

**SPECIAL MEETING
HELD ON OCTOBER 17, 2024
204 PULASKI ROAD, CALUMET CITY,
ILLINOIS**

CALL TO ORDER The Special Meeting of the City Council was called to order at 5:36 p.m. by Mayor Jones.

Alderman Patton “Mayor, I would just like to say this agenda was posted yesterday not 48 hours before the calling of this meeting. So, anything that happens at this meeting I would like to just say that it’s an illegal meeting. I would like to say that for the record.”

Mayor Jones “Alderman you are entitled to your opinion but this meeting was posted timely. If you want to Alderman then you can call the Attorney General this meeting was posted timely Alderman for the record Alderman if you notice Dominick sent this and posted this meeting to the Tribune but we also posted this meeting on September 26 for Public Notice we have receipt of the Public Notice we have receipt for the Tribune for this meeting, we have a rescheduled meeting that was posted for October 10th in the Tribune it was posted for 5:30 p.m. for October 17th and we sent out Public Notice.”

Alderman Patton “All that is true this is a illegal meeting just so everybody knows (Inaudible Mayor Jones and Alderman Patton speaking at the same time). I will also be reporting this to the Attorney General on Monday.”

Mayor Jones “Alderman do you also accept not getting paid for this meeting.”

Alderman Patton “Absolutely”

Mayor Jones “For the record Mr. Treasurer at this Special Meeting Alderman Patton is refusing payment for this Special Meeting.

PRESENT 7 ALDERMEN: Navarrete (6:22 p.m.), Wilson, Tillman (5:44 p.m.), Williams, Gardner, Patton, Smith.

ABSENT: 0 ALDERMEN: None

Also present were Mayor Jones, City Treasurer Tarka, Deputy Clerk I Jessica Coffee, Deputy II Quentin Dailey, Attorney Don Lanzito, Director Tillman, Police Chief Kolosh, City Administrator Deanne Jaffrey.

Mayor Jones “Everyone tonight we are here for public meeting and public notice the Public Notice that was published in the paper for the record, started this

meeting for the public imminent domain proceedings and the imminent domain proceedings again for the record in the resolution that we have before us tonight. We notified the property owners and the parties of interest of this Public Hearing for Quick Take Authority by certified mail on September 26, 2024. Cause the Chicago Sun Times to publish the notice of the City's intent to acquire the property by way of quick take and authority on September 30th as well. We are holding a public hearing at the request of Quick Take Authority on this date October 17, 2017, that's the Ordinance before us 2024. So tonight, what you see explained tonight is the City's attempt, we will have attorneys explain the purpose of this City's intent for quick take action. We will say for the record that the city has attempted to negotiate with the mall owners the mall owners had previous discussion with the city where they refused to negotiate with the city. We do not want (inaudible) so it is our intent to go down two tracks tonight one will be the imminent domain, of course we also have the action for the quick take action for quick take action which is in Springfield. This city council passed that resolution twice before, tonight is a reaffirmation of that action that the city council previously took and then also we have our attorneys tonight to explain the process and explain the quick take info that was sent out. So for the record we are on item 3 which is public comment. So tonight, with the publication we need a motion to, well attorney, can you state the motion we need for."

Mayor Jones

" So for the record the attorneys requesting a motion to clarify under the Resolution that the Public Hearing and action item is specific to this agenda can someone please make that motion."

Public Hearing
And Action
Item is Specific to
The Special Meeting
Agenda

Alderman Williams moved, seconded by Alderwoman Wilson to approve clarification under the resolution that the Public Hearing and action item are specific to the Special Meeting Agenda on October 17, 2024.

ROLL CALL

YEAS:	4	ALDERMEN:	Wilson, Williams, Gardner, Smith
NAYS:	1	ALDERMEN:	Patton
ABSENT:	2	ALDERMEN:	Tillman (5:44 p.m.), Navarrete (6:22 p.m.)

MOTION CARRIED

Attorney Michael Carrol
Presented on the
Imminent Domain and

Attorney Michael Carrol presented on the Imminent Domain and Quick Take process. Imminent Domain is when land is taken for public purpose. There must be a Public Hearing held to

Quick Take Process

acquire land by imminent domain this hearing is to discuss whether the land is needed for Public Purpose or Public Use. The reason for the imminent domain has to be proven to be legitimate. The City's vision for the area would be considered a legitimate public use. The next step would be the city negotiating in good faith with the property owners. The city ordered an appraisal to prepare for the imminent domain process and that appraisal was received in August. Included in the Resolution is the authority to offer the property owners the full purchase price of the appraisal, if the offer is accepted there will be no need to move forward with the Imminent Domain or Quick Take process, if the offer is not accepted the Resolution would then allow the attorneys to file the imminent domain lawsuit with the Circuit Court of Cook County. The Immanent Domain process can be very lengthy, that's why the city is also considering a Quick Take which must be legislatively authorized or done under Enterprise Zone. The immanent domain process would provide proper compensation to the owners of the property and its renters.

