

**JOURNAL OF PROCEEDINGS**

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

**FEBRUARY 27, 2020**

Public Comment

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

Joe Balkis 117 155<sup>th</sup> St. regarding snow removal and grass cutting.

Pledge Of Allegiance

The City Council of the City of Calumet City met in the City Council Chambers at 7:34 p.m. in a regular meeting on February 27, 2020 with Mayor Michelle Markiewicz Qualkinbush, present and presiding.

ROLL CALL

PRESENT: 5 ALDERMAN: Swibes, Tillman, Williams, Gardner, Smith

ABSENT: 2 ALDERMAN: Navarrete, Patton

Also present was City Clerk Figgs, City Treasurer Tarka, City Attorney Lauren DeValle, Police Chief Fletcher, Fire Chief Bachert, Finance Director John Kasperek, Economic Director Joe Wiszowaty, Street, Alley, Water & Sewer Comm. B. Manousopoulos, Mayor's Assistant Rose Bonato, Deputy Clerk Danielle Smith, and City Administrator William Murray.

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

Approval of Minutes

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

02/13/2020 Regular Mtg.

**MOTION CARRIED**

**REPORTS OF STANDING COMMITTEES**

Finance Alderman Patton was absent.

Public Safety Alderman Williams had no report.

Public Utilities Alderman Swibes 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 was absent.

Defer from the Regular Order of Business

Alderman Smith moved, seconded by Alderman Williams, to defer from the regular order of business to read resolution #1.

**MOTION CARRIED**

#1: Resolution Congratulating The Thornton Fractional North Wrestling Team

Resolution Congratulating The Thornton Fractional North Wrestling Team.

City Clerk Figgs read the Resolution in its entirety.

(Res. #20-09)

(See Attached 2A)

Pass Resolution

Alderman Williams moved, seconded by Alderman Smith, to pass the resolution.

**MOTION CARRIED**

Mayor Michelle Made a Presentation to the TF North Wrestling Team

Mayor Michelle invited the TF North Wrestling Team to the podium and presented each team member and coach with a copy of the resolution honoring their accomplishments. TF North's Principal Brian Rucinski spoke briefly congratulating the wrestling team and thanking Calumet City for the Police and Fire escort they provided for the team upon returning from their historic State Championship win. Wrestling team members were invited to introduce themselves individually and photos were taken.

Return to Regular Order of Business

Alderman Williams moved, seconded by Alderman Smith, to return to the regular order of business.

**MOTION CARRIED**

## **CITY COUNCIL REPORTS**

City Clerk Figgs

City Clerk Figgs reminded residents that early voting starts at the Calumet City Public Library on March 2, 2020.

Ald. Swibes-2<sup>nd</sup> Ward

Alderman Swibes informed residents that the 2<sup>nd</sup> Ward Newsletter will be coming out soon.

Ald. Tillman-3<sup>rd</sup> Ward

Alderman Tillman thanked the residents from the River Oaks Estates for coming out to the meeting held on February 24, 2020 and that he will be sending a follow-up email to all who attended. Alderman Tillman reported that the regularly scheduled Town Hall Meeting has been canceled.

# A resolution

## adopted by The City Council of the City of Calumet City, Illinois



Presented by Mayor Michelle and the City Council on February 27, 2020

*Whereas*, the THORNTON FRACTIONAL NORTH HIGH SCHOOL 2019-2020 WRESTLING TEAM includes teammates: Bilal Bailey, Nasir Bailey, Sincere Bailey, Kenyon Boyce, David Green, Alex Jackson, Donte Reed, Trevor Reed, and Donovan Rheams, under the outstanding leadership of Coaches, Timothy Springs, Justin Viau and James Newell; and

WHEREAS, the THORNTON FRACTIONAL NORTH HIGH SCHOOL 2019-2020 WRESTLING TEAM celebrates an impressive season of accomplishments which includes: Fenton Invitational Team Champions, Geneseo Invitational team Champions, 2<sup>nd</sup> place in SSC Conference, 2<sup>nd</sup> place in IHSA Regional, 9 sectional Qualifiers (most in school history), 7 state Qualifiers (most in school history) and finished with a 19-2 record which was the best in school history; and

WHEREAS, the TFN 2019-2020 WRESTLING TEAM had many outstanding individual accomplishments including: Trevor Reed (106lbs) placed 5<sup>th</sup> in the State; Nasir Bailey (120lbs) 2A State Champion; Kenyon Boyce (126lbs) State Qualifier; Donovan Rheams (138lbs) State Qualifier; Sincere Bailey (145bs) 2A State Champion; Alex Jackson (152lbs) Sectional Qualifier (state alternate); Bilal Bailey (160lbs) 2A State Champion; David Green (170lbs) Sectional Qualifier (state alternative) and Donte Reed (195lbs) State Qualifier, with Nasir, Sincere and Bilal making State history, City history and TFN history. This is the first time that three brothers have won individual state titles in the same year in the history of the United States.

WHEREAS, the Coaching Staff and members of the 2019-2020 WRESTLING TEAM of THORNTON FRACTIONAL NORTH HIGH SCHOOL have brought honor, distinction and recognition to the City of Calumet City and deserve the admiration of the Mayor and City Council.

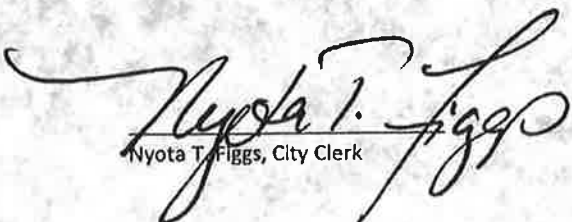
NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Calumet City, Illinois, as follows:


SECTION 1: That the Mayor and City Council of the City of Calumet City, on behalf of themselves and the entire community, do hereby congratulate the THORNTON FRACTIONAL NORTH HIGH SCHOOL 2019-2020 WRESTLING TEAM on their exciting and historic season and wish them all the best in their future endeavors.

SECTION 2: That the City Clerk is authorized and is hereby directed to forward a certified copy of this Resolution to the THORNTON FRACTIONAL NORTH HIGH SCHOOL 2019-2020 WRESTLING TEAM.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED this 27th day of February, 2020.

  
Nyota T. Figgs, City Clerk

  
Michelle Markiewicz Qualkinbush, Mayor

Ald. Williams – 4<sup>th</sup> Ward

Alderman Williams gave Honor to God. Alderman Williams announce that there will be a job fair held on a Thursday in April with the specific date to be announced.

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

Alderman Gardner reminded 5<sup>th</sup> Ward residents to attend the Crime Watch Meetings on every third Monday at the Police and Fire Training Facility. Alderman Gardner reminded residents to contact his office at 708-891-8195 for the free senior residents' snow removal program.

Ald. Smith-7<sup>th</sup> Ward

Alderman Smith announced that there will be a Town Hall Meeting on a date to be announced in March. Alderman Smith congratulated the TF North wrestling team on their accomplishments this season and wished them well.

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

A. Comcast

RE: Xfinity TV and Pricing Updates.

B. Cook County Dept. of Planning & Development

RE: Project BA 20-280 Cal City Launch Warren Ave. Street Improvements.

Accept & place on file

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

**MOTION CARRIED**

**NEW BUSINESS**

Approve Collective Bargaining Agreement Between Calumet City and Calumet City Professional Firefighters Association, IAFF Local 621

Approve Collective Bargaining Agreement Between Calumet City and Calumet City Professional Firefighters Association, IAFF Local 621 with typographical error (\$52,000 should be aligned with 0-1 years) on page 8.

Accept and place on file

Alderman Gardner moved, seconded by Alderman Smith, to approve the agreement as corrected.

**MOTION CARRIED**

**ROLL CALL**

AYES: 5

ALDERMEN: Swibes, Tillman, Williams, Gardner, Smith

NAYS: 0

ALDERMEN: None

ABSENT: 2

ALDERMEN: Navarrete, Patton

**MOTION CARRIED**

**BUILDING PERMITS**

**NEW GARAGE CONSTRUCTION**

267 Muskegon 2<sup>nd</sup> Ward

Approve Permit

Alderman Swibes moved, seconded by Alderman Smith, to approve the building permits as presented.

**MOTION CARRIED**

**RESOLUTIONS AND ORDINANCE**

#2: Resolution Of The City Of Calumet City, Cook County, Illinois Supporting The City Of Calumet City's Application To Cook County Class 8 Real Estate Tax Assessment Classification Program For The Property located At 757 River Oaks Drive, Calumet City, Illinois 60409.

Resolution Of The City Of Calumet City, Cook County, Illinois Supporting The City Of Calumet City's Application To Cook County Class 8 Real Estate Tax Assessment Classification Program For The Property located At 757 River Oaks Drive, Calumet City, Illinois 60409.

