

**SPECIAL MEETING
HELD ON APRIL 28, 2025
204 PULASKI ROAD, CALUMET CITY,
ILLINOIS**

CALL TO ORDER The Special Meeting of the City Council was called to order at 6:14 p.m. by Mayor Pro Tem Ramonde Williams.

PRESENT: 7 ALDERMEN: Navarrete, Wilson, Tillman, Williams
Gardner, Patton, Smith

ABSENT: 0 ALDERMEN: None

Also present were: City Clerk Dr. Nyota T. Figgs, City Treasurer Tarka, Deputy Clerk I Jessica Coffee, and Deputy Clerk II Quentin Dailey.

Public Comment: None

Toro
Construction
Housing
Presentation

Toro Construction Corporations President Luis Vazquez gave a in depth presentation on the history of their company and their usual scope of work and what each project would generally cost. Workforce Development Inclusion Coordinator Samantha Nunez presented on the Economic Development aspect of the development project. Ms. Nunez spoke about the employment opportunities this project would provide.

(Presentation)

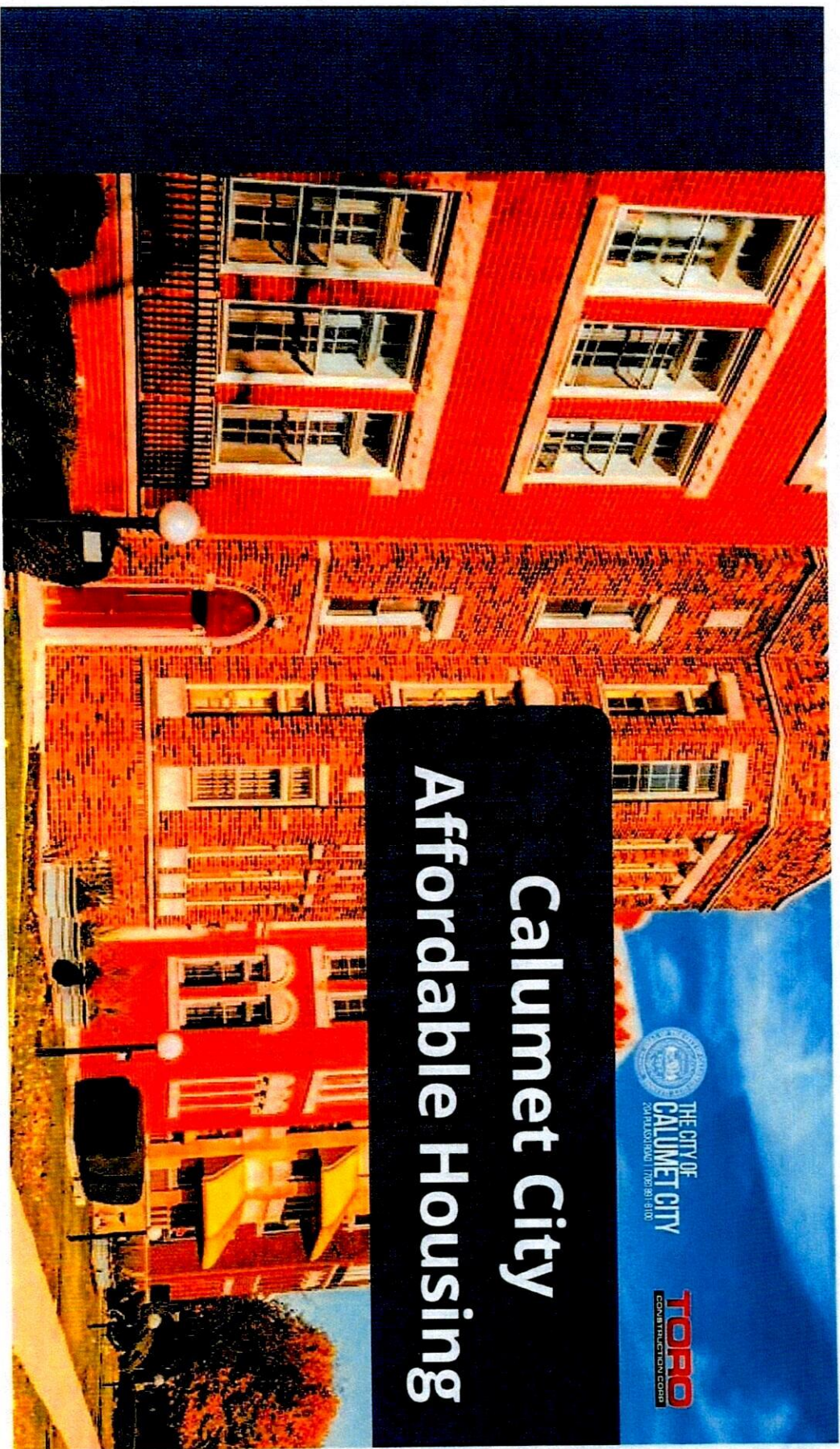
(See Attached 1A)

Labeling of New Business Action Items

Alderman Williams moved, seconded by Alderman Smith to table new business action items #1-5.

Alderman
Navarrete
Discussion

Alderman Navarrete led a brief discussion regarding Subsidized housing in Calumet City and how meeting with multiple developers would be beneficial because there might be an opportunity to have more properties built for the same or a less amount of money. Alderman Navarrete stated the councils purpose should be spending money wisely. Alderman Navarrete stated that this motion is not about making decisions for the new council, however this council has been working on new developments in the city for the last 6 years.