Public Comment:

Charles Garcia of 1454 Burnham Avenue and President of the School Board 157 stated that this location is their tax base and would like to know how this would affect them.

Attorney Michael Carrol

Attorney Michael Carrol explained with the new businesses would come new taxes that are being paid.

Commencement of Public Hearing

Alderwoman Wilson moved, seconded by Alderman Tillman to commence the Public Hearing to discuss and take possible action on a resolution requesting quick take authority to acquire 96 River Oaks Drive, 15901 Torrence Avenue and 1385 Torrence Avenue Calumet City, Illinois (Commonly known as River Oaks Mall) for the city's redevelopment project.

ROLL CALL

YEAS:	6	ALDERMEN:	Wilson, Tillman, Williams, Gardner, Patton, Smith
NAYS:	0	ALDERMEN:	None
ABSENT:	1	ALDERMEN:	Navarrete (6:22 p.m.)

MOTION CARRIED

Attorney Michael Carrol Discussed Public Use and Public Purpose

Attorney Michael Carrol discussed the councils need to determine a solid public use and or public purpose for this process. The city has to show a need for this specific property.

Mayor Jones

Mayor Jones reported the goal is to have the developer pay for the property not the City of Calumet City.

Alderman Wilson
Discussion

Alderman Wilson inquired about the resolution having an offer amount that's higher than the mall owners claimed it was worth in the PTAB hearing.

Attorney Michael Carrol
Discussion of Offer
For River Oaks

Attorney Carrol retorted that a good faith offer is considered at least the appraisal value. The appraiser gave the value of 13.2 million dollars. The appraisal that was used for the PTAB hearing is not admissible in an imminent domain hearing.

Alderman Wilson

Alderman Wilson inquired about the responsibility of the council to relocate mall tenants. Alderman Wilson would like to know if the tenants have a cap on location and relocation costs.

Attorney Michael Carrol

Attorney Michael Carrol reported the imminent domain process is handled case by case and is determined by the court system any compensation amount would be determined by the Judge.

Alderman Patton

Alderman Patton thanked Charles Garcia for attending this meeting since this matter would affect the schools. Alderman Patton asked Attorney Carrol if there is already a developer lined up to purchase the mall at 13.2 million dollars.

Attorney Michael Carrol

Attorney Carrol stated that his focus has been the preparing of this Resolution. Attorney Carrol reported that he's never met with any developers.

Mayor Jones

Mayor Jones announced the bill that will be reviewed in the Veto Session is Senate Bill 29-67 Quick Take Calumet City sponsored by Napoleon Harris. Mayor Jones reported there are two developers lined up.

Alderman Williams
Left the Special Meeting

Alderman Williams left the Special Meeting at 6:00 p.m.

Alderman Patton

Alderman Patton questioned if the City would be on the hook for 13.2 million dollars if the initial offer is accepted.

Attorney Michael Carrol

Attorney Carrol stated there would then be another resolution presented to the council for approval regarding a developer for the location and then a contract would have to be agreed on for the 13.2 million by the council.

Alderman Patton Alderman asked if the developers are available to present to the council at this meeting.

Mayor Jones Mayor Jones announced the developers that are lined up are not at this meeting because this meeting is to discuss and take action on the resolution presented.

Public Comment: Joshua Thomas of 322 155th Place questioned if the tenants in the mall would have the ability to remain in the location. Mr. Thomas ask the council how confident they are that the Quick Take will be approved by legislation.

Mayor Jones Mayor Jones responded it would be ideal to keep the tenants that would like to stay but the final decision would be the developers. Mayor Jones stated that the General Assembly has approved 6 quick takes so far this year.

Public Comment: Charles Garcia of 1454 Burnham Avenue inquired about the timeframe of this process.

Attorney Michael Carrol Attorney Carrol advised the Imminent Domain process can be lengthy.

Alderman Navarrete Entered Special Meeting Alderman Navarrete entered Special Meeting at 6:22 p.m.

