

JOURNAL OF PROCEEDINGS
REGULAR MEETING
City Council of the City of Calumet City
Cook County, Illinois

MARCH 23, 2023

Public Comment

Diane commented regarding loud music and thumping in the neighborhoods. Diane stated that she lives in the 1st ward and can not sleep because of it.

Pledge Of Allegiance

The City Council of the City of Calumet City met in the City Council Chambers at 6:10 p.m. in a regular meeting on March 23, 2022, with Mayor Pro Tem Ramonde Williams present and presiding.

ROLL CALL

PRESENT: 6

ALDERMAN: Navarrete, Wilson, Tillman, Williams, Gardner, Smith

ABSENT: 1

ALDERMAN: Patton

Also present was City Clerk Figgs, City Attorney Townsend, Police Chief Kolosh, Fire Chief Bachert, City Administrator Jaffrey, Deputy Clerk I Jessica Coffee, Deputy Clerk II Quentin Dailey, Economic Development Department, Val Williams, Richard Chambers, Don Alesky, Public Works Commissioner Jerico Thomas, and Deputy Commissioner Josh Brown.

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

Prayer

Reverend led the City Council in prayer.

Approval of minutes

- A. Regular City Council Meeting January 19, 2023
- B. Regular City Council Meeting January 26, 2023
- C. Special Meeting February 1, 2023
- D. Committee of the Whole February 7, 2023
- E. Regular City Council Meeting February 9, 2023
- F. Committee of the Whole February 20, 2023
- G. Regular City Council Meeting February 23, 2023
- H. Regular City Council Meeting March 9, 2023

Approval of Minutes

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

MOTION CARRIED

REPORTS OF STANDING COMMITTEES

Finance

Alderman Gardner had no report.

Public Safety

Alderman Williams had no report.

Public Utilities

Alderman Patton was absent.

Ord. & Res.

Alderman Tillman reported that he received the drafts of upcoming ordinances and resolutions.

H.E.W

Alderman Wilson had no report.

Permits & Licenses

Alderman Smith had no report.

Public Works

Alderman Navarrete had no report.

CITY COUNCIL REPORTS

Alderman Navarrete

Alderman Navarrete reported on the Public Works Committee meeting that was held on March 1, 2023 at 6:00 p.m. In Attendance was Alderman Navarrete, Alderman Gardner and Alderman Tillman. There was no Public Comment and there wasn't any reports given by any Department Heads. Aldermen Navarrete reported that he received an email from City Administrator Deanne Jaffrey that there would not be any Department Heads available for the meeting shortly before the meeting started. Aldermen Navarrete reported that he did email Deanne Jaffrey back but he did not receive a response.

Alderman Navarrete

"I would like to ask the Public Works Commissioner if you have an available date next week; either Monday or Tuesday; an email was sent with no response. Mr. Jerico if you could please let me know what works best; what's the best date for you next week Monday or Tuesday?"

Public Works Commissioner Jerico Thomas

"Do to the Mayor obviously being out I kind of have to get with the team and go over what's going on I need to make sure that Monday or Tuesday works for us."

Alderman Navarrete

"I appreciate that; Mr. Thomas are you aware of Sec. 2-238 (b). - Attendance at council meetings. Any department head may be requested by any council member or city council committee chairman to attend a meeting of the city council committee to discuss matters relative to said person's department, and discuss matters relative to the city; said department head must attend provided that he is advised of the meeting within a reasonable time."

Public Works Commissioner Jerico Thomas

"I am aware."

Alderman Navarrete

"So you'll get back to me with a date?"

Public Works Commissioner Jerico Thomas

"Yep."

Alderman Navarrete
Ald. Wilson

"Thank you."

Alderwoman Wilson reported that Saturday Impact Church will be cleaning Pulaski and Saginaw. Alderwoman Wilson reported that Saginaw and Harding will be blocked off for the street naming event. Alderwoman Wilson announced a gas giveaway for Calumet City residents, she stated that she would like Calumet City residents to email text or call her if they would like to be put on the list for Saturday. Alderwoman Wilson thanked Township Supervisor Tiffany Henyard. Alderwoman Wilson thanked Public Works for always showing up when she needs them. Alderwoman Wilson also thanked the Deputy Clerks.

Ald. Tillman

Alderman Tillman reported that on April 1, 2023 at Downey Park at 9 a.m. he will be hosting an Estate planning event where the seniors will receive a free Will.