THE CITY OF
CALUMET CITY
204 HILSON ROAD | TORO, IL 60461



Calumet City Affordable Housing

Toro Construction Corp

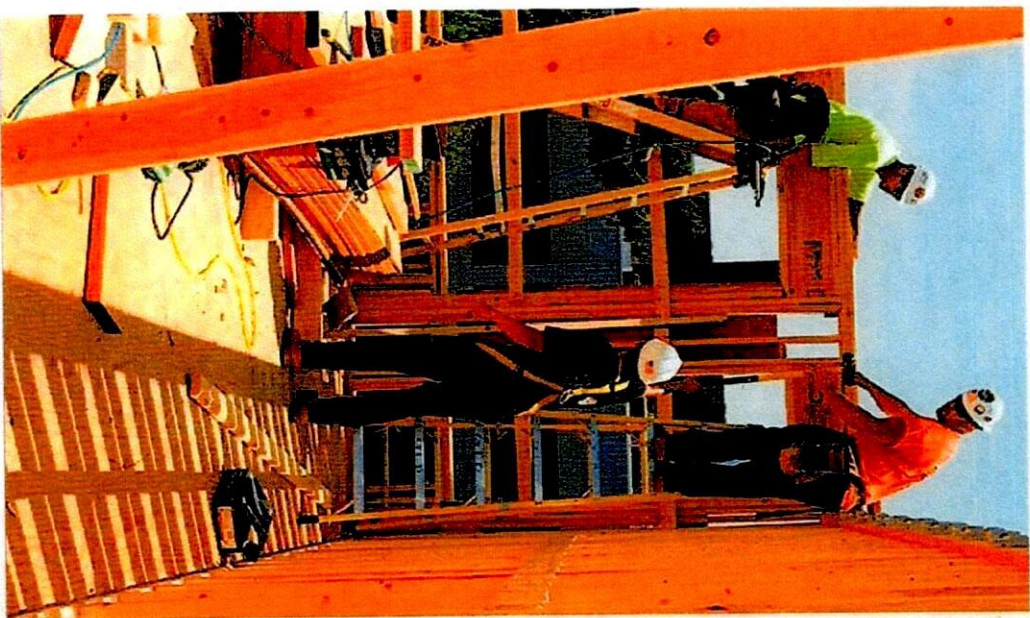
- Established in 2005
- Leading Minority Hispanic Construction Company
- General Contractor for Projects of All Sizes
- Expertise Across Various Sectors
- Housing Expertise
 - Sister Company - Integrity Wall Panel
 - We can produce a 1,600 sq ft home in a single shift

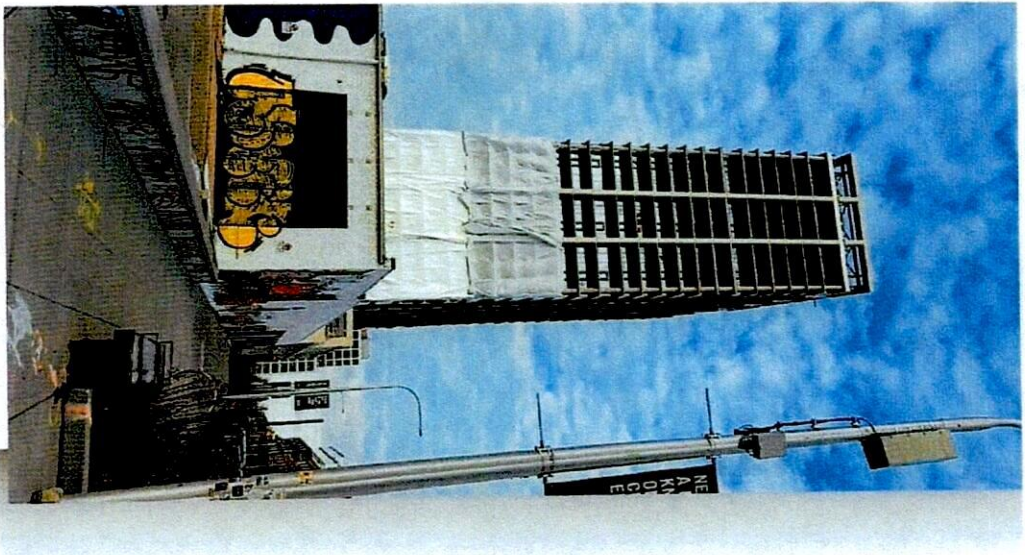




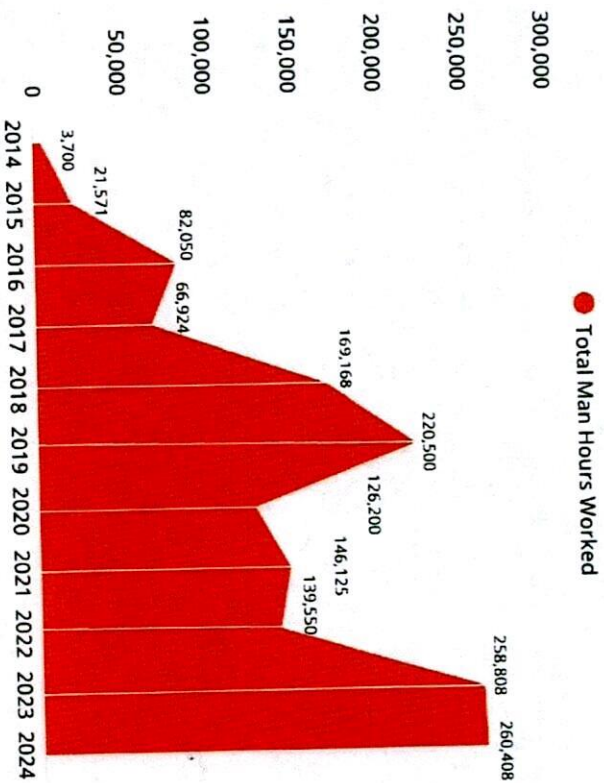
MID-AMERICA CARPENTERS REGIONAL COUNCIL

- Carpenters
- Pre-Apprenticeship Program
- Sponsor

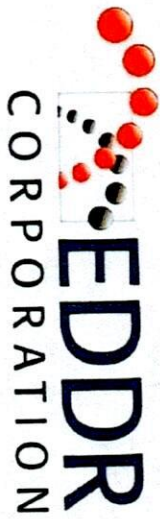
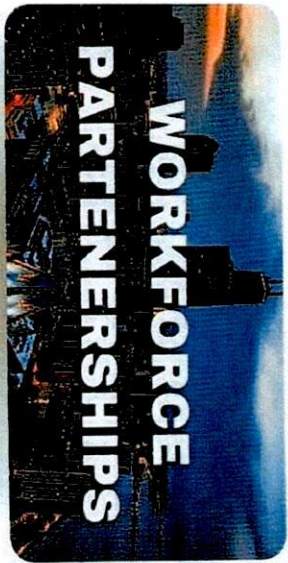