Attorney Michael Carrol Attorney Carrol updated Alderman Navarrete on what was presented before he arrived.

Approval to Close Public Hearing Alderman Tillman moved, seconded by Alderman Smith to approve the closing of the Public Hearing at 6:51 p.m.

ROLL CALL

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

MOTION CARRIED

Approval of Resolution Alderwoman Tillman moved, seconded by Alderman Smith to approve the resolution requesting quick take authority to acquire 96

River Oaks Drive, 15901 Torrence Avenue and 1385 Torrence Avenue Calumet City, Illinois (Commonly known as River Oaks Mall) for the city's redevelopment project.

(Res.#24-42)

(See attached page 6C)

Alderman Patton
Discussion

Alderman Patton stated for the record this meeting was not posted properly within 48 hours before this meeting so its illegal as well as any action.

Mayor Jones

Mayor Jones replied for the record Alderman Patton will forfeit his pay for the meeting.

Attorney Carrol
Posting of the
Meeting

Attorney Carrol reported he knows the meeting was posted 48 hours before because they thought the Mayor was not going to be able to make the meeting so he had his assistance take the agenda off of the website then put it back up.

ROLL CALL

YEAS: 5
NAYS: 1
ABSENT: 1

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

MOTION CARRIED

Adjournment

Alderman Wilson moved to adjourn, seconded by Alderman Smith at 6:56 p.m.

MOTION CARRIED

X


Dr. Nyota T. Figgs, City Clerk

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

**RESOLUTION
NO. 24-42**

**A RESOLUTION REQUESTING QUICK TAKE AUTHORITY TO ACQUIRE 96
RIVER OAKS DRIVE, 15901 TORRENCE AVENUE AND 1385 TORRENCE AVENUE,
CALUMET CITY, ILLINOIS (COMMONLY KNOWN AS RIVER OAKS MALL)
FOR THE CITY'S REDEVELOPMENT PROJECT**

**THADDEUS M. JONES, Mayor
DR. 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

Prepared by: Peterson, Johnson, and Murray, LLC
1301 W. 22nd Street – Ste. 500 Oak Brook, Illinois 60523

CALUMET CITY
Cook County, Illinois

RESOLUTION NO. 24-42

**A RESOLUTION REQUESTING QUICK TAKE AUTHORITY TO ACQUIRE 96
RIVER OAKS DRIVE, 15901 TORRENCE AVENUE AND 1385 TORRENCE AVENUE
(COMMONLY KNOWN AS RIVER OAKS MALL)
FOR THE CITY'S REDEVELOPMENT PROJECT**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the City of Calumet City, Cook County, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the City of Calumet City ("City") by virtue of the Eminent Domain Act of the State of Illinois, is authorized to exercise the right to eminent domain to acquire property within a redevelopment project area for public use; and

WHEREAS, the City has been negotiating to purchase parcels commonly known as 96 River Oaks Drive (PIN: 30-19-100-135-0000), 15901 Torrence Avenue (PIN: 30-19-100-129-0000), and 1385 Torrence Avenue (PIN: 30-19-100-112-0000) (the legal descriptions of which are included in Exhibit A), (hereinafter referred to as "Subject Property"); and

WHEREAS, previous attempts to purchase the property have left the parties significantly far apart on value, the City obtained a new appraisal from Jones Lang LaSalle, which, as of June 13, 2024, values the Subject Property at \$13,200,000; and

WHEREAS, the City will be extending a Good Faith Offer to purchase the subject property for the full appraisal value; and

WHEREAS, pursuant to section 25-7-103.13 of the Eminent Domain Act, home rule municipalities have the authority to proceed with Quick-take proceedings to acquire property within an area designated as an enterprise zone, after approval by a majority of the Corporate Authorities, 735 ILCS 30/25-7-103.13; and

WHEREAS, the Subject Property is in a designated enterprise zone pursuant to the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq.; and

WHEREAS, the Subject Property is to be acquired to establish an Entertainment Destination Center Project ("Project").

