196 for sidewalk repairs.

7th Ward Town Hall Meetings

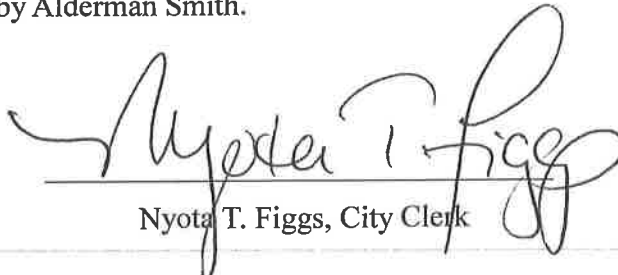
Alderman Smith that he advised will be holding town hall meetings from August to October call (708) 891-8197

MOTION CARRIED

ADJOURNMENT

Adjournment was at 8:15 p.m., on a motion made by Alderman Patton and seconded by Alderman Smith.

MOTION CARRIED



Nyota T. Figgs, City Clerk

/kt