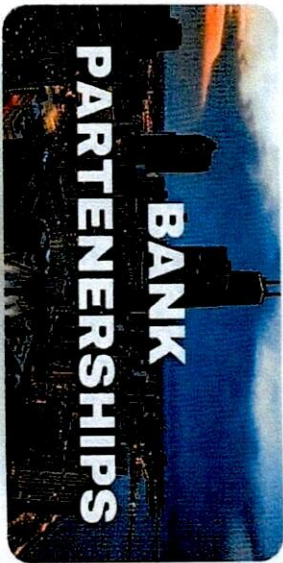


MAN HOURS



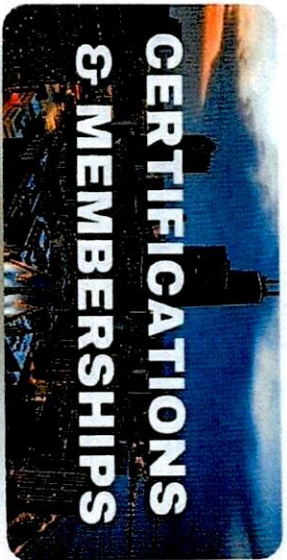
For the past 10 years toro has delivered over 290 million dollars of work completed which includes over 1.5 million hours self-performed including 90% minority workforce.



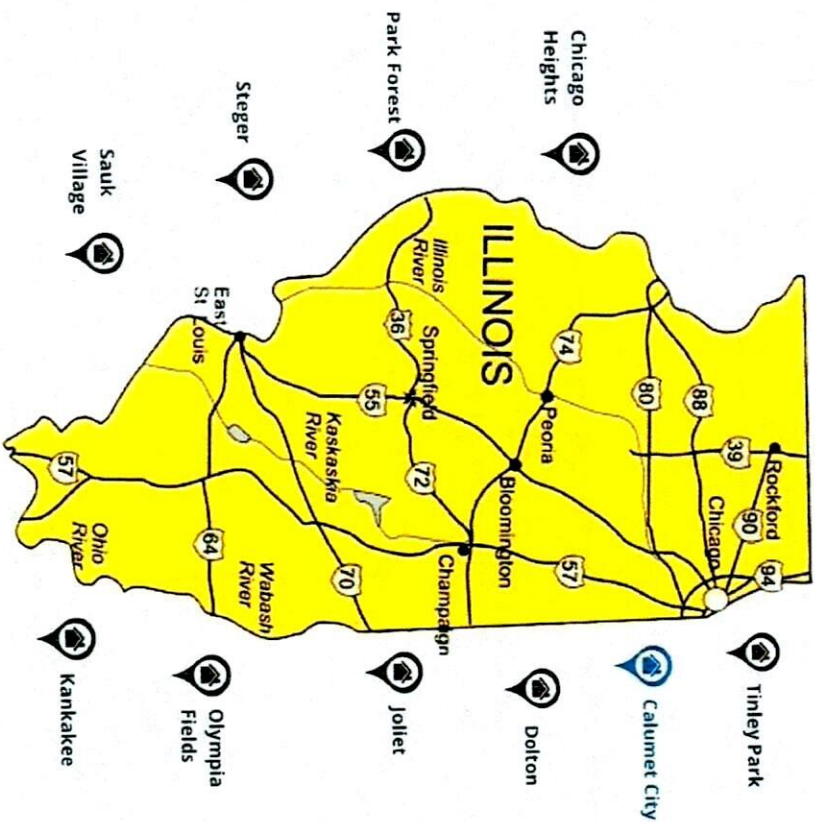


Helping create communities where people thrive





Key Cities



[illegible]

Zoning: Residential

- 2 Multifamily Lots
- 8 Single Family homes
- All Calumet City Owned & Located at 1st Ward

PIN	Address	LAND USE	Grantor	TAX District	Tax Billed	Lot Size (SqFt)	Column 1
30-08-312-006-0001	541 FREELAND AVE	Vacant	Calumet City	37.061	\$4,800	4,500	
					Exempt		
30-08-312-007-0000	545 FREELAND AVE	Vacant	Calumet City		Property	4,393	Section 8
					Exempt		
30-08-312-008-0000	549 FREELAND AVE	Vacant	Calumet City		Property	6,477	Section 8
					Exempt		
30-08-312-009-0000	553 FREELAND AVE	Vacant	Calumet City		Property	4,602.96	
					Exempt		
30-08-311-015-0000	562 FREELAND AVE	Vacant	Calumet City		Property	2,142	
					Exempt		
30-08-311-017-0000	566 FREELAND AVE	Vacant	Calumet City / HAD		Property	4,439	
					Exempt		
30-08-311-031-0000	566 FREELAND AVE	Vacant	Calumet City		\$1,531	5,358	
					Exempt		
30-08-312-020-0000 ***	534 HARRISON AVE 1	Vacant	Cook County Land BK		\$3,500	3,000	Section 8
					Exempt		
30-08-310-027-0000	442 MEMORIAL DR	Vacant	Calumet City		Property	8,644	Multifamily 202
					Exempt		
30-08-310-022-0000	529 PRICE AVE	Vacant	Calumet City		\$10,070	9,043	(Residential 1)