Ald. Williams

Alderman Williams announced that he will be at Ginger Ridge from 11am to 1pm for a Community Outreach discussion. Alderman Williams thanks the residents at Bernadine Manor for their participation in their recent event.

Ald. Gardner

Alderman Gardner would like 5th Ward residents to contact his office at (708)8918195 or email at dgardner@calumetcity.org with any questions or concerns.

Ald. Patton

Alderman Patton was absent.

Ald. Smith

Alderman Smith invited residents to the Monthly Town Hall meeting on April 15, 2023 at 10:00 am to noon. Alderman Smith reported that March meeting was cancelled.

INFORMATIONAL ITEMS TO BE ACCEPTED AND PLACED ON FILE

A. Commending Calumet City Fire Department

RE: Dr. Heilicser commending the Calumet City Fire Department for an Outstanding EMS call.

B. Expenditure Reports

RE: Treasurer Tarka submitting November 2022 Revenue and Expenditure Reports.

C. Expenditure Reports

RE: Treasurer Tarka submitting December 2022 and January 2023 Revenue and Expenditure Reports.

D. TF North Highschool Letter

RE: Principal Brian Rucinski and TF North High School letter of gratitude for partnership during TF North High School's Black History Month program

Approval of Informational Items

Alderman Smith moved, seconded by Alderman Tillman to approve informational items as presented.

MOTION CARRIED

Motion for Discussion

Alderman Wilson moved, seconded by Alderman Gardner to have a discussion about the Lawn Mowing Contract.

Alderman Navarrete

Alderman Navarrete asked Jerico Thomas what he would like to see happen with the Lawn Mowing.

Jerico Thomas

Jerico Thomas replied that it would be beneficial to have to the assistance with the vacant lots so that Public Works can work on other projects.

NEW BUSINESS

#1: Approve the Lawn Mowing Services Contract

Approve the lawn mowing services contract with Total Property Management Maintenance & Engineering Services LLC (TPM) with the City of Calumet City for 2023 and 2024, with option to extend for 2025. Further to accept the financial terms of the contract and direct the Mayor to sign the contract.

#2: Approve LOI from Atah Management

Approve LOI from Atah Management to authorize connection to our water main to obtain a building permit for a proposed new build house located at 15816 S. Paxton Avenue.

Approval of New Business Items

Alderman Wilson moved, seconded by Alderman Gardner to approve new business items.

ROLL CALL

YEAS: 6

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

NAYS: 0

ALDERMEN: NONE

ABSENT: 1

ALDERMAN: Patton

MOTION CARRIED

BUILDING PERMITS

New Fence Construction

20 Detroit	Privacy	5th Ward
1400 Forest Avenue	Privacy	6th Ward
46 164th Place	Privacy	6th Ward
376 Calhoun	Privacy	2nd Ward
595 Calhoun	Privacy	2nd Ward
983 Wentworth	Privacy	5th Ward

New Garage Construction

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

RESOLUTION NUMBER 23-10

**A RESOLUTION HONORING THE LIFE OF RETIRED
CALUMET CITY POLICE OFFICER JOHN KOTLOWSKI**

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

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

Aldermen

Published in pamphlet form by authority of the Mayor and City Council of the City of Calumet City on March, 23 2023

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

Regular City Council Mtg.
March 23, 2023
Res.#23-10

RESOLUTION NO. 23-10

**A RESOLUTION HONORING THE LIFE OF RETIRED
CALUMET CITY POLICE OFFICER JOHN KOTLOWSKI**

WHEREAS, John Raymond Kotlowski was born January 31, 1934 in East Chicago, Indiana.

WHEREAS, John honorably served in the United States Army and served as a Calumet City Police Officer from October 1967 through his retirement in August 1986; and

WHEREAS, He enjoyed woodworking projects from hand and loved his family very much. He enjoyed spending time with his grandkids and great-grandkids; and

WHEREAS, John passed away on March 6, 2023. He is preceded in death by his wife Norma Jean, parents Barney and Irene, son Francis, grandson Robert, siblings, Valerie, Bernard, Robert, Matthew, Joseph and Mary; and

WHEREAS, John is survived by his daughter Patrica (James) Higgins; grandchildren: Mary (Jason W.), Dakota, Bradley (Jessica), Lucas (Lacey), Benjamin, Christopher and Robert (Anna); great-grandchildren: Michael R., Mason, spencer, Jerney, Alyssa; sister, Irene A., and brother Michael (Rosemary); many nieces, nephews, and a number of great-nieces and nephews; and

WHEREAS, John was an exceptional man and will be loved, cherished and missed by all that knew him.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Calumet City, express their condolences to the family of John Kotlowski.