(Res. #20- 10)

(See attached page 4A)

#3: Resolution Of The City Of Calumet City, Cook County, Illinois, Supporting The City Of Calumet City's Application To Cook County Class 8 Real Estate Tax Assessment Classification Program For The Property located At 1717 East West Road, Calumet City, Illinois 60409.

Resolution Of The City Of Calumet City, Cook County, Illinois, Supporting The City Of Calumet City's Application To Cook County Class 8 Real Estate Tax Assessment Classification Program For The Property located At 1717 East West Road, Calumet City, Illinois 60409.

(Res. #20- 11)

(See attached page 4B)

#4: Ordinance Of The City Of Calumet City, Cook County, Illinois, Authorizing The Entry Of An Agreement With The South Suburban Land Bank And Development Authority Regarding The Acquisition Of Certain Properties – Calumet Square.

Ordinance Of The City Of Calumet City, Cook County, Illinois, Authorizing The Entry Of An Agreement With The South Suburban Land Bank And Development Authority Regarding The Acquisition Of Certain Properties – Calumet Square.

(Ord. #20- 10)

(See attached page 4C)

#5: Ordinance Of The City Of Calumet City, Cook County, Illinois, Approving A Redevelopment Agreement Between The City Of Calumet City And Events By D.A'S LLC.

Ordinance Of The City Of Calumet City, Cook County, Illinois, Approving A Redevelopment Agreement Between The City Of Calumet City And Events By D.A'S LLC.

(Ord. #20-11)

(See attached page 4D)

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

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**RESOLUTION**  
NUMBER 20-10

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**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS  
SUPPORTING THE CITY OF CALUMET CITY'S APPLICATION TO COOK COUNTY  
CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION PROGRAM  
FOR THE PROPERTY LOCATED AT  
757 RIVER OAKS DRIVE, CALUMET CITY, ILLINOIS 60409**

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

**DEJUAN GARDNER**  
**MICHAEL NAVARRETE**  
**JAMES PATTON**  
**ANTHONY SMITH**  
**MARY E. SWIBES**  
**DEANDRE TILLMAN**  
**RAMONDE WILLIAMS**

**Aldermen**

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**Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 2-27-20**  
**Kathleen Orr – Special Counsel**

Res. #20-10

**Resolution No. 20-10**

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS  
SUPPORTING THE CITY OF CALUMET CITY'S APPLICATION TO COOK COUNTY  
CLASS 8 REAL  
ESTATE TAX ASSESSMENT CLASSIFICATION PROGRAM  
FOR THE PROPERTY LOCATED AT  
757 RIVER OAKS DRIVE, CALUMET CITY, ILLINOIS 60409**

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

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

**WHEREAS**, the City of Calumet City is the Applicant for this Cook County Class 8 Real Estate Assessment Classification for property commonly known as 757 River Oaks Drive, Calumet City, Illinois, identified by a certain permanent index number 30-19-218-024-0000 hereafter legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the "Property"); and,

**WHEREAS**, the City has acquired said property from the South Suburban Land Bank, which has been vacant for over 24 months and qualifies for Class 8 consideration; and,

**WHEREAS**, the City is the Applicant, the Mayor and City Council of the City of Calumet City (the "Corporate Authorities") support and consent to the Cook County Class 8 Real Estate Tax Assessment Classification for Property, as said term is defined in the Classification Ordinance (the "Class 8 Tax Assessment Classification"); and,

**WHEREAS**, the adoption of a Resolution by the Corporate Authorities is required and must be filed by the City with its application to the County of Cook in order for the Property (itself) to establish a Class 8 Tax Assessment Classification for future development opportunities; and,

**WHEREAS**, the City proposes the future development of a banquet facility employing 80 full-time and 60 part-time employees and whose economic viability is dependent on the Class 8 Tax Assessment Classification at the time of property conveyance from the City of Calumet City to owners of the banquet facility; and,

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

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

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

**Section 2:** The Corporate Authorities find that the economic viability of the Property is necessary and appropriate for the community and that without a Class 8 Tax Assessment Classification , the Property would not be utilized and cause continued blight in the area surrounding the Property.

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

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

Res. #20-10



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

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

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

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

this 27<sup>th</sup> day of February, 2020, pursuant to a roll call vote, as follows:

	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>	<b>PRESENT</b>
GARDNER	<b>X</b>			
NAVARRETE			<b>X</b>	
PATTON			<b>X</b>	
SMITH	<b>X</b>			
SWIBES	<b>X</b>			
TILLMAN	<b>X</b>			
WILLIAMS	<b>X</b>			
(MAYOR QUALKINBUSH)				

**APPROVED** by the Mayor of the City of Calumet City, Cook County, Illinois on this 27<sup>th</sup>  
day of February, 2020.

  
\_\_\_\_\_  
Michelle Markiewicz Qualkinbush  
Mayor

ATTEST:

  
\_\_\_\_\_  
Nyota T. Figgs, City Clerk

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

**CALUMET SQUARE  
757 RIVER OAKS DRIVE  
CALUMET CITY, ILLINOIS**

**LOT 6, 7, 9, 10 AND 12; ALSO THE NORTH 40.00 FEET OF LOTS 8 AND 11 ALL IN HOOVER SCHOOL, FIRST ADDITION OF THAT PART LYING SOUTH MICHIGAN CITY ROAD (SCHRUM ROAD), AS DEDICATED IN DOCUMENT 11245758 OF THE EAST 613.72 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 33.00 FEET THEREOF DEDICATED FOR MACKINAW AVENUE BY PLAT BOOK 16256941, IN COOK COUNTY ILLINOIS**

**P.I.N. 30-19-218-024-0000**

**Res. #20-10**

*Exhibit B*

*Resolution No. \_\_\_\_\_*

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS  
SUPPORTING THE RENEWAL OF A CLASS 8 REAL ESTATE TAX ASSESSMENT  
CLASSIFICATION FOR THE PROPERTY LOCATED AT  
757 RIVER OAKS DRIVE, CALUMET CITY, ILLINOIS 60409**

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

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

WHEREAS, Events by D.A.'s LLC has an interest and is legally responsible for property taxes (the "Applicant") on a certain parcel of property within the City commonly known as 757 River Oaks Drive, Calumet City, Illinois, identified by a certain permanent index number \_\_\_\_\_ hereafter legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the "Property"); and,

WHEREAS, Applicant has requested that the Mayor and City Council of the City of Calumet City (the "Corporate Authorities") support and consent to the Cook County Class 8 Real Estate Tax Assessment Classifications for Property, as said term is defined in the Classification Ordinance (the "Class 8 Tax Assessment Classification"); and,

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

WHEREAS, Applicant is an entity in the City and as operating a banquet facility employing \_\_\_\_\_ full-time and \_\_\_\_\_ part-time employees and whose economic viability is dependent on the continued Class 8 Tax Assessment Classification; and,

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

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

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

Section 2. The Corporate Authorities find that the economic viability of the Property is necessary and appropriate for the community and that without a Class 8 Tax Assessment Classification the Property would be underutilized and cause blight in the area surrounding the Property.

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

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

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

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

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

**PASSED** by the President and Board of Trustees of the City of Calumet City, Cook County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2019.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED:**

\_\_\_\_\_

Mayor

*Attest:*

\_\_\_\_\_  
City Clerk

*Exhibit C*

CITY OF CALUMET CITY  
*Request for Reimbursement*

Dated: \_\_\_\_\_ Request No.: \_\_\_\_\_

City of Calumet City  
204 Pulaski Road  
Calumet City, Illinois 60409  
Attention: City Treasurer

Dear City Treasurer:

This Request for Reimbursement is delivered to you pursuant to that certain Redevelopment Agreement (“*Agreement*”) by and between the City of Calumet City (“*City*”) and Events by D.A.’s (“*Developer*”). Unless otherwise defined herein, capitalized terms used herein have the meanings provided in the Agreement.

The Developer hereby requests that a reimbursement be made in the aggregate principal amount of \$ \_\_\_\_\_ from Incremental Taxes. To induce the City to make such disbursement, the undersigned hereby, under oath, certifies and warrants to the City as follows:

- (a) The Agreement is in full force and effect;
- (b) No Default or Event of Default has occurred and is continuing or will result from the making of such disbursement;
- (c) The amounts requested herein were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the contracts, plans and specifications heretofore in effect;
- (d) The expenditures represent eligible reimbursable Redevelopment Project Cost, and have not been included in any previous Requisition, for which payment was received;
- (e) The amount requested herein is not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for an eligible and reimbursable Redevelopment Project Cost;
- (f) The amount of reimbursable Redevelopment Project Cost to be reimbursed in accordance with this Requisition is not to exceed \$150,000.
- (g) The Developer has complied with all requirement of any and all governmental authorities in the development of the Project;
- (h) That the amount requested herein plus all prior reimbursements prior hereto will have been expended in accordance with the Agreement.