Multifamily Zoning: R3

20 Multifamily Lots

COMMONLY ALLOWED IN R-3

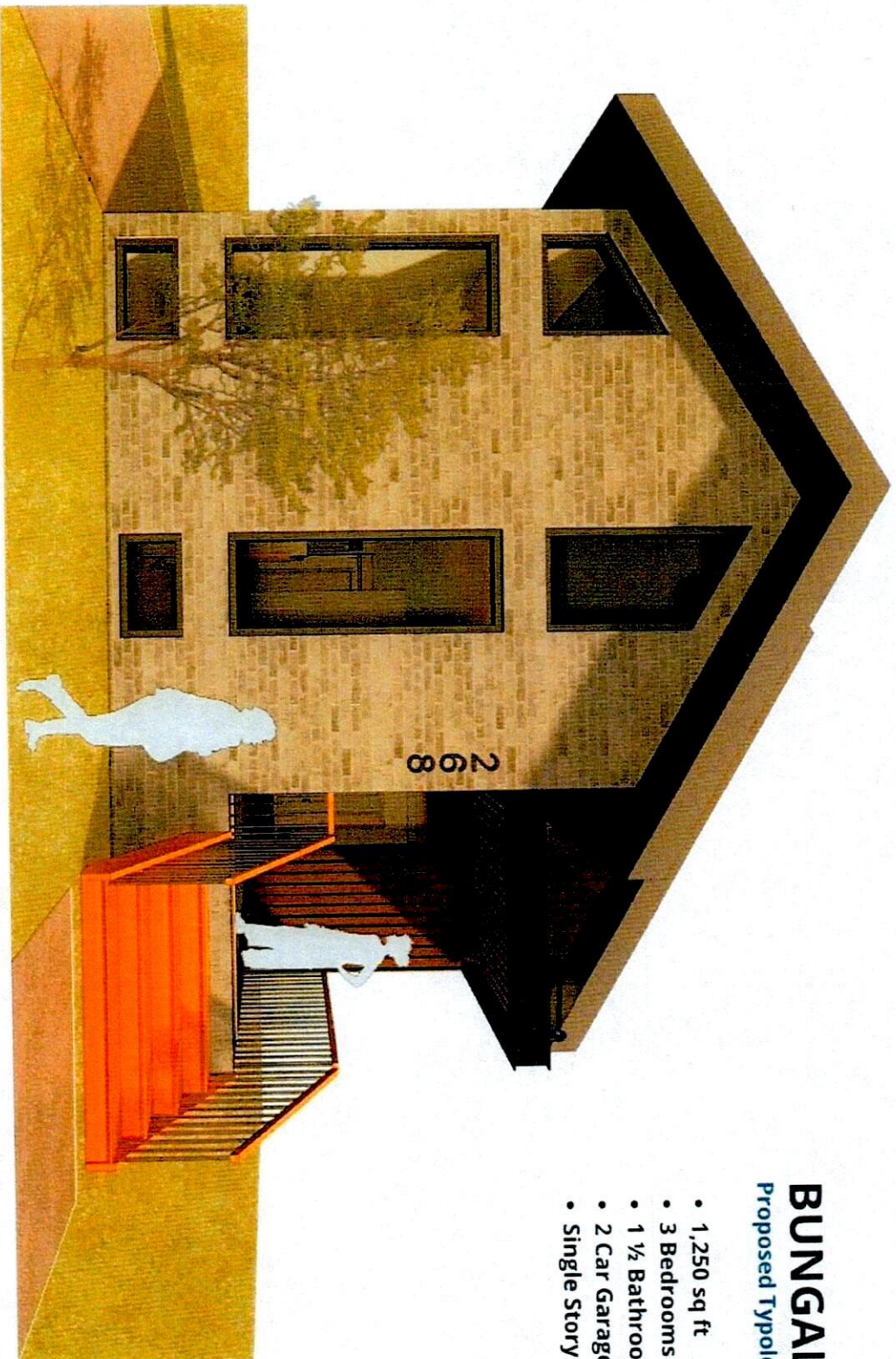
- Duplexes (2 units)
- Triplexes and fourplexes (3-4 units)
- Townhouse
- Small Apartment Buildings (6-8 units)
- Accessory Dwelling Units (dependent on local rules)