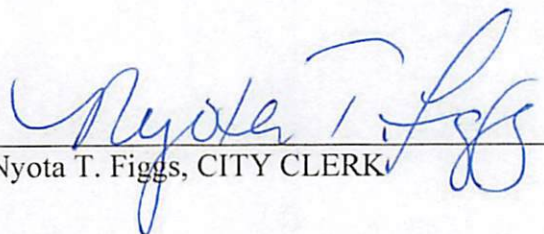
ADOPTED this 23rd day of March 2023, pursuant to a roll call as follows:

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

APPROVED by the Mayor on March 23, 2023.


Chaddeus Jones
MAYOR

ATTEST:


Nyota T. Figs, CITY CLERK

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

RESOLUTION NUMBER 23-11

**A RESOLUTION CELEBRATING NATIONAL
TELECOMMUNICATORS APPRECIATION WEEK APRIL 9 -
14, 2023**

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

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

Aldermen

Published in pamphlet form by authority of the Mayor and City Council of the City of Calumet City on March, 23 2023

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

Regular City Council Mtg.
March 23, 2023
Res.#23-11

RESOLUTION NO. 23-11

**A RESOLUTION CELEBRATING NATIONAL
TELECOMMUNICATORS APPRECIATION WEEK APRIL 9 -
14, 2023**

WHEREAS, emergencies that require police, fire or emergency medical services can occur at any time; and

WHEREAS, when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and the preservation of property; and

WHEREAS, the safety of our police officers, firefighters and emergency medical service professionals is dependent upon the quality and accuracy of information obtained from citizens who telephone state's emergency communications centers; and

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

WHEREAS, Public Safety Telecommunicators are the single vital link for our police officers, firefighters, and emergency medical service professions by monitoring their activities by radio, providing them information and ensuring their safety; and

WHEREAS, Public Safety Telecommunicators of Calumet City have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and

WHEREAS, National Telecommunicators Week is observed every second week in April to celebrate and recognize the work of telecommunicators and their role in saving millions of lives every day; and

WHEREAS, National Telecommunicators Week will be observed April 9 – 14, 2023; and

WHEREAS, Calumet City 911 Telecommunicators have exhibited compassion, understanding, and professionalism during the performance of their jobs; and

WHEREAS, 911 Telecommunicator Candace Williams was hired in April 2003. Candace has 19 years of service with the Calumet City Police Department and is a certified Communications Training Officers. Candace is also certified in Telecommunicator Trauma Informed Responses, FEMA Incident Command, and Active Shooter Communications. Candace received a department award for her performance during the civil unrest that occurred in May 2020; and

WHEREAS, 911 Telecommunicator Kelly Lemon was hired in August 2007. Kelly has 15 years of service with the Calumet City Police Department. Kelly is a certified Communications Training Officer. Kelly is also certified in Telecommunicator Trauma Informed Responses, FEMA Incident Command, and Active Shooter Communications. In January 2019, Kelly received a department award for her performance involving the apprehension of the offenders in an armed robbery. In 2022, Kelly was recognized by the City of Calumet City for her performance during the fire at the Park of River Oaks; and

WHEREAS, 911 Telecommunicator Brian Fata was hired in May 2008. Brian has 14 years of service with the Calumet City Police Department. Brian is certified in Telecommunicator Trauma Informed Responses, FEMA Incident Command, and Active Shooter Communications. Brian received a department award for his performance in response to a homicide investigation; and

WHEREAS, 911 Telecommunicator Richard Easton was hired in June 2008. Rich has 14 years of service with the Calumet City Police Department and is a certified Communications Training Officer. He is also certified in Telecommunicator Trauma Informed Responses, FEMA

Incident Command, and Active Shooter Communications. Rich received a department award for his performance during the civil unrest that occurred in May 2020. In December 2021, Rich received a department award for his performance during an aggravated vehicular hi-jacking; and