WHEREAS, the City Council believes that the acquisition of the Subject Property is necessary for a public purpose or purposes as contemplated by Section 5-5-5 of the Eminent Domain Act, 735 ILCS 30/5-5-5; and that the real property described in attached Exhibit A

("Subject Property") should be acquired to fulfill the goals, purposes, and objectives of the Project; and

WHEREAS, the Eminent Domain Act (735 ILCS 30/1-1-1, et seq.) allows the Illinois General Assembly to grant Quick-take powers and authority to various units of government throughout the State of Illinois, including the City, that allows for the acquisition of real property prior to a final judicial determination of just compensation; and

WHEREAS, Quick-take authority would allow the City to acquire the above-described parcels for the Project, and will expedite both the financing and construction of the Project.; and

WHEREAS, the City has (i) notified the property owners, and parties of interest, of the City's request for Quick Take authority by certified mail on September 26, 2024; (ii) caused the Chicago Sun-Times to publish notice of the City's intention to acquire the Property by way of Quick Take authority on September 30, 2024; and (iii) is holding the public hearing on the request for Quick Take authority on this date (October 17, 2024); and

WHEREAS, the City Council believes that it is in the best interests of the City of Calumet City to proceed with Quick-take proceedings of the Subject Property pursuant to 735 ILCS 30/25-7-103.13; and

WHEREAS, the City requests that the Illinois General Assembly approve Quick-take legislation, granting the City Quick-take powers to acquire the Subject Property pursuant to Quick-take, and further requests authority to exercise Quick-take powers within one (1) year from the effective date of any such power granted by the Illinois General Assembly to the City of Calumet City; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, FIND AND STATE AS FOLLOWS:

Section 1: That the recitals set forth above are hereby adopted and incorporated into this Resolution.

Section 2: That the City Attorneys are hereby authorized to convey to the owners of the Subject Property, a Good Faith Offer of \$13,200,000 to Purchase the Subject Property.

Section 3: That the Subject Property is necessary and appropriate for a public purpose, or purposes as contemplated by Section 5-5-5 of the Eminent Domain Act; and that the acquisition of the Subject Property is necessary to further the public purpose or purposes, 735 ILCS 30/5-5-5.

Section 4: That the acquisition of the Subject Property is necessary for a public purpose or purposes, constitutes a legitimate public use, and furthers the goals and objectives of the Project.

Section 5: That in the event an agreement to purchase the subject property cannot be reached, the City Mayor, or his designee, and the City Attorneys are hereby authorized to take all necessary steps to acquire fee simple title to the Subject Property through the filing of a condemnation action in the Circuit Court of Cook County.

Section 6: That pursuant to section 25-7-103.13 of the Eminent Domain Act, the Corporate Authorities of the City of Calumet City hereby authorize Quick-take powers and proceedings to acquire the Subject Property.

Section 7: That the City hereby requests of the Illinois General Assembly approval of Quick-take authority legislation granting the City Quick-take powers to acquire 96 River Oaks Drive, 15901 Torrence Avenue, and 1385 Torrence Avenue (commonly known as the River Oaks Mall), as described above, and in Exhibit A, by eminent domain Quick-take authority under 735 ILCS 30/1-1-1, et seq.

Section 8: That the Mayor submit this resolution and a sworn, notarized affidavit that contains, or as attached as an incorporated exhibit, all documents required under Rule 41 of the Rules of the Illinois House of Representatives and Rule 5-6 of the Rules of the Illinois State Senate addressed to the Chairperson and Minority Spokesperson of the Illinois House Executive Committee and to the President of the Senate, or his or her designee, and the Minority Leader, or his or her designee, of the Illinois State Senate.

Section 9: That any grant of Quick-take authority by the Illinois General Assembly to the City of Calumet City given pursuant to this request may be used for a period that does not exceed one (1) year from the effective date of such authority granted.

Section 10: Severability. If any section, paragraph, or provision of this resolution 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 Resolution.


Section 11: Superseder. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Resolution shall be in full force and effect from and after its passage, approval and publication as required by law.

Section 12: Effective Date. This Resolution shall be in full force and effect upon its passage and publication in pamphlet form, in accordance with law.

ADOPTED this 17th day of October 2024, 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)				

APPROVED by the Mayor on October 17, 2024.