BUNGALOW

Proposed Typology #1

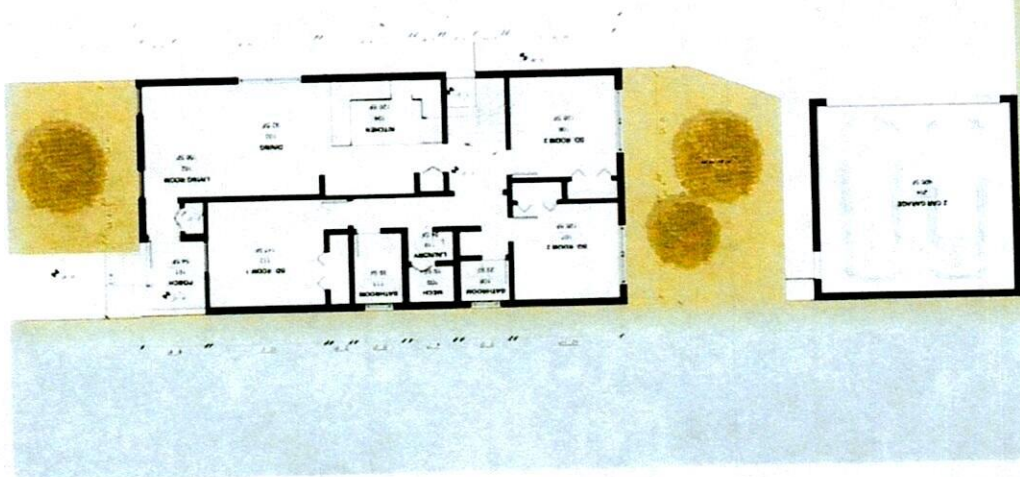
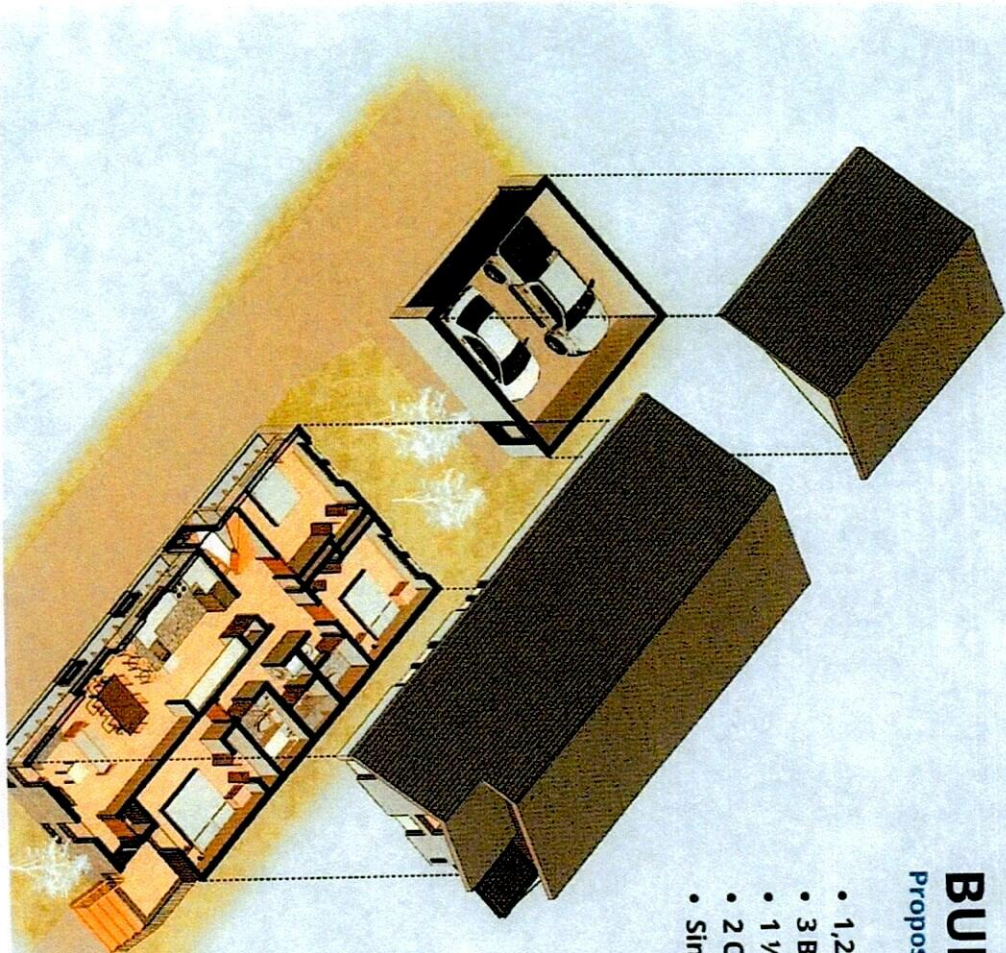
- 1,250 sq ft
- 3 Bedrooms
- 1 ½ Bathrooms
- 2 Car Garage
- Single Story



BUNGALOW

Proposed Typology #1

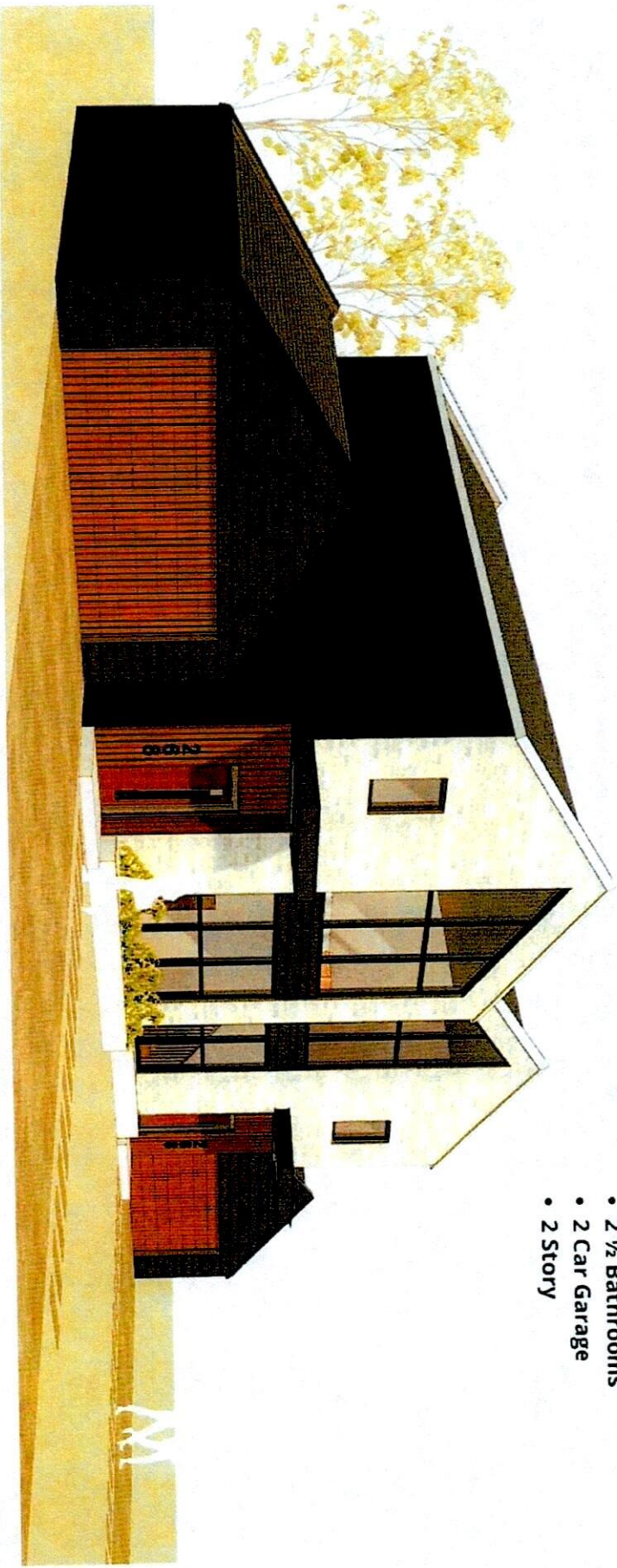
- 1,250 sq ft
- 3 Bedrooms
- 1 1/2 Bathrooms
- 2 Car Garage
- Single Story