WHEREAS, 911 Telecommunicator Oscar Ontiveros was hired in August 2010. Oscar has 15 years of service with the Calumet City Police Department and is a certified Communications Training Officer. Oscar is also certified in Telecommunicator Trauma Informed Responses, FEMA Incident Command, and Active Shooter Communications. Oscar received a department award for his performance during a critical incident in 2018; and

WHEREAS, 911 Telecommunicator Robin Garcia was hired in January 2018. Robin has 5 years of service with the Calumet City Police Department and has recently received certification as a Communications Training Officer. Robin will soon begin providing training for new telecommunicators. Robin is also certified in Telecommunicator Trauma Informed Responses, FEMA Incident Command, and Active Shooter Communications; and

WHEREAS, 911 Telecommunicator Jennifer Lynch was hired in July 2019. Jennifer has 4 years of service with the Calumet City Police Department. Jennifer previously worked as a telecommunicator in Lake County, Indiana before beginning her career in Calumet City. Jennifer is certified in Telecommunicator Trauma Informed Responses, FEMA Incident Command, Active Shooter Communications and Crisis Negotiations. Jennifer received a department award for her performance during the civil unrest that occurred in May 2020. In 2022, Jennifer was recognized by the City of Calumet City for her performance during the fire at the Park of River Oaks; and

WHEREAS, 911 Telecommunicator Brianne Giba was hired in November 2020. Brianne has 2 years of service with the Calumet City Police Department and has recently received

certification as a Communications Training Officer. Brianne will soon begin providing training for new telecommunicators. Brianne is also certified in Telecommunicator Trauma Informed Responses, FEMA Incident Command, and Active Shooter Communications. Brianne received a department award for her performance in response to a homicide investigation; and

WHEREAS, 911 Jesci Valdez was hired as a telecommunicator in May 2022. Jesci has previous experience in customer service from his previous employer. Jesci has expressed interest in the Communications training program and looks forward to growing with the department; and

WHEREAS, 911 Telecommunicator Esmeralda Aguirre was hired in November 2022. Prior to becoming a telecommunicator, Esmerelda attained the rank of Captain in the Calumet City Police Cadet program. Esmerelda is currently enrolled in college and is seeking her Associate Degree in Criminal Justice. Esmerelda is eager to provide service and help the citizens of Calumet City; and

WHEREAS, 911 Telecommunicator Brianna Williams was hired in March 2023. Brianna is currently in the Telecommunicator Training Program and is excited about beginning her career as a Telecommunicator; and

WHEREAS, 911 Communications Supervisor Jared Astor was hired as a telecommunicator in February 2006. Jared is a former Calumet City Police Officer and has 17 years of service with the Calumet City Police Department. Jared is a certified Communications Training Officer. Jared is also certified in Telecommunicator Trauma Informed Responses, FEMA Incident Command, Active Shooter Communications, Missing & Exploited Children for Telecommunicators and Mental Health Awareness. Jared has been recognized on multiple occasions for his performance. In October 2020, Jared was promoted to the position of

Communications Supervisor. Jared is certified as a Systems Administrator for the Computer Aided Dispatch System and the Records Management System; and

WHEREAS, 911 Communications Director Michelle Celmer was hired as a telecommunicator in April 2007. Michelle has 15 years of service with the Calumet City Police Department and is a certified Communications Training Officer. Michelle is also certified in Telecommunicator Trauma Informed Responses, FEMA Incident Command, and Active Shooter Communications. Michelle has been recognized for her performance including receiving a department award for her performance involving the apprehension of the offenders in an armed robbery. Michelle also received a department award for her performance during the civil unrest in May 2020. In October 2017, Michelle was promoted to Director of Communications. Michelle has since received certification as a Systems Administrator for the Computer Aided Dispatch System and the Records Management System. Most recently, Michelle received certification in the National Incident Based Reporting System.

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

SECTION 1: The foregoing recitals are incorporated into and made a part of this Resolution as findings of the City Council.

SECTION 2: The City of Calumet City joins in celebrating National Public Safety Telecommunicators Week April 9 – 14, 2023. The City of Calumet City honors the men and women whose diligence, compassion, understanding and professionalism keep Calumet City safe.

SECTION 3: If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution.

SECTION 4: All Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

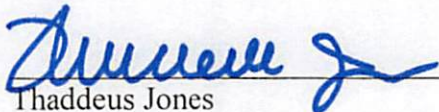
SECTION 5: This Resolution shall be in full force and effect from after its passage, approval and publication in pamphlet form, in accordance with law.