The Developer agrees that if prior to the time of disbursement requested hereby any matter certified to herein by it will not be true and correct in all material respects at such time as if then made, it will immediately so notify the City. Except to the extent, if any, that prior to the time of the reimbursement requested hereby, the City shall receive written notice to the contrary from the Developer, each matter certified to herein shall be deemed once again to be certified as true and correct at the date of such reimbursement as if then made.

The Developer has caused this Request to be executed and delivered, and the certification and warranties contained herein to be made, by a duly authorized and responsible officer of the Developer this \_\_\_\_ day of \_\_\_\_\_, 2020.

Events by D.A.'s, LLC., an Illinois limited liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

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

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**RESOLUTION  
NUMBER 20-11**

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**A RESOLUTION OF  
THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS  
SUPPORTING THE CITY OF CALUMET CITY'S APPLICATION TO  
COOK COUNTY CLASS 8 REAL ESTATE TAX ASSESSMENT  
CLASSIFICATION PROGRAM FOR THE PROPERTY LOCATED AT  
1717 EAST WEST ROAD, CALUMET CITY, ILLINOIS 60409**

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

**DEJUAN GARDNER  
MICHAEL NAVARRETE  
JAMES PATTON  
ANTHONY SMITH  
MARY E. SWIBES  
DEANDRE TILLMAN  
RAMONDE WILLIAMS**

**Aldermen**

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**Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 2-27-20  
Kathleen Orr – Special Counsel**

Res. #20-11



**RESOLUTION NO. 20-11**

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS  
SUPPORTING THE CITY OF CALUMET CITY'S APPLICATION TO COOK COUNTY CLASS 8 REAL  
ESTATE TAX ASSESSMENT CLASSIFICATION PROGRAM  
FOR THE PROPERTY LOCATED AT  
1717 EAST WEST ROAD, CALUMET CITY, ILLINOIS 60409**

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

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

**WHEREAS**, the City of Calumet City is the Applicant for this Cook County Class 8 Real Estate Assessment Classification for property commonly known as 1717 East West Road, Calumet City, Illinois, identified by a certain permanent index number 29-24-200-069-0000 hereafter legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the "Property"); and,

**WHEREAS**, the City has acquired said property from the South Suburban Land Bank, which has been vacant for over 24 months and qualifies for Class 8 consideration; and,

**WHEREAS**, the City is the Applicant, the Mayor and City Council of the City of Calumet City (the "Corporate Authorities") support and consent to the Cook County Class 8 Real Estate Tax Assessment Classification for Property, as said term is defined in the Classification Ordinance (the "Class 8 Tax Assessment Classification"); and,

**WHEREAS**, the adoption of a Resolution by the Corporate Authorities is required and must be filed by the City with its application to the County of Cook in order for the Property (itself) to establish a Class 8 Tax Assessment Classification for future development opportunities; and,

**WHEREAS**, the City proposes the future development of an in-door farming (with retail component) facility employing 80 full-time and 60 part-time employees and whose economic viability is dependent on the Class

Res. #20-11

8 Tax Assessment Classification at the time of property conveyance from the City of Calumet City to owners of the in-door farming facility; and,

**WHEREAS**, to ensure the viability of the in-door facility, the establishment of numerous employment positions in the City, and to increase the tax base of the City, the Corporate Authorities have determined that it is necessary and in the best interest of the City to approve the Class 8 Real Estate Tax Assessment Classification for the Property.

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


- Section 1:** That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.
- Section 2:** The Corporate Authorities find that the economic viability of the Property is necessary and appropriate for the community and that without a Class 8 Tax Assessment Classification, the Property would not be utilized and cause continued blight in the area surrounding the Property.
- Section 3:** The Corporate Authorities find that the Class 8 Tax Assessment Classification Incentive Program established by the County of Cook is necessary for the use and habitability of the Property, which is the subject of this Resolution.
- Section 4:** The Corporate Authorities support and consent to the filing of a Class 8 Tax Incentive Eligibility Application by the Applicant for the Property, which is legally described on Exhibit A
- Section 5:** If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity hereof shall not affect any other provision of this Resolution.
- Section 6:** All ordinances, resolutions, options or orders in conflict with this Resolution area hereby repealed to the extent of such conflict.
- Section 7:** This Resolution shall be in full force and effect upon its passage, approval, and publication as provided by law.

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

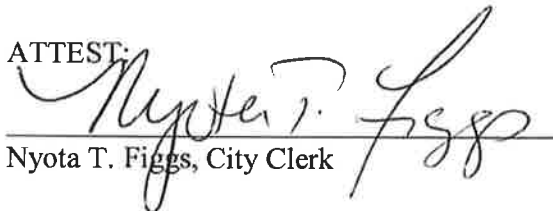
this 27<sup>th</sup> day of February, 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
GARDNER	X			
NAVARRETE			X	
PATTON			X	
SMITH	X			
SWIBES	X			
TILLMAN	X			
WILLIAMS	X			
(MAYOR QUALKINBUSH)				

**APPROVED** by the Mayor of the City of Calumet City, Cook County, Illinois on this 27<sup>th</sup> day of February, 2020.

  
Michelle Markiewicz Qualkinbush  
Mayor

ATTEST:

  
Nyota T. Figgs, City Clerk

Res. #20-11

**EXHIBIT A**

**LEGAL DESCRIPTION**

LOT 6 IN OAKVIEW SHOPPING CENTER SUBDIVISION BEING PART OF THE NORTHWEST 1/4 OF SECTION 24 AND PART OF THE RESUBDIVISION OF LOT 2 IN RIVER OAKS WEST UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**ORDINANCE NO. 20-10**  
**AN ORDINANCE OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS,**  
**AUTHORIZING THE ENTRY OF AN AGREEMENT WITH THE**  
**SOUTH SUBURBAN LAND BANK AND DEVELOPMENT AUTHORITY**  
**REGARDING THE ACQUISITION OF CERTAIN PROPERTIES-*CALUMET SQUARE***

**WHEREAS**, the City of Calumet City (“City”) is a member of the South Suburban Land Bank and Development Authority, an Illinois intergovernmental agency whose members consist of more than 22 south suburban communities (“SSLBDA”); and

**WHEREAS**, the mission of the SSLBDA is to facilitate the redevelopment of properties, and promote sustainable, healthy, and stable communities; and

**WHEREAS**, the City has vacant, blighted properties that will benefit from acquisition and redevelopment by the SSLBDA.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, in the exercise of their home rule authority, as follows:

**Section 1. Financing of Real Estate Acquisition; Acceptance of Deed in Lieu of Foreclosure.** The City authorizes the expenditure of an amount not to exceed Twenty Thousand and 00/100 Dollars (\$20,000) to finance SSLBDA’s acquisition of 757 River Oaks Drive, Calumet City, Illinois (PIN 30-19-218-024-00004) (“the Property”). The City shall secure the financing with a note and mortgage (“Mortgage”) recorded against the Property. Once SSLBDA acquires the Property and the Mortgage is recorded, the City authorizes the Mayor to accept a conveyance of the Property from SSLBDA to the City in lieu of SSLBDA’s repayment of the the secured funding. Property..

**Section 2. Execution of Documents.** The Mayor and the Clerk are directed to execute all documents necessary to perfect a lien, mortgage or encumbrances on the property to secure the City’s financial interest on behalf of the City and further to sign all documents necessary to acquire property at 757 River Oaks Drive, Calumet City, Illinois.