Town House

Proposed Typology #2

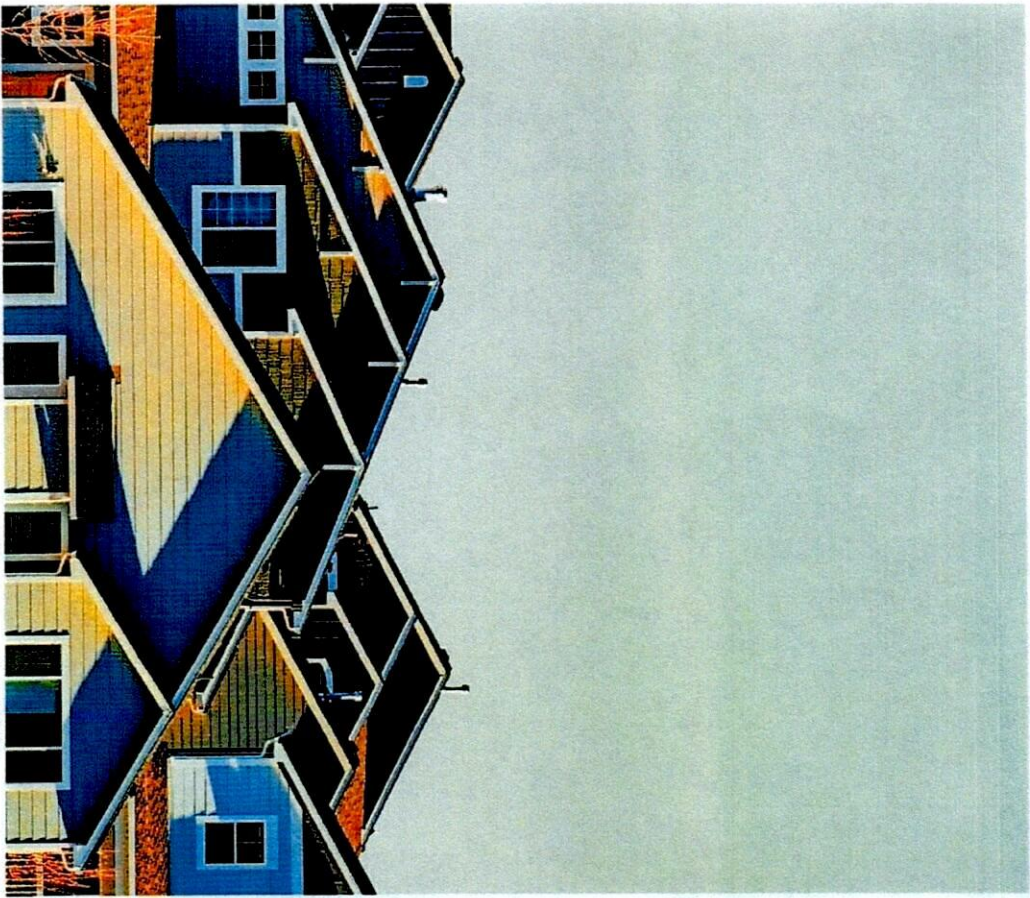
- 1,400 sq ft
- 3 Bedrooms
- 2 ½ Bathrooms
- 2 Car Garage
- 2 Story



Construction Data

	1 home	percentage	50 homes	500 homes	1,000 homes	2,000 homes
Laborers	334.00	12%	16,700.00	167,000.00	334,000.00	668,000.00
Carpenters field	1,242.00	46%	62,100.00	621,000.00	1,242,000.00	2,484,000.00
Carpenters shop	276.00	10%	13,800.00	138,000.00	276,000.00	552,000.00
Cement masons	210.00	8%	10,500.00	105,000.00	210,000.00	420,000.00
Painters	182.00	7%	9,100.00	91,000.00	182,000.00	364,000.00
Operators	150.00	0.06	7,500.00	75,000.00	150,000.00	300,000.00
Total	2,678.00	100%	133,900.00	1,339,000.00	2,678,000.00	5,356,000.00
city of Chicago 50%	1,339.00		66,950.00	669,500.00	1,339,000.00	2,678,000.00
Local hires 7%	187.46		9,373.00	93,730.00	187,460.00	374,920.00
Women 6%	160.68		8,034.00	80,340.00	160,680.00	321,360.00
MBE 60%	1,606.80		80,340.00	803,400.00	1,606,800.00	3,213,600.00

CMA



Transportation:

- Bus stops and train Stations ~ 2 miles
- I-94 ~ 2 miles
- I-90 ~ 7 miles

Education:

- Lincoln Elementary School 1.1 mile
 - 99% of the students are low-income.
 - 57% of students are African Americans, and 40% are Hispanic.
- Wentworth Intermediate School 0.8 miles
 - 79% of the students are low-income.
 - 58% of students are African Americans, and 36% are Hispanic.
- Henry W Eggers Middle School 2.3 miles
 - 76% of the students are low-income.
 - 39% of students are African Americans, and 50% are Hispanic.





Somewhat Walkable
Some errands can be accomplished on foot.



Some Transit
A few nearby public transportation options.



Bikeable
Some bike infrastructure.

D

Overall Crime Grade™

D

Violent Crime Grade

D

Property Crime Grade

D

Other Crime Grade

10 min commute to Downtown Calumet City

MARKET SNAPSHOT IN CALUMET CITY

(MAR 19, 2025 - APR 18, 2025)

20

↓6

Average Sales Price

\$185K

↑7.3K

Average Days on Market

48

↑44

Homes Sold last Year	Median Sale Price	Median Days on Market	Growth	Zip Code
82	\$180,000	55	8.0+	60409

- 31 properties Available Over \$255k
- All Houses sold last year cost more than \$215k
- All active houses for sale cost more than \$200k

EXPLORE LISTINGS IN CALUMET CITY

Open House	Price Reduced	Virtual Tour	3D Tour
Less than \$170K	\$170K - \$255K	Over \$255K	
10 homes with 1 bed		\$0 - \$110K	
34 homes with 2 beds		\$0 - \$225K	
108 homes with 3 beds		\$0 - \$284K	
74 homes with 4+ beds		\$49K - \$399K	

Demographic

Affordability Risk Index (ARI):

- 1, - Family poverty rate is below the state average.