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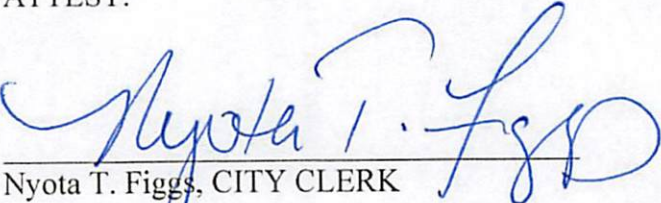
ADOPTED this 23rd day of March 2023, pursuant to a roll call as follows:

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

APPROVED by the Mayor on March 23, 2023.


 Thaddeus Jones
 MAYOR

ATTEST:


 Nyota T. Figgs, CITY CLERK

Ordinance No. 23-08

**AN ORDINANCE OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS,
ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE
159th STREET / RIVER OAKS DRIVE REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interests of the citizens of the City of Calumet City, Cook County, Illinois (the “*City*”), for the City to adopt tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”); and

WHEREAS, pursuant to the TIF Act, the Mayor and City Council (collectively, the “*Corporate Authorities*”) have heretofore approved a 159th Street / River Oaks Drive Redevelopment Project Area Plan and Program (the “*Plan*”) as required by the TIF Act by passage of an ordinance and have heretofore designated the 159th Street / River Oaks Drive Redevelopment Project Area (the “*Area*”) as required by the TIF Act by passage of an ordinance and have otherwise complied with all other conditions precedent required by the TIF Act.

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

Section 1. Tax Increment Adoption. The TIF Act is hereby adopted to pay redevelopment project costs, as defined in the TIF Act and as set forth in the Plan, within the Area, as legally described in *Exhibit A*, attached hereto and incorporated herein. The map of the Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after

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the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid, shall be divided as follows:

- (a) That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area, shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts, in the manner required by law in the absence of the adoption of tax increment allocation financing.
- (b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area, shall be allocated to and when collected shall be paid to the municipal treasurer or to his or her designee, pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the “City of Calumet City 159th Street / River Oaks Drive Redevelopment Project Area Special Tax Allocation Fund” of the City, and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or

unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed this 23rd day of March, 2023.

AYES: 6

NAYS: 0

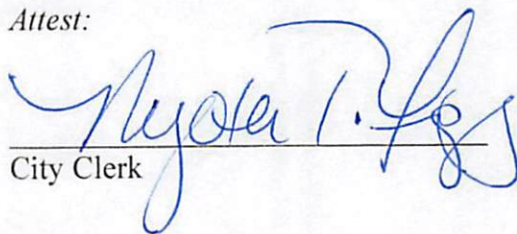
ABSENT: 1

Approved this 23rd day of March, 2023.



Mayor

Attest:



City Clerk

Exhibit A

Legal Description of the 159th Street / River Oaks Drive Redevelopment Project Area

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Exhibit B

Map of the 159th Street / River Oaks Drive Redevelopment Project Area

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Ordinance No. 23-09

**AN ORDINANCE OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS,
APPROVING THE 159TH STREET / RIVER OAKS DRIVE REDEVELOPMENT
PROJECT AREA PLAN AND PROGRAM**

WHEREAS, the Mayor and City Council (collectively, the “*Corporate Authorities*”) of the City of Calumet City, Cook County, Illinois (the “*City*”), have determined that the stable economic and physical development of the City is endangered by the presence of both blighting and conservation area factors as often manifested by progressive and advanced deterioration of structures, by a lack of physical maintenance of such structures, by obsolete structures and inadequate utilities, by obsolete platting, by deleterious land use and layout, and by a decline or minimal marginal growth in the equalized assessed value, all of which impair the value of private investments, threaten the sound growth and the tax base of the City and the taxing districts having the power to tax real property in the City (the “*Taxing Districts*”), and threaten the health, safety, morals, and welfare of the public; and,

WHEREAS, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions in the City need to be eradicated and redevelopment of the City be undertaken in order to remove and alleviate adverse conditions, encourage private investment, and restore and enhance the tax base of the City and the Taxing Districts; and,

WHEREAS, the City has authorized an eligibility study to determine whether the proposed 159th Street / River Oaks Drive Redevelopment Project Area (the “*Proposed Area*”) qualifies as a “redevelopment project area” pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “*TIF Act*”) 65 ILCS 5/11-74.4-1, *et seq.*; and,