**Section 3. Effective Date.** This Ordinance shall take effect from and after its adoption and approval.

**PASSED** this 27<sup>th</sup> day of February, 2020.

**APPROVED:**

  
Michelle Markiewicz Qualkinbush, Mayor

**ATTEST:**

  
Nyota Figs, Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION**

**CALUMET SQUARE  
757 RIVER OAKS DRIVE  
CALUMET CITY, ILLINOIS**

LOT 6, 7, 9, 10 AND 12; ALSO THE NORTH 40.00 FEET OF LOTS 8 AND 11 ALL IN HOOVER SCHOOL, FIRST ADDITION OF THAT PART LYING SOUTH MICHIGAN CITY ROAD (SCHRUM ROAD), AS DEDICATED IN DOCUMENT 11245758 OF THE EAST 613.72 FEET OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 33.00 FEET THEREOF DEDICATED FOR MACKINAW AVENUE BY PLAT BOOK 16256941, IN COOK COUNTY ILLINOIS

P.I.N. 30-19-218-024-0000

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

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**ORDINANCE**  
NUMBER 20-11

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**AN ORDINANCE OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS,  
APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF  
CALUMET CITY AND EVENTS BY D.A.'S LLC**

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

**DEJUAN GARDNER**  
**MICHAEL NAVARRETE**  
**JAMES PATTON**  
**ANTHONY SMITH**  
**MARY E. SWIBES**  
**DEANDRE TILLMAN**  
**RAMONDE WILLIAMS**

**Aldermen**

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Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 2-27-20  
Kathleen Orr – Special Counsel



*Ordinance No. 20-11*

**AN ORDINANCE OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS,  
APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF CALUMET  
CITY AND EVENTS BY D.A.'S LLC**

**WHEREAS**, the City of Calumet City, Cook County, Illinois (the “*City*”) is a duly organized and validly existing home-rule municipality created in accordance with Section 6(a) of Article VII of the Constitution of the State of Illinois of 1970, and thus may utilize any power and function to further its governmental affairs; and,

**WHEREAS**, the City, through its Mayor and City Council (the “*Corporate Authorities*”), is actively pursuing opportunities to revitalize blighted commercial properties along 159<sup>th</sup> Street, also known as River Oaks Drive (the “*Proposed Project Area*”); and,

**WHEREAS**, the Corporate Authorities have determined that its best course is to use the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, *et seq.*; the “*TIF Act*”), in order to facilitate the growth of business in the Proposed Project Area and subsequently grow the City’s tax base and job opportunities for its citizens; and,

**WHEREAS**, the Corporate Authorities intend to establish a “redevelopment project area” in the Proposed Project Area, along with a redevelopment plan and a TIF district to implement that plan; and,

**WHEREAS**, Events by D.A.’s LLC, an Illinois limited liability company (the “*Developer*”), operates a banquet facility in Orland Park and hopes to expand its business by building another banquet facility (the “*Business*”) at 757 River Oaks Drive, Calumet City, Illinois (the “*Subject Property*”), which is located in the Proposed Project Area and contains a vacant furniture store building; and,

**WHEREAS**, due to the high cost of converting the building located on the Subject Property into a banquet facility, the Developer requires financial assistance from the City in the form of purchasing the Subject Property for the Developer’s use; and,

**WHEREAS**, pursuant to its corporate powers, the Corporate Authorities have the power and authority to enter into contractual agreements with third-parties to incur costs to revitalize the Proposed Project Area in order to bring business to a blighted area of the City; and,

**WHEREAS**, the Corporate Authorities have reviewed the Developer’s proposal to purchase, rent, and potentially convey the Subject Property to the Developer, believing that it furthers the redevelopment goals of the City and that it would be in the best interests of the City and its residents to provide financial assistance to the Developer in accordance with the terms of an agreement between the parties (the “*Redevelopment Agreement*”), thereby providing economic development and commercial opportunities within the City, thus enhancing the tax base of the City and other taxing districts; and

**WHEREAS**, the Corporate Authorities also believe it to be in the best interests of the City and its residents to reimburse the Developer, pursuant to the Redevelopment Agreement, for up to \$150,000 in redevelopment costs using “incremental taxes,” if the city creates a TIF district that includes the Subject Property; and,

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

*Section 1.* That the recitals in the preambles to this Ordinance are incorporated into this Section 1 as if fully set forth herein.

*Section 2.* That the Redevelopment Agreement between the City of Calumet City and Events by D.A.’s LLC, an Illinois limited liability company, attached hereto and made a part hereof, is hereby approved, and the Mayor and City Clerk are hereby authorized to execute and deliver said Agreement and undertake any and all actions as may be required to implement its terms on behalf of the City.

*Section 3.* This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

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

this 27th day of February, 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
GARDNER	X			
NAVARRETE			X	
PATTON			X	
SMITH	X			
SWIBES	X			
TILLMAN	X			
WILLIAMS	X			
(MAYOR QUALKINBUSH)				

**APPROVED** by the Mayor of the City of Calumet City, Cook County, Illinois on this 27<sup>th</sup> day of February, 2020.



Michelle Markiewicz Qualkinbush  
Mayor

ATTEST:



Nyota T. Figgs, City Clerk

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

**CALUMET SQUARE  
757 RIVER OAKS DRIVE  
CALUMET CITY, ILLINOIS**

**LOT 6, 7, 9, 10 AND 12; ALSO THE NORTH 40.00 FEET OF LOTS 8 AND 11 ALL IN HOOVER SCHOOL, FIRST ADDITION OF THAT PART LYING SOUTH MICHIGAN CITY ROAD (SCHRUM ROAD), AS DEDICATED IN DOCUMENT 11245758 OF THE EAST 613.72 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 33.00 FEET THEREOF DEDICATED FOR MACKINAW AVENUE BY PLAT BOOK 16256941, IN COOK COUNTY ILLINOIS**

**P.I.N. 30-19-218-024-0000**

#6: Ordinance Of The City Of Calumet City, Cook County, Illinois, Authorizing The Entry Of An Agreement With The South Suburban Land Bank And Development Authority Regarding The Acquisition Of Certain Properties (Target Property).

(Ord. #20- 12)

#7: Ordinance Of The City Of Calumet City, Cook County, Illinois, Approving A Redevelopment Agreement By And Between the City Of Calumet City, Cook County, Illinois And Backyard Fresh Farms, INC.

(Ord. #20- 13)

#8: Ordinance Annexing Certain Territory To The City Of Calumet City, Cook County, Illinois – 16174 Park Ave./16600 S. Torrence Ave.

(Ord. #20- 14)

#9: Ordinance Abating The Taxes Hereto Levied For The Year 2019 To Pay The Principal Of And Interest On General Obligation Bonds, Series 2017A, Of The City Of Calumet City, Cook County, Illinois.

(Ord. #20- 15)

#10: Ordinance Abating The Taxes Hereto Levied For The Year 2019 To Pay The Principal Of And Interest On General Obligation Bonds, Series 2015B, Of The City Of Calumet City, Cook County, Illinois.

(Ord. #20- 16)

Ordinance Of The City Of Calumet City, Cook County, Illinois, Authorizing The Entry Of An Agreement With The South Suburban Land Bank And Development Authority Regarding The Acquisition Of Certain Properties (Target Property).

(See attached page 5A)

Ordinance Of The City Of Calumet City, Cook County, Illinois, Approving A Redevelopment Agreement By And Between The City Of Calumet City, Cook County, Illinois And Backyard Fresh Farms, INC.

(See attached page 5B)

Ordinance Annexing Certain Territory To The City Of Calumet City, Cook County, Illinois – 16174 Park Ave./16600 S. Torrence Ave.

(See attached page 5C)

Ordinance Abating The Taxes Hereto Levied For The Year 2019 To Pay The Principal Of And Interest On General Obligation Bonds, Series 2017A, Of The City Of Calumet City, Cook County, Illinois.

See attached page 5D)

Ordinance Abating The Taxes Hereto Levied For The Year 2019 To Pay The Principal Of And Interest On General Obligation Bonds, Series 2015B, Of The City Of Calumet City, Cook County, Illinois.

(See attached page 5E)

Alderman Gardner requested to take item #11 separately.

**ORDINANCE NO.20-12**  
**AN ORDINANCE OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS,**  
**AUTHORIZING THE ENTRY OF AN AGREEMENT WITH THE**  
**SOUTH SUBURBAN LAND BANK AND DEVELOPMENT AUTHORITY**  
**REGARDING THE ACQUISITION OF CERTAIN PROPERTIES**

**WHEREAS**, the City of Calumet City (“City”) is a member of the South Suburban Land Bank and Development Authority, an Illinois intergovernmental agency whose members consist of more than 22 south suburban communities (“SSLBDA”); and

**WHEREAS**, the mission of the SSLBDA is to facilitate the redevelopment of properties, and promote sustainable, healthy, and stable communities; and

**WHEREAS**, the City has vacant, blighted properties that will benefit from acquisition and redevelopment by the SSLBDA.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, in the exercise of their home rule authority, as follows:

**Section 1.**     **Financing of Real Estate Acquisition; Acceptance of Deed in Lieu of Foreclosure..** The City authorizes the expenditure of an amount not to exceed One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00) to finance SSLBDA’s acquisition of 1717 E. West Road, Calumet City, Illinois (“the Property”).. The City shall secure the financing with a note and mortgage (“Mortgage”) recorded against the Property. Once SSLBDA acquires the Property and the Mortgage is recorded, the City authorizes the Mayor to accept a conveyance of the Property from SSLBDA to the City in lieu of SSLBDA’s repayment of the the secured funding. Property..


**Section 2.**     **Execution of Documents.** The Mayor and the Clerk are directed to execute all documents necessary to perfect a lien, mortgage or encumbrances on the property to secure the City’s financial interest on behalf of the City and further to sign all documents necessary to acquire property at 1717 E. West Road, Calumet City, Illinois with a Permanent

Index Number of 29-24-200-069-0000 and a legal description in Exhibit A attached hereto and made a part hereof.