Category	Statistic
Median Household Income	\$52,750
Political Leaning	Very Democratic
Average Rent	\$1,072/month
Average Vacancy Rate	14.87%
Average Year Home Was Built	1964
Median Age of Residents	39.68 years
Households with a Single Parent	19.42%
Unemployment Rate	12.80%
Residents (25+) with Bachelor's or Higher	20.95%
High School Graduation Rate	88.82%
Percent of Units Available at 80% AMI	70.45%
Houses built in 2000 or later	96 homes
Quality of Life Inventory	3-4



CONTACT

LUIS VAZQUEZ

PRESIDENT | TORO CONSTRUCTION CORP

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773-306-0554

15657 S 70TH COURT, ORLAND PARK, IL 60462

WWW.TOROCONSTRUCTIONCORP.COM

Alderman
Williams
Withdraw Motion
to Table New
Business Items

Alderman Williams withdrew the motion to table new business action items 1-5.

Alderman Smith
Withdraw
Motion to Table
New Business Items

Alderman Smith withdrew the second motion to table new business action items 1-5.

Direct City
Attorney and
Farnsworth
Group to Draft
An RFP
(Amended)

Alderman Williams moved, seconded by Alderman Smith to direct the City Attorney and Farnsworth Group to draft an RFP for potential Developers to propose Housing Developments, including single family, duplex, and mixed-use developments and include provisions for subsidies from the 2023 Bond Fund including but not limited to an amount to be determined in the future as amended.

ROLL CALL

YEAS:	7	ALDERMEN:	Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith
NAYS:	0	ALDERMEN:	None
ABSENT:	0	ALDERMEN:	None

MOTION CARRIED

Alderman Williams “Alright #2 motion to direct the city attorney to draft a
Discussion on Redevelopment Agreement for 940 Sibley Boulevard. What’s
940 Sibley Blvd is that?”

Alderman “So, I think a few of us are familiar with this one; so this is
Navarrete something that’s been going on since September of last year.
I did get correspondence from Attorney Kasper on October 15th
that he would follow up and this would be on a November agenda,
this has never happened. I was told by the Mayor that if we worked
out something with that gas station that this property can move
forward. Again, it just never made the agenda. Maybe Alderman
Gardner can give some input here on what the best route is for this.
But we do have the individuals here today. But 940 Sibley is the
old 3 little pigs chicken barbeque, use to be Peppinos back in
the day across the street from Castaways. The individual had
purchased this property pulled the permits, got drawings approved

by Farnsworth Group, proceeded to tuck point the building put a new roof in, new water service, gutted the inside, and then found that the Landlord who told him he could go ahead and do those improvements and that he was going to go ahead and lease it to them, was going to sell the property to them. To find out that there was \$180,000.00 dollars in back taxes on the property. So, then that's where their construction stopped after close to \$100,000.00 dollar investment. They did approach the city trying to see if the city could pursue that property so that we can eliminate the back taxes of \$180,000.00 and also enter into a redevelopment agreement if the city does pursue that property they will have 12 months to bring it up to code. What is it that the vision will be; obviously it's going to be an ice cream shop similar the one on Burnham in the 5th ward. So, the City just kind of stopped communications with the individual at that point. Again, there been no legal reason given to me why the city cannot pursue acquiring the property through the abandonment process and then enter into a redevelopment agreement on the property, but I could be missing something again there was no legal reason given to me after multiple attempts. Attorney Kasper did say he would get back to me if there was any issues, which he did not again. I sent an email, I assume there is no legal issues here. But maybe I'm misunderstanding the proper steps. I mean maybe we should pursue this through the Cook County Land Bank or the South Suburban Land Bank or does the City of Calumet City have the mechanism to go head and acquire this property through the abandonment process and is this a proper motion to be able to make that happen and allow this business to go head and continue to work on the property and go ahead and open up."

Alderman
Williams

"So, my question is the information that you're sharing with us now is there something documented or was it something that just?"

Alderwoman
Wilson

"I have documents, its gone through several alderman and he's being very nice and we all know why it didn't move anywhere."

Alderman
Navarrete

"I have all the emails printed out."

Alderman
Williams

"I'm not asking how it got stopped but the reason why."

Alderwoman
Wilson

"Yeah, I have emails."

Alderman
Navarrete

“Director Tillman did share information on the property. The property was at one point given a stop work for not having the proper permits for interior demolition or one of those two. But they’ve since received the proper permits got the approval from Farnsworth, proceeded with the work, once they got to the point of finishing with basically the shell of the work which is tuck pointing, new windows, new roof at that point when they found out about the back taxes is when the process, when they stopped working. But they had the proper permitting, they had the proper approval from Farnsworth the project just stopped.”

Alderman
Patton

“Can I, may I, cause I think Alderwoman Wilson is right you are being a lot nicer than I’m gonna be. Cause we all, well at least three of us have gotten emails to that effect. Well essentially what Alderman Navarrete is true these people put \$100,000.00 dollars into this building, the process slowed down the city was slow to respond to them. The individuals reached out to Alderman Navarrete, to myself and I believe Alderwoman Wilson, we tried to intervene and of course when our names got involved in it, things went sideways. I don’t think it’s a process issue because I know Alderman Navarrete has an email from the Mayor that explicitly states: if you approve the gas station on Sibley I will approve the redevelopment agreement. We are going to put it on the same agenda if you vote to approve this, I’ll let you have that. If you go back and look at the agendas from November, one of the November meetings, this was on an agenda until the very last second when Alderman Navarrete approached the Mayor and said no, no, no I didn’t agree to this we need to get this done cause he’s been waiting for over a year and it got pulled off the agenda at the last second. That’s why this is not going forward.”