WHEREAS, the City has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the City for the Proposed Area; and,

WHEREAS, the City has been advised by Teska Associates, Inc. in January, 2023, that the Proposed Area qualifies as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act; and,

WHEREAS, it is therefore concluded by the Corporate Authorities that the Proposed Area remains qualified as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act as of the date hereof; and,

WHEREAS, the City has further caused the preparation of and made available for public inspection the 159th Street / River Oaks Drive Redevelopment Project Area Plan and Program which includes a proposed redevelopment plan for the Proposed Area (the “*Plan*”); and,

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WHEREAS, the Plan sets forth in writing the program to be undertaken to accomplish the objectives of the City and includes estimated redevelopment project costs for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Proposed Area on or any increased demand for services from any taxing district affected by the Plan, any program to address such financial impact or increased demand, the sources of funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after redevelopment, the land use to apply in the Proposed Area, and a commitment to fair employment practices and an affirmative action plan, and the Plan and Program accordingly complies in all respects with the requirements of the TIF Act; and,

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by an ordinance adopted on January 19, 2023, called a public hearing (the “*Hearing*”) relative to the Plan and the designation of the Proposed Area as a redevelopment project area under the TIF Act, and fixed the time and place for such Hearing for the 2nd day of March, 2023 at 6:00 p.m., at the Calumet City City Hall, 204 Pulaski Road, Calumet City, Illinois.

WHEREAS, due notice in respect to such Hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the TIF Act, said notice, together with a copy of the Plan, was sent to the Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on January 19, 2023, was published on _____, 2023 and _____, 2023, and sent by certified mail to taxpayers within the Proposed Area on _____; and,

WHEREAS, the City has established and gave published an “interested parties registry” for the Proposed Area in compliance with the requirements of the TIF Act; and,

WHEREAS, the City gave such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and,

WHEREAS, the City convened a Joint Review Board, as required by and in all respects in compliance with the provisions of the TIF Act; and,

WHEREAS, the Joint Review Board met at the time and as required by the TIF Act, and reviewed the public record, planning documents, and a form of proposed ordinance approving the Plan; and,

WHEREAS, the Joint Review Board adopted by a majority vote an advisory, non-binding recommendation that the City _____ (approve/not approve) the Plan and (to/not to) designate the Proposed Area as a redevelopment project area under the TIF Act; and,

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WHEREAS, the Joint Review Board based its decision to _____ the proposal on the basis of the Proposed Area satisfying the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, all as provided in Section 11-74.4-5(b) of the TIF Act; and,

WHEREAS, the City held the Hearing on March 2, 2023 at the Calumet City City Hall, 204 Pulaski Road, Calumet City, Illinois at 6:00 p.m.; and,

WHEREAS, at the Hearing, any interested party or affected Taxing District was permitted to file with the Municipal Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the City heard and determined all protests and objections at the Hearing; and,

WHEREAS, the Hearing was adjourned on the 2nd day of March, 2023; and,

WHEREAS, the Plan and Eligibility Report set forth the factors which cause the improved parcels in the Proposed Area to be a conservation area, the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing, and are generally informed of the conditions in the Proposed Area which could cause the Proposed Area to be qualified as a “conservation area”, as this term is defined in the TIF Act; and,

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, and have reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether private development would take place in the Proposed Area as a whole without the adoption of the proposed Plan; and,

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the Proposed Area to determine whether contiguous parcels of real property and improvements thereon in the Proposed Area would be substantially benefited by the proposed Project improvements; and,

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Proposed Area on or any increased demand for services from any Taxing District affected by the Plan, and any program to address such financial impact or increased demand; and,

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and the existing comprehensive plan for development of the City as a whole, to determine whether the proposed Plan conform to the comprehensive plan of the City.

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

Section 1. Findings. The Corporate Authorities hereby make the following findings:

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- (a) The Proposed Area is legally described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference. The map of the Proposed Area showing the street location is depicted in *Exhibit B*, attached hereto as and incorporated herein as if set out in full by this reference.
- (b) There exist conditions which cause the Proposed Area to be subject to designation as a redevelopment project area under the TIF Act and for the parcels included therein to be classified as a “conservation area,” as defined in Section 11-74.4-3 of the TIF Act.
- (c) The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan and Program.
- (d) The Plan conforms to the comprehensive plan for the development of the City as a whole.
- (e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Project is December 31, 2046, and the estimated date of the retirement of any obligation incurred to finance redevelopment project costs as defined in the Plan is December 31, 2046.
- (f) The parcels of real property in the Proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which

will be substantially benefited by the proposed Project improvements are included in the Proposed Area.