**Section 3. Effective Date.** This Ordinance shall take effect from and after its adoption and approval.

**PASSED this 27<sup>th</sup> day of February, 2020.**

**APPROVED:**

  
Michelle Markiewicz Quakimbush, Mayor

ATTEST:

  
Nyota Figgs, Clerk

EXHIBIT A

LOT 6 IN OAKVIEW SHOPPING CENTER SUBDIVISION BEING PART OF THE NORTHWEST 1/4 OF SECTION 24 AND PART OF THE RESUBDIVISION OF LOT 2 IN RIVER OAKS WEST UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



***Ordinance No. 20-13***

**AN ORDINANCE OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS,  
APPROVING A REDEVELOPMENT AGREEMENT  
*by and between*  
THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS  
*and*  
BACKYARD FRESH FARMS, INC.**

**WHEREAS**, the City of Calumet City, Cook County, Illinois (the “*City*”) is a home rule municipality pursuant to Section 6(a) of Article VII of the Constitution of the State of Illinois and is authorized to execute and perform any function pertaining to its government and affairs; and,

**WHEREAS**, the City is engaged in the revitalization of its commercial district along 159<sup>th</sup> Street which includes the property located at 1717 E. West Road (the “*Subject Property*”) improved with a 135,000 square foot building, the former site of the eighth largest retailer in the United States, which building has been vacant since 2015; and,

**WHEREAS**, the City proposes to acquire title to the Subject Property and thereafter rent the Subject Property to Backyard Fresh Farms, Inc., an Illinois corporation (the “*Developer*”) for approximately one (1) year in order to provide the Developer the opportunity to develop a hydroponic indoor vertical farm to grow produce in a controlled environment which is pesticide-free and has a longer shelf life; and,

**WHEREAS**, the Developer has also agreed not only to grow produce at the Subject Property but also to include a major retail component selling fresh produce at the site (the production of produce and sale of fresh produce hereafter collectively referred to as the “*Farm Venture*”) and has determined that this operation would bring a new industry to the City thereby providing its residents with the opportunity to purchase the freshest produce at a competitive

price; and,

**WHEREAS**, so long as this Agreement is in full force and effect, the City agrees to convey the Subject Property to the Developer and provide financial assistance for the redevelopment thereof pursuant to the terms and conditions set forth in the Redevelopment Agreement attached hereto.

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

*Section 1.* That the Redevelopment Agreement by and between the City of Calumet City, Cook County, Illinois, and Backyard Fresh Farms of River Oaks, Inc., attached hereto and made a part hereof, is hereby approved and the Mayor and City Clerk are hereby authorized to execute and deliver said agreement on behalf of the City and undertake any and all actions as may be required to implement its terms.

*Section 2.* This Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

**PASSED** this 27th day of February, 2020.

AYES:   5  

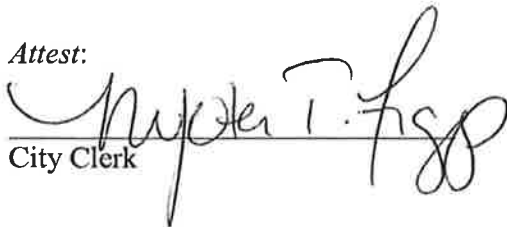
NAYS:   0  

ABSENT:   2  

**APPROVED:**

  
\_\_\_\_\_  
Mayor

*Attest:*

  
\_\_\_\_\_  
City Clerk

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

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**ORDINANCE**  
**NUMBER 20-14**

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**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF CALUMET  
CITY, ILLINOIS – 16174 PARK AVE./16600 S. TORRENCE AVE.**

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

**DEJUAN GARDNER**  
**MICHAEL NAVARRETE**  
**JAMES PATTON**  
**ANTHONY SMITH**  
**MARY E. SWIBES**  
**DEANDRE TILLMAN**  
**RAMONDE WILLIAMS**

**Aldermen**

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Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 2-27-20  
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95<sup>th</sup> Street - Evergreen Park, Illinois 60805

**ORDINANCE NO. 20-14**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF CALUMET CITY, ILLINOIS – 16174 PARK AVE./16600 S. TORRENCE AVE.**

**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 City has the authority pursuant to the Illinois Municipal Code, 65 ILCS 5/7-1-13, to annex unincorporated territory that is contiguous to the City, contains sixty (60) acres or less, and is wholly bounded by one or more municipalities; and

**WHEREAS**, certain property commonly referred to as 16174 Park ave. or 16600 S. Torrence Ave., Illinois and described in **EXHIBIT A** attached hereto and incorporated herein (“the *subject property*”) is unincorporated territory that is less than sixty (60) acres and wholly bounded by the City of Calumet City; and

**WHEREAS**, proper notice of the intent to annex the subject property was served upon the taxpayer of record of the subject property and all public bodies required to receive such notice by law; and

**WHEREAS**, the Mayor and City Council of the City of Calumet City (the “*Corporate Authorities*”) find it be in the best interests of the City that the subject property be annexed pursuant to 65 ILCS 5/7-1-13.

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

**Section 2.** That the property commonly known as 16174 Park Ave. and 16600 Torrence Ave., Illinois with property index number (P.I.N.) 29-24-010-0000 and described on the plat of annexation attached as **EXHIBIT A** hereto and made a part hereof is hereby annexed into the City of Calumet City by passage 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.

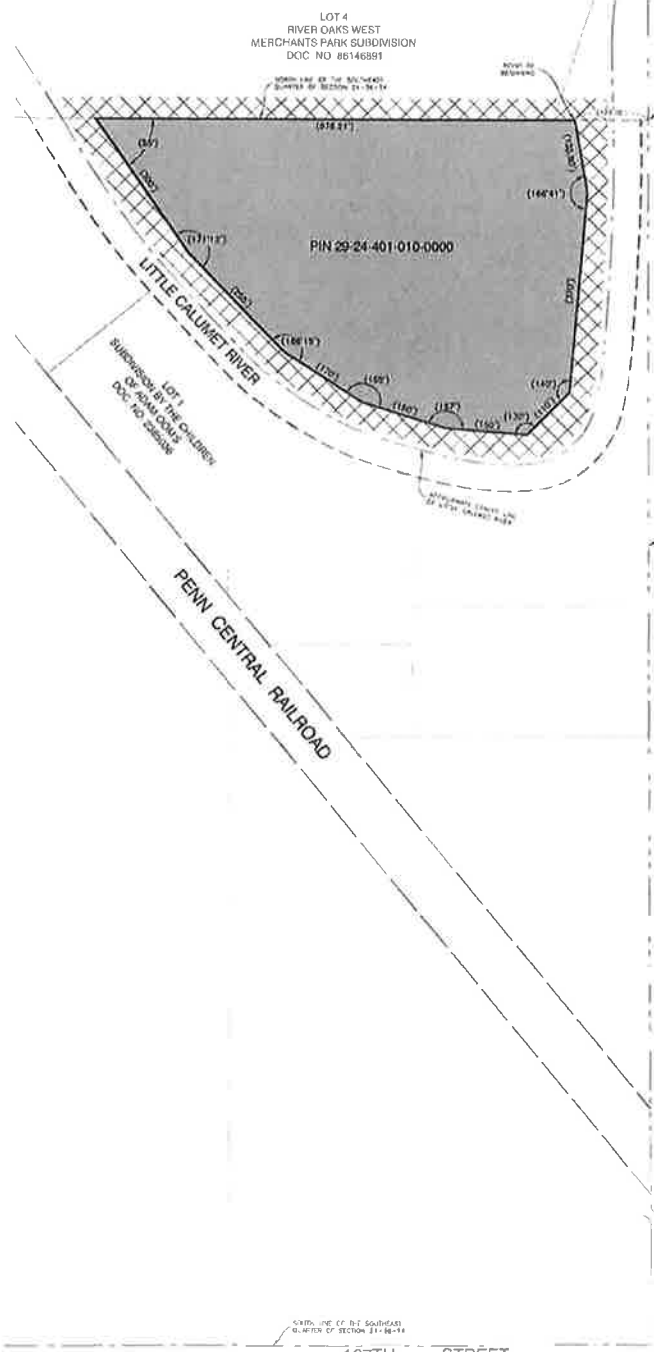
*(Intentionally Left Blank)*

# PLAT OF ANNEXATION

## TO THE CITY OF CALUMET CITY, ILLINOIS

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CALUMET RIVER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 133.70 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST 876.24 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTHEASTERLY AT AN ANGLE OF 55 DEGREES IN A STRAIGHT LINE 300 FEET; CONTINUING THENCE AT AN ANGLE OF 171 DEGREES 12 MINUTES IN A STRAIGHT LINE 255 FEET; CONTINUING THENCE AT AN ANGLE OF 156 DEGREES 15 MINUTES IN A STRAIGHT LINE 170 FEET; CONTINUING THENCE AT AN ANGLE OF 165 DEGREES IN A STRAIGHT LINE 160 FEET; CONTINUING THENCE EASTERLY AT AN ANGLE OF 167 DEGREES IN A STRAIGHT LINE 150 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 130 DEGREES IN A STRAIGHT LINE 110 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 140 DEGREES IN A STRAIGHT LINE 370 FEET TO A STONE IN STONE ROAD; THENCE NORTHWESTERLY 155 DEGREES 41 MINUTES IN A STRAIGHT LINE 135.80 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PIN 29-24-401-010-0000



State of Illinois }  
County of Cook } SS

I, Bradley K. Lueter, an Illinois Professional Land Surveyor, do hereby state that the hereon drawn plat has been prepared and filed under my direction for the purpose of annexing the property described hereon to the City of Calumet City, Illinois.