Alderman
Navarrete

“My question would be to Alderman Gardner, you know Attorney Sterk I believe it was Attorney Sterk told me these were the proper motions to put forward.” I guess to move this forward, but I know you’ve had better experience with getting these properties a Clear Title. I believe this is the way that we should go I would just hate to see us direct the City Attorney and then nothing happens still. I don’t know how we; those of you that continue to champion this. But again, I think the motions again are proper it doesn’t set anything in stone but the attorney will draft the Redevelopment Agreement it will be up to the new city council to approve that Redevelopment Agreement so I think it’s fair that we get the city attorney to at least draft that you know and pursue that property at 940 Sibley and enter into that Redevelopment Agreement with the individual that’s invested \$100,000.00 dollars to date already on the property. I don’t think there is anything improper or unfair with the new city council.”

Alderman
Gardner

"I know that we were at one point exploring the No Cash Bid Program I'm not familiar with that process. I am familiar with the South Suburban Land Bank Process to my knowledge they both are effective getting receivership for the properties."

Alderman
Williams

"I don't think that we can put that someone's name into the Redevelopment Agreement."

Alderman
Navarrete

"I mean how do we know who we are entering into the Redevelopment Agreement with?"

Alderman
Williams

"I mean don't they have to present something, I mean a letter of intent or something necessary for economic development to move forward."

Alderwoman
Wilson

"They have presented a bunch of stuff because they have a bunch of permits from this city and those permits is what bled them of now \$100,000.00. The city's been getting money from them, they haven't gotten anything in return."

Alderman
Williams

"So what you're saying is they have already presented the documents."

Direct City
Attorney to
Draft a
Redevelopment
Agreement
(Amended)

Alderman Patton moved, seconded by Alderman Gardner to direct the City Attorney to draft a Redevelopment Agreement for 940 Sibley Boulevard to enter into an agreement with the individual that invested into the property La Michoacana as amended.

ROLL CALL

YEAS:	7	ALDERMEN:	Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith
NAYS:	0	ALDERMEN:	None
ABSENT:	0	ALDERMEN:	None

MOTION CARRIED

Tabling of
Redevelopment
Agreement

Alderman Navarrete moved, seconded by Alderman Williams to table directing the City Attorney to draft a Redevelopment Agreement for 610 Burnham Avenue.

MOTION CARRIED

Direct CED
And City Attorney
To Draft
Documents
And Schedule
Meetings

Alderman Patton moved, seconded by Alderman Smith to direct CED and City Attorney to take necessary steps to draft documents and schedule meetings with ZBA and City Council for purposes of updating the Calumet City Comprehensive Plan to include planning documents commissioned since 2014 including but not limited to Burnham Avenue Revitalization Plan, CMAP Subarea Plan, DISR Plan, and First Ward Vision and Action Plan.

ROLL CALL

YEAS:	7	ALDERMEN:	Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith
NAYS:	0	ALDERMEN:	None
ABSENT:	0	ALDERMEN:	None

MOTION CARRIED

FINANCIAL MATTERS

Approve Payment
To Jesus Shepard
And Souls Parish

Alderman Smith moved, seconded by Alderman Gardner to approve payment to Jesus Shepard of Souls Parish for Guadalupana Celebrations. The feast day is a major religious celebration in Mexico and throughout the Americas, with many communities holding processions, masses, and traditional festivities, to honor the Virgin Mary: authorize the Treasurer to remit payment in the amount of \$3,000 and charge account #01010-52381(1st Ward Public Relations).

Alderman Williams
Discussion

“How is that Public Relations just for the record, I’m not questioning what you’re trying to do.”

Alderman Navarrete
Discussion

“So this is a celebration from December 4th -12th, I mean obviously it didn’t make the proper agenda. So, this is the Nine Nights of Prayer they have mariachi music every night, food every night for nine nights. So, it’s a very expensive nine day festival So this is that relation to the city. I believe the previous administration would give this celebration would get ten thousand from this council, we have not contributed to these festivities over the last 3 years so again its appropriate to keep those relations together. This is a very important event.”

Alderwoman
Wilson

“May I ask a question Mayor Pro Tem, so are you saying Alderman Navarrete that you are requesting this money be taken out of your Public Relations line item to assist in the reimbursement of the Public Relations money that they would’ve spent on this cultural event.”

ROLL CALL

YEAS: 7 ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner,
Patton, Smith
NAYS: 0 ALDERMEN: None
ABSENT: 0 ALDERMEN: None

MOTION CARRIED

Removing of
Payment to
Breaker Press Co.
(Removed)

Alderman Navarrete moved, seconded by Alderman Williams to remove payment to Breaker Press Co. for Quote #Q-213134; authorize the Treasurer to remit payment in the amount of \$5180.00 and charge account #01010-52321 (1st Ward Printing) Postage) (Removed)

MOTION CARRIED

UNFINISHED BUSINESS

Alderman Navarrete

Alderman Navarrete thanked the council and stated that it was a pleasure to work with them the past 8 years.

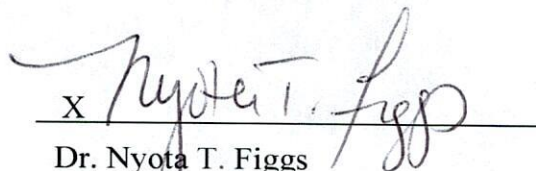
Alderman Gardner

“I wasn’t here Thursday but I would like to extend my well wishes, and express my gratitude to have worked alongside of all of you all. I look forward to working with the upcoming council. You all know that I’m still here if you should need me call me; I’m a phone call away. Thank you all for your years of service and commitment to the city for the past four years.”

Adjournment

Alderman Patton moved to adjourn, seconded by Alderman Smith at 7:30 p.m.

MOTION CARRIED

X 
Dr. Nyota T. Figs
City Clerk