Thaddeus M. Jones, MAYOR

ATTEST:

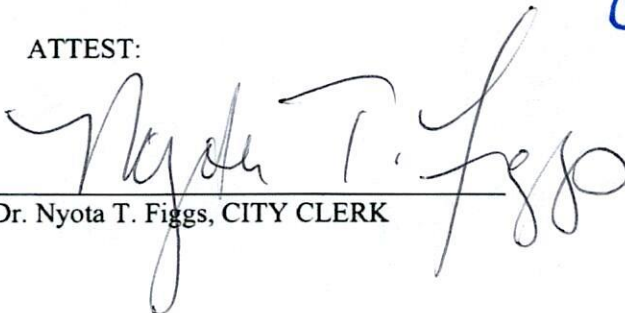

Dr. Nyota T. Figgs, CITY CLERK

EXHIBIT A (LEGAL DESCRIPTION)

Legal Description:

Real property in the City of Calumet City, County of Cook, State of Illinois, described as follows:

PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH AND EAST OF THE MARGIN OF THE LITTLE CALUMET RIVER, EXCEPTING THEREFROM THE FOLLOWING:

(A) THE EAST 660 FEET OF SAID NORTHWEST QUARTER;

(B) THAT PART OF SAID NORTHWEST QUARTER WHICH IS BOTH SOUTH OF A LINE PARALLEL TO AND 2,056.78 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER AND WEST OF A LINE 300 FEET EAST OF AND PARALLEL TO THE EAST LINE OF TORRENCE AVENUE;

(C) THAT PART TAKEN, USED OR DEDICATED FOR TORRENCE AVENUE, INCLUDING BUT NOT LIMITED TO, THAT PART TAKEN IN ORDER VESTING TITLE RECORDED OCTOBER 4, 2016 AS DOCUMENT NO. 1627816040;

(D) THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEEDS DULY RECORDED JULY 24, 1926 AS DOCUMENTS 9349854 AND 9350297;

(E) THAT PART OF SAID NORTHWEST QUARTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE OF 230 FEET; THENCE EASTERLY ON A LINE PARALLEL TO THE NORTH LINE OF SAID QUARTER, A DISTANCE OF 250 FEET; THENCE NORTH A DISTANCE OF 230 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING;

(F) THAT PART OF SAID NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF THE EAST 660 FEET OF SAID NORTH WEST QUARTER; THENCE SOUTH 0 DEGREES 09 MINUTES 50 SECONDS WEST ON THE WEST LINE OF THE EAST 660 FEET OF SAID NORTH WEST QUARTER A DISTANCE OF 1635.56 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 260.28 FEET; THENCE NORTH 28 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 59.87 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 519.21 FEET; THENCE SOUTH 45 DEGREES 17 MINUTES 30 SECONDS WEST A DISTANCE OF 24.00 FEET; THENCE

NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 110.00 FEET; THENCE SOUTH 45 DEGREES 17 MINUTES 30 SECONDS WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 615.00 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 30 SECONDS EAST ON A LINE PERPENDICULAR TO THE NORTH LINE OF SAID NORTH WEST QUARTER, A DISTANCE OF 543.00 FEET TO THE NORTH LINE OF SAID NORTH WEST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 30 SECONDS EAST ON THE NORTH LINE OF SAID NORTH WEST QUARTER A DISTANCE OF 1055.93 FEET TO THE PLACE OF BEGINNING;

(G) THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTH WEST QUARTER, A DISTANCE OF 1284 FEET TO A POINT; THENCE EAST 71.05 FEET (MEASURED AT RIGHT ANGLE) TO A POINT ON THE EAST LINE OF TORRENCE AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 5 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL TO AND DISTANT 5 FEET FROM SAID EAST LINE OF TORRENCE AVENUE A DISTANCE OF 316.00 FEET TO A POINT; THENCE WEST, FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 5 FEET TO A POINT ON SAID EAST LINE OF TORRENCE AVENUE; THENCE NORTH A DISTANCE OF 316.00 FEET TO THE POINT OF BEGINNING;

(H) THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF SAID NORTH WEST QUARTER; THENCE EAST A DISTANCE OF 250 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 30 FEET (MEASURED AT RIGHT ANGLE) TO A POINT ON THE SOUTH LINE OF 159TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 30 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL TO AND DISTANT 60 FEET FROM THE NORTH LINE OF SAID NORTH WEST QUARTER, A DISTANCE OF 722.77 FEET TO A POINT; THENCE NORTH ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 30 FEET TO A POINT ON SAID EAST LINE OF 159TH STREET; THENCE WEST A DISTANCE OF 722.77 FEET TO THE POINT OF BEGINNING;

(I) THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE NORTH

150 FEET OF THE SOUTH 600 FEET OF THE WEST 150 FEET OF THE EAST 810 FEET OF SAID QUARTER SECTION, ALL IN COOK COUNTY, ILLINOIS;

(J) LOT 1 OF CALUMET SONIC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 2010, AS DOCUMENT NO. 1030934049, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AND COMMON USE OF PARKING OVER, UNDER, AND ACROSS THOSE PORTIONS OF THE FOLLOWING DESCRIBED LAND:

THAT PART OF SAID NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF THE EAST 660 FEET OF SAID NORTH WEST QUARTER; THENCE SOUTH 0 DEGREES 09 MINUTES 50 SECONDS WEST ON THE WEST LINE OF THE EAST 660 FEET OF SAID NORTH WEST QUARTER A DISTANCE OF 1635.56 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 260.28 FEET; THENCE NORTH 28 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 59.87 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 519.21 FEET; THENCE NORTH 45 DEGREES 17 MINUTES 30 SECONDS WEST A DISTANCE OF 24.00 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 110.00 FEET; THENCE NORTH 45 DEGREES 17 MINUTES 30 SECONDS WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 615.00 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 30 SECONDS EAST ON A LINE PERPENDICULAR TO THE NORTH LINE OF SAID NORTH WEST QUARTER, A DISTANCE OF 543.00 FEET TO THE NORTH LINE OF SAID NORTH WEST QUARTER; THENCE SOUTH 89 DEGREES 42 MINUTES 30 SECONDS EAST ON THE NORTH LINE OF SAID NORTH WEST QUARTER, A DISTANCE OF 1055.93 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THE NORTH 30 FEET THEREOF AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED IN DEED FROM SEARS ROEBUCK AND COMPANY, TO THE STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS DATED AUGUST 29, 1966, AND RECORDED SEPTEMBER 28, 1966 AS DOCUMENT NUMBER 19955757 AND FILED SEPTEMBER 28, 1966, AS DOCUMENT NUMBER LR2294057, IN COOK COUNTY, ILLINOIS.

AS CREATED BY OPERATING AGREEMENT DATED JUNE 23, 1965, A MEMORANDUM OF WHICH WAS RECORDED JULY 22, 1965, AS DOCUMENT NUMBER 19534723, AS AMENDED BY AMENDMENT DATED JUNE 15, 1984, A MEMORANDUM OF WHICH WAS RECORDED AUGUST 27, 1984 AS DOCUMENT NUMBER 27229390, AND SECONDS AMENDMENT DATED FEBRUARY 3, 1933, A MEMORANDUM OF WHICH WAS RECORDED MARCH 2, 1933 AS DOCUMENT NUMBER 93154148.

PARCEL 3:

THAT PART OF SAID NORTHWEST QUARTER WHICH IS BOTH SOUTH OF A LINE PARALLEL TO AND 2,056.78 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER AND WEST OF A LINE 300 FEET EAST OF AND PARALLEL TO THE EAST LINE OF TORRENCE AVENUE;

EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS RECORDED AS DOCUMENT NO. 19940215;

AND EXCEPTING THAT PART OF THE LAND TAKEN IN CONDEMNATION CASE NO. 14 L 050215.

PARCEL 4: INTENTIONALLY DELETED.

PARCEL 5: INTENTIONALLY DELETED.

PARCEL 6: INTENTIONALLY DELETED.

PARCEL 7:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE LITTLE CALUMET RIVER AND WEST OF THE NORTH LINE OF THE PUBLIC SERVICE COMPANY OF ILLINOIS AS ESTABLISHED IN DEED 8393986 FALLING IN THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT A POINT WHICH IS 10 CHAINS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, IN TOWNSHIP 36, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST 11 CHAINS AND 34 LINKS; THENCE SOUTH 33 CHAINS AND 75 LINKS TO THE MARGIN OF THE CALUMET RIVER; THENCE ALONG THE MARGIN OF SAID RIVER IN AN EASTERLY DIRECTION UNTIL IT INTERSECTS A LINE RUNNING NORTH AND SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH 40 CHAINS TO THE PLACE OF BEGINNING, ALSO KNOWN AS LOT 2 OF A SUBDIVISION OF SAID NORTHWEST QUARTER FRACTIONAL SECTION, SITUATED IN THE TOWN OF SHERNTON IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

PARCEL 8:

RIGHTS AND EASEMENTS AS GRANTED IN THE OPERATING AGREEMENT BETWEEN SEARS, ROEBUCK, AND COMPANY AND LASALLE NATIONAL BANK UNDER TRUST NUMBER 30703, GOVERNING FUTURE DEVELOPMENT AND USE OF THE PROPERTY AFFECTED THEREBY, AND PROVIDING FOR INGRESS AND EGRESS BETWEEN