South Holland, Illinois February 12, 2020

*Bradley K. Lueter*  
License # 035-003406  
Expires November 30, 2020



Ordinance #\_\_\_\_ adopted the  
\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

Approved by the City Council of the City of Calumet City, Illinois at a meeting held this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

By \_\_\_\_\_ Mayor  
Attest \_\_\_\_\_ City Clerk

DENOTES THAT PORTION HEREBY ANNEXED.  
 DENOTES EXISTING LIMITS OF THE CITY OF CALUMET CITY.

- Notes:
1. According to Chapter 65 ICS 5/7-1-1 of the Illinois Compiled Statutes, the new boundary shall extend to the far side of any railroad highway and shall include all of every highway within the area annexed even though not included in the legal description as set forth above.
  2. The existing corporate limits shown hereon are referenced from boundaries, maps and data as received from the City of Calumet City and other public sources.
  3. XXX.XX' DENOTES MEASURED bearing/dimension or bearing/dimension computed from measured bearing/dimension.  
(XXX.XX') DENOTES RECALCULATED bearing/dimension or bearing/dimension computed from record bearing/dimension.

ROBINSON ENGINEERING, LTD.		Revisions	
No.	Date	By	Remarks
FOR: CITY OF CALUMET CITY 204 PULASKI ROAD CALUMET CITY, ILLINOIS 60409			
14	02/12/20	BL	Final
13	02/12/20	BL	Final
12	02/12/20	BL	Final
11	02/12/20	BL	Final
10	02/12/20	BL	Final
9	02/12/20	BL	Final
8	02/12/20	BL	Final
7	02/12/20	BL	Final
6	02/12/20	BL	Final
5	02/12/20	BL	Final
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2	02/12/20	BL	Final
1	02/12/20	BL	Final

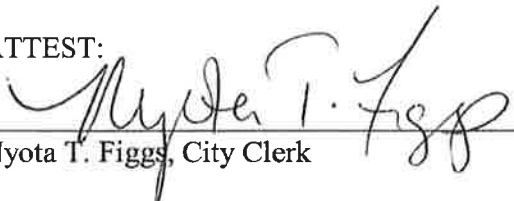
**ADOPTED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois this 27<sup>th</sup> day of February, 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
GARDNER	X			
NAVARRETE			X	
PATTON			X	
SMITH	X			
SWIBES	X			
TILLMAN	X			
WILLIAMS	X			
(MAYOR QUALKINBUSH)				

**APPROVED** by the Mayor of the City of Calumet City, Cook County, Illinois on this 27<sup>th</sup> day of February, 2020.

  
 Michelle Markiewicz Qualkinbush  
 Mayor

ATTEST:

  
 Nyota T. Figs, City Clerk

**ORDINANCE NO. 20-15**

**ORDINANCE ABATING THE TAXES HERETO LEVIED FOR  
THE YEAR 2019 TO PAY THE PRINCIPAL OF AND INTEREST  
ON GENERAL OBLIGATION BONDS, SERIES 2017A,  
OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS**

WHEREAS, the City of Calumet City, Cook County, Illinois (the "City") has heretofore issued its General Obligation Bonds, Series 2017A (the "Bonds"), in accordance with the provisions of Ordinance No. 17-15 (the "Bond Ordinance") heretofore passed by the City Council (the "Corporate Authorities") of the City on April 27, 2017; and

WHEREAS, the Corporate Authorities did in and by the Bond Ordinance levy a direct annual tax sufficient to pay the principal of and interest on the Bonds, and, in particular, taxes were levied in the amount of \$529,325.00 for the year 2019 for the Bonds (the "2019 Levy for the Bonds"); and

WHEREAS, the City will have other lawfully available monies in the appropriate account or fund pursuant to the Bond Ordinance for the purpose of paying the principal of and interest on the Bonds up to and including December 31, 2020, which is the period for which the 2019 Levy for the Bonds was made; and

WHEREAS, it is necessary that the 2019 Levy for the Bonds be abated:

NOW THEREFORE, be it ordained by the City Council of the City of Calumet City, Cook County, Illinois, as follows:

SECTION 1: The 2019 Levy for the Bonds is hereby abated in its entirety.

SECTION 2: Forthwith upon the adoption and approval of this Ordinance, the City Clerk shall file a certified copy hereof in the office of the County Clerk of Cook County, Illinois, and it shall be the duty of said County Clerk to abate said taxes levied for the year 2019 (viz., the 2018 Levy for the Bonds) in accordance with the provisions hereof.

SECTION 3: This Ordinance shall supersede all ordinances, resolutions or other proceedings heretofore taken in conflict with the terms hereof, and this Ordinance shall be in full force and effect immediately upon its passage and approval.



PASSED THIS 27 day of February, A.D., 2020

Nyota Figs  
Nyota Figs, City Clerk

APPROVED by me this 27 day of February, A.D., 2020

Michelle Markiewicz Qualkinbush  
Michelle Markiewicz Qualkinbush, Mayor

ATTEST:

Nyota Figs  
Nyota Figs, City Clerk

**ORDINANCE NO. 20-16**

**ORDINANCE ABATING THE TAXES HERETO LEVIED FOR  
THE YEAR 2019 TO PAY THE PRINCIPAL OF AND INTEREST  
ON GENERAL OBLIGATION BONDS, SERIES 2015B,  
OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS**

WHEREAS, the City of Calumet City, Cook County, Illinois (the "City") has heretofore issued its General Obligation Bonds, Series 2015B (the "Bonds"), in accordance with the provisions of Ordinance No. 15-47 (the "Bond Ordinance") heretofore passed by the City Council (the "Corporate Authorities") of the City on November 12, 2015; and

WHEREAS, the Corporate Authorities did in and by the Bond Ordinance levy a direct annual tax sufficient to pay the principal of and interest on the Bonds, and, in particular, taxes were levied in the amount of \$630,400.00 for the year 2018 for the Bonds (the "2019 Levy for the Bonds"); and

WHEREAS, the City will have other lawfully available monies in the appropriate account or fund pursuant to the Bond Ordinance for the purpose of paying the principal of and interest on the Bonds up to and including December 31, 2020, which is the period for which the 2019 Levy for the Bonds was made; and

WHEREAS, it is necessary that the 2019 Levy for the Bonds be abated:

NOW THEREFORE, be it ordained by the City Council of the City of Calumet City, Cook County, Illinois, as follows:

**SECTION 1:** The 2019 Levy for the Bonds is hereby abated in its entirety.

**SECTION 2:** Forthwith upon the adoption and approval of this Ordinance, the City Clerk shall file a certified copy hereof in the office of the County Clerk of Cook County, Illinois, and it shall be the duty of said County Clerk to abate said taxes levied for the year 2019 (viz., the 2019 Levy for the Bonds) in accordance with the provisions hereof.

**SECTION 3:** This Ordinance shall supersede all ordinances, resolutions or other proceedings heretofore taken in conflict with the terms hereof, and this Ordinance shall be in full force and effect immediately upon its passage and approval.

PASSED THIS 27 day of February, A.D., 2020  
Nyota Figgs  
Nyota Figgs, City Clerk

APPROVED by me this 27 day of February, A.D., 2020  
Michelle Markiewicz Qualkinbush  
Michelle Markiewicz Qualkinbush, Mayor

ATTEST:  
Nyota Figgs  
Nyota Figgs, City Clerk

Pass Resolutions /Adopt Ordinances

Alderman Gardner moved, seconded by Alderman Smith, to pass the resolutions and adopt the ordinances items #2 - #10 as presented.

ROLL CALL

AYES: 5  
NAYS: 0  
ABSENT: 2

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

**MOTION CARRIED**

#11: Ordinance Amending Section 14-1 (Point-Of-Sale Inspection Requirement; Certificate Of Compliance Procedures) Of Article I (In General) of Chapter 14 (Buildings And Building Regulations) Of The Municipal Code Of The City Of Calumet City, Illinois.