Section 2. Exhibits Incorporated by Reference. The Plan and Program which were the subject matter of the public hearing held on the 2nd day of March, 2023, are hereby adopted and approved. A copy of the Plan and a copy of the Eligibility Report are attached as *Exhibit C*, attached hereto and incorporated herein.

Section 3. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

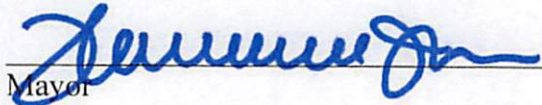
Passed this 23rd day of March, 2023.

AYES: 6

NAYS: 0

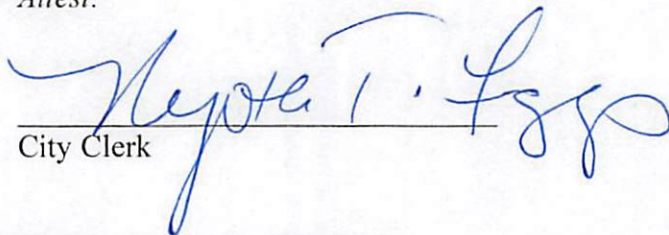
ABSENT: 1

Approved this 23rd day of March, 2023.



Mayor

Attest:



City Clerk

Published in pamphlet form:

March 23, 2023

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Exhibit A

Legal Description of the 159th Street / River Oaks Drive Redevelopment Project Area

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Exhibit B

Map of the 159th Street / River Oaks Drive Redevelopment Project Area

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Exhibit C

*159th Street / River Oaks Drive Tax Increment Financing Redevelopment Area
Redevelopment Plan and Program and Eligibility Report*

Regular City Council Mtg.
March 23, 2023
Ord.#23-09

Ordinance No. 23-10

**AN ORDINANCE OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS,
DESIGNATING THE PROPOSED 159TH STREET / RIVER OAKS DRIVE
REDEVELOPMENT PROJECT AREA, A REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

WHEREAS, it is desirable and in the best interests of the citizens of the City of Calumet City, Cook County, Illinois (the “*City*”), for the City to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”), for a Redevelopment Plan and Program as set forth in the 159th Street / River Oaks Drive Redevelopment Project Area Plan and Program (the “*Plan*”) within the municipal boundaries of the City and within a proposed redevelopment project area (the “*Area*”), described in *Section 1* of this Ordinance; and

WHEREAS, the Mayor and City Council (collectively, the “*Corporate Authorities*”) have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Area designation hereinafter made, of a public hearing held on the 2nd day of March, 2023, at the Calumet City City Hall, 204 Pulaski Road, Calumet City, Illinois, and it is now necessary and desirable to designate the Area as a “redevelopment project area” pursuant to the TIF Act.

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

Section 1. Area Designated. The Area, as described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified. It is hereby expressly found and determined that the year the County Clerk of the County of Cook, Illinois (the “*County Clerk*”), shall use for determining the total initial equalized assessed valuation of the Area is 2021. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Area, described in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

Section 3. Transmittal to County Clerk. The City Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Area, and a list of the parcel tax identification numbers for each parcel property included in the Area.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed this 23rd day of March, 2023.

AYES: 6

NAYS: 0

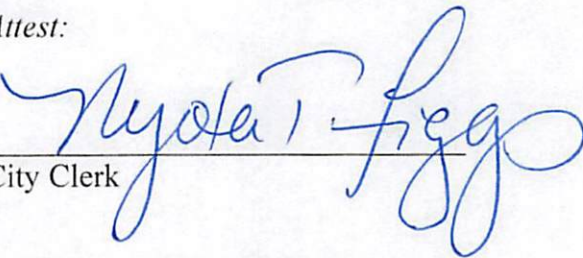
ABSENT: 1

Approved this 23rd day of March, 2023.



Mayor

Attest:



City Clerk

Published in pamphlet form:

March 23, 2023

Exhibit A

Legal Description of the 159th Street / River Oaks Drive Redevelopment Project Area

Exhibit B

Map of the 159th Street / River Oaks Drive Redevelopment Project Area

Exhibit C

Parcel Tax Identification Numbers