Amending Section 14-1 (Point-Of-Sale Inspection Requirement; Certificate Of Compliance Procedures) Of Article I (In General) of Chapter 14 (Buildings And Building Regulations) Of The Municipal Code Of The City Of Calumet City, Illinois.

(Ord. #20- 17)

(See attachment 6A)

Refer item #11 to a Committee

Alderman Gardner moved to defer action and refer item #11 to a Committee.

Motion Failed – No Second

**MOTION FAILED**

Adopt Ordinance

Alderman Tillman moved, seconded by Alderman Williams, to adopt the ordinance item #11 as presented.

ROLL CALL

AYES: 4  
NAYS: 1  
ABSENT: 2

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

**MOTION CARRIED**

**FINANCIAL MATTERS**

#1) Approve the Settlement Agreement in US Ecology v. Calumet City

Approve the settlement agreement in US Ecology v. Calumet City et. al., Case No. 19 L 012264; authorize the City Treasurer to remit payment, as stated in the communication, and charge to account #01050-52270.

#2) Approve the Settlement Agreement in Cuellar v. Calumet City

Approve the settlement agreement in Cuellar v. Calumet City, Case No. 18 cv 5118; authorize the City Treasurer to remit payment, as stated in the communication, and charge to account #01050-52270.

#3) Approve the settlement agreement in Robert Fredericksen v. Calumet City

Approve the settlement agreement in Robert Fredericksen v. Calumet City, Case No. 17 WC 15674; authorize the City Treasurer to remit payment, as stated in the communication, and charge to account #01050-52270.

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

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**ORDINANCE**  
NUMBER 20-17

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**AN ORDINANCE AMENDING SECTION 14-1 (POINT-OF-SALE  
INSPECTION REQUIREMENT; CERTIFICATE OF COMPLIANCE  
PROCEDURES) OF ARTICLE I (IN GENERAL) OF CHAPTER 14  
(BUILDINGS AND BUILDING REGULATIONS) OF THE MUNICIPAL  
CODE OF THE CITY OF CALUMET CITY, ILLINOIS**

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

**DEJUAN GARDNER**  
**MICHAEL NAVARRETE**  
**JAMES PATTON**  
**ANTHONY SMITH**  
**MARY E. SWIBES**  
**DEANDRE TILLMAN**  
**RAMONDE WILLIAMS**

**Aldermen**

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**Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on *2-27-20*  
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95<sup>th</sup> Street - Evergreen Park, Illinois 60805**

Ord. #20-17

**ORDINANCE NO. 20-17**

**AN ORDINANCE AMENDING SECTION 14-1 (POINT-OF-SALE INSPECTION REQUIREMENT; CERTIFICATE OF COMPLIANCE PROCEDURES) OF ARTICLE I (IN GENERAL) OF CHAPTER 14 (BUILDINGS AND BUILDING REGULATIONS) OF THE MUNICIPAL CODE OF THE CITY OF CALUMET CITY, ILLINOIS**

**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**, all property within the City must pass a point of sale inspection conducted by the City prior to transferring ownership; and

**WHEREAS**, an owner may transfer ownership of property without passing said inspection if he or she deposits an amount with the City sufficient to bring the property into compliance; and

**WHEREAS**, the Mayor and City Council (the “Corporate Authorities) find it to be in the best interests of the health, safety, and welfare of the City to also allow property owners to transfer ownership of property without passing said inspection if they pay a fine to the City.

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

**Section 2:** Section 14-1. (Point-of-sale inspection requirement; certificate of compliance procedures) of Article I. (In General) of Chapter 14 (Buildings and Building

Regulations) of the Municipal Code of the City of Calumet City is hereby amended by eliminating the stricken language and adding the underlined language as follows:

Sec. 14-1. - Point-of-sale inspection requirement; certificate of compliance procedures.

(a) *Department created; definition; general requirement.*

(1) A department of inspectional services is hereby created pursuant to this section. The department of inspectional services ("department") shall be headed by a director of inspectional services ("director," which shall also include the director's designees) who shall be appointed by the mayor with the advice and consent of the city council. All inspectional services concerning point-of-sale matters within the city, including building and housing, shall be under the jurisdiction of the department. The building commissioner, electrical inspector, plumbing inspector, housing director and all department inspectors and staff shall be responsible for reporting to the director relative to all matters relating to this section and the director shall have full authority to direct, train and provide appropriate personnel subject to city council approval as to expenditures and/or requirements as provided herein.

(2) For the purpose of this section, the term "point-of-sale inspection" means an inspection of real property by the department conducted in connection with a taxable transfer of real estate to determine whether the condition of said property conforms to the specific regulations identified in this section.

(3) A point-of-sale inspection shall be required relative to any transfer of any interest in property which is subject to this section, except as exempted herein.

(b) *Notice of transfer of real property required.* Whenever an owner of real property in the city proposes to engage in a transfer of real property in the city which is subject to taxation under chapter 82, article X of the Calumet City Municipal Code (real estate transfer tax), such owner shall provide the department a notice of transfer for said property, on a form therefor provided by the department.

(c) *Compliance inspection; pertinent code requirements.* The notice of transfer form shall also constitute the director's request to inspect such property ("compliance inspection") to determine whether such property is in compliance with the following specific requirements, which the corporate authorities of the city find are related to the public health, safety and welfare:

(1) *Compliance with property maintenance code.* All structure shall be in compliance with article X, sections 14-691 and 14-692 of this chapter 14, "property maintenance code."

(2) *Inspection to determine possible illegal conversions.* All structures shall be inspected to determine whether they have been illegally converted. For purposes of this subsection, "illegally converted" means that the property was converted to another or additional use beyond that for which the property was

originally permitted, and which [i] is in violation of the property's zoning limitations and [ii] is not a legal nonconforming use under section V of the City Zoning Ordinance.

- (d) *Proposed compliance inspection.* When the owner files the notice of transfer, the department will schedule a proposed compliance inspection to be conducted within twenty-eight (28) calendar days of the notice. The notice of transfer form shall include the following:
- (1) Date and time of the proposed compliance inspection;
  - (2) A statement that the owner or occupant has the right to withhold consent to the compliance inspection and require the city to obtain a warrant to conduct the inspection;
  - (3) For occupied rental dwellings, the city must also request and obtain the consent of the tenant prior to conducting any inspection; and
  - (4) A space for the owner and/or tenant to indicate that the owner and/or tenant either consent to the compliance inspection, or refuse consent.
- (e) *Refusal to consent; warrant procedures.* If the owner or occupant does not consent to the proposed inspection, the director may appear before any judge in the Circuit Court of Cook County and seek an administrative search warrant to allow an inspection. Any such application shall be made within ten (10) calendar days after the owner's nonconsent. The application for the warrant shall specify the basis upon which the warrant is being sought and shall include a statement that the inspection will be limited to a determination whether there are violations of the code provisions identified in this section, and whether there have been any illegal conversions. The court may consider any of the following factors along with such other matters as it deems pertinent in its decision as to whether a warrant shall issue:
- (1) Eyewitness account of violation;
  - (2) Citizen complaints;
  - (3) Tenant complaints;
  - (4) Plain view violations;
  - (5) Violations apparent from city records;
  - (6) Property deterioration;
  - (7) Age of property;
  - (8) Nature of alleged violation;
  - (9) Condition of similar properties in the area;
  - (10) Documented violations on similar properties in the area;
  - (11) Passage of time since last inspection;
  - (12) Previous violations on the property.



- (f) *Uninspected property; transfer stamps.* In the event the owner or occupant refuses to consent to an inspection, and the director does not seek a warrant (or if court refuses an application for the warrant), the department shall notify the city clerk that "uninspected property" transfer stamps may issue. In connection with the issuance of transfer stamps, the city clerk shall advise the purchaser of such property that it is "uninspected property."
- (g) *Inspection procedures; appeal.*
- (1) In the event consent is given or a warrant issued, the department shall conduct the compliance inspection as provided in subsections (c) and (d). Within three business days after the compliance inspection the department shall issue a written notice of violations and repairs, if any, necessary to bring the property into compliance with this section. In the event the inspection reveals a structure which has been illegally converted, the department shall issue a notice of deconversion, specifying the measures which must be taken in order to bring the illegally converted structure into compliance with applicable zoning regulations.
  - (2) In the event the owner disputes the determination of violations and repairs, the owner may file a request for administrative review on a form provided by the city. An independent administrative hearing officer appointed by the city shall convene an administrative hearing within five (5) business days from the date of appeal. Upon completion of the administrative hearing, the hearing officer will issue a final determination of violation and repairs.
  - (3) In the event an owner disagrees with an administrative issuance of a notice of deconversion, said owner may appeal to the zoning board of appeals in accordance with section 12.5 of the city's zoning ordinance.
- (h) *Followup repairs; reinspection.* A party issued a notice of repairs as provided for in subsection (g) shall proceed to make such repairs. Upon completion of said repairs and notice thereof to the department, the department will conduct a reinspection within three (3) business days thereafter. Upon completion of the followup repairs, and the completion of any deconversion measures required by the department, the department shall issue a certificate of compliance.
- (i) *Payment of current water bills; predeprivation hearing.* The seller must pay the current water bill (as defined in subsection 82-327(b) of the Municipal Code) and other fees owed by the seller to Calumet City prior to the issuance of transfer stamps. In the event the owner disputes any such obligation (or any portion thereof), the office of city clerk shall promptly provide the owner with a predeprivation due process hearing consistent with the principles enunciated in *Memphis Light, Gas & Water Division v Craft*, 436 U.S. 1 (1978). The city clerk's office shall provide the hearing within three (3) business days of a request. If the owner disputes the city's determination as to liability, the owner may pay said bill under protest, and may pursue any remedies available to said seller to recover the claimed overcharge.

- (j) *Conditional certificate of compliance; procedures.* An owner who has not completed the repairs identified through the inspection may nevertheless transfer ownership of property if:
- (1) The owner or agent:
    - (a) ~~has deposited~~ deposits with the city an amount of money determined by the director or his designee to be sufficient to bring the structure into compliance with all city building and zoning ordinances and any applicable housing, fire or property maintenance codes or regulations; ~~and~~ OR
    - (b) pays a fine to the city in the amount of \$2,500.00. This exception may only be used once in a twenty-four (24) month period;and
  - (2) The buyer, conveyee, transferee, assignee or successor in title, ownership or interest (hereinafter "buyer") has entered into an agreement with the city whereby the buyer agrees to bring the structure into compliance within the time period determined by the director or his designee, to bring the structure into compliance with all applicable code requirements within a period not to exceed one hundred eighty (180) calendar days after the closing of the transaction ("closing").
  - (3) If the buyer enters into such an agreement, a conditional certificate of compliance will issue in order to allow the closing to be completed. The conditional certificate of compliance shall be issued by the department and shall terminate on the one hundred eighty-first day after closing and no extensions shall be granted. A buyer who elects to accept the premises, subject to the inspection with existing violations, and who agrees, in order to close, to be responsible as provided herein, shall execute a sworn affidavit satisfactory to the director, which will clearly indicate that the buyer is fully aware of the existing violations as well as the possibility of violations that may have existed but were undiscovered due to lack of access and agrees to accept the requirement and obligation to bring the structure into compliance within one hundred eighty (180) days of the closing. The city shall issue a certificate of compliance upon completion of the repairs necessary to bring the dwelling or structure into compliance.
  - (4) In the event the buyer fails to complete the required repairs, and have the repairs verified on reinspection, the director is hereby authorized to pursue enforcement proceedings through the Calumet City administrative adjudication process, or, at his discretion, through the Circuit Court of Cook County. The buyer hereby agrees to submit to the jurisdiction and venue of the Calumet City Administrative Adjudication Process and the Circuit Court of Cook County and to waive service of summons subject only to the notice requirement as required by law in order to enable the city to expeditiously obtain an order of compliance with this section.

- (5) If reasonable proof that the repairs have been completed is not received by the director or his designee within the required period for the repairs to be completed, the city may also issue a citation for violation of this chapter and/or the escrow repair agreement, and may also pursue any applicable administrative or judicial remedies to bring the structure and property into compliance with applicable codes and regulations.
- (6) The fine for violations of this chapter shall be not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) per day for each day the violations remain uncorrected.
- (k) *Licensed and bonded contractors.* All contractors performing repairs identified in the point-of-sale inspection, or issuing certifications shall be licensed by the city and bonded and shall make available, upon request, copies of their license(s), verification of their liability insurance, errors and omissions insurance policies, and surety bond.
- (l) *Validity of certificate of compliance.* A certificate of compliance issued to the seller shall be valid for one hundred eighty (180) days from the date of issuance.
- (m) *No warranty.* In issuing a certificate of compliance or a conditional certificate of compliance, the city and its agents do not make any warranty, representation or statement nor does it intend to insure or guarantee to either buyer or seller of the property subject to the point-of-sale inspection or any of their designees, agents, representatives, heirs or assigns or any other interested party, including mortgage companies, insurance companies, banks or any other party which may have any interest relative to the property subject to the point-of-sale inspection, nor does the city affirm that there are no additional unnoted violations relative to any other provisions of any of the Municipal Code of the City of Calumet City, or relevant statutes, ordinances, rules and regulations of the County of Cook, the State of Illinois or the United States of America.
- (n) *Inspection fee schedule.*
  - (1) The fee for a point-of-sale inspection shall be one hundred fifty dollars (\$150.00) for all single-family residential inspections. The failure of an owner/seller or his designee to appear at the time of inspection shall result in a fifty-dollar penalty.
  - (2) The fee for a point of sale inspection shall be one hundred fifty dollars (\$150.00) plus an additional twenty-five dollars (\$25.00) for each residential unit in excess of one (1) unit.
  - (3) A fee of twenty cents (\$0.20) per square foot shall be charged for each commercial/industrial unit inspected with a minimum fee of two hundred dollars (\$200.00) per commercial/industrial unit.
  - (4) Each fee set for the above covers the cost of one (1) follow-up inspection to verify compliance. In the event that additional inspections are required because full compliance did not exist at the time of the reinspection, then an additional reinspection fee of fifty dollars (\$50.00) per unit shall be assessed.

- (5) If an owner, agent or tenant has failed to appear for a scheduled inspection, an additional inspection fee of fifty dollars (\$50.00) per unit shall be assessed.

**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.

*Intentionally left blank.*

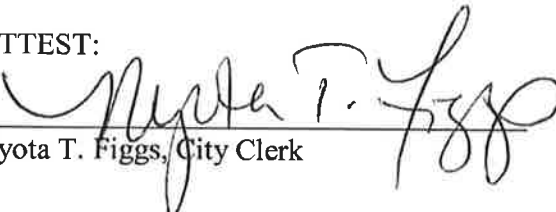
**ADOPTED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois this 27<sup>th</sup> day of February, 2020, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
GARDNER		X		
NAVARRETE			X	
PATTON			X	
SMITH	X			
SWIBES	X			
TILLMAN	X			
WILLIAMS	X			
(MAYOR QUALKINBUSH)				

**APPROVED** by the Mayor of the City of Calumet City, Cook County, Illinois on this 27<sup>th</sup> day of February, 2020.

  
 Michelle Markiewicz Qualkinbush  
 Mayor

ATTEST:

  
 Nyota T. Figgs, City Clerk

#4) Approve repair of the pump on Unit 12

Approve repair of the pump on unit 12; authorize the City Treasurer remit payment to Monroe Truck Equipment in the amount of \$5,897.78 to be charged to account #01041-54150.

#5) Accept the recommendation of the Fire Department to award the bid for diesel ventilation to the most qualified bidder, Hastings Air Energy Control, Inc.

Accept the recommendation of the Fire Department to award the bid for diesel ventilation to the most qualified bidder, Hastings Air Energy Control, Inc.; authorize the City Treasurer to remit payment in the amount of \$114,325.00 (90% of this expenditure will be paid for through the FEMA AFG Grant - EMW-2018-FO-02431). (Bid on January 21, 2020; Bidders: Hastings Air Energy Control and Clean Air Concepts).

#6: Approve Bill listing (\$1,148,771.44)

Approve bill listing (\$1,148,771.44).

#7: Approve Payroll (\$791,127.02)

Approve payroll (\$791,127.02).

Approve financial items #1-#7

Alderman Swibes moved, seconded by Alderman Smith, to approve financial items #1 - #7 as presented.

ROLL CALL

AYES: 5  
NAYS: 0  
ABSENT: 2

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

**MOTION CARRIED**

**UNFINISHED BUSINESS**

Congratulations TF North Wrestling Team

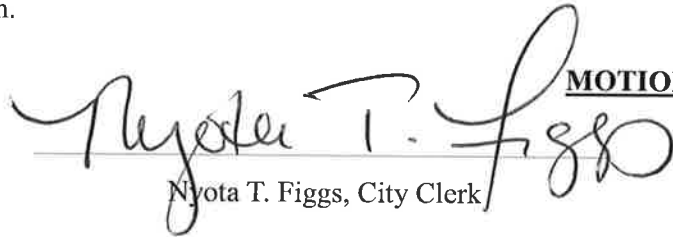
Alderman Williams congratulated the TF North Wrestling Team.

Thank residents of Garden House II

Alderman Smith thanked the residents of Garden House II for meeting with him on Saturday to discuss concerns, which are a priority for him.

**ADJOURNMENT**

Adjournment was at 7:54 p.m., on a motion by Alderman Gardner, seconded by Alderman Smith.

  
Nyota T. Figgs, City Clerk

**MOTION CARRIED**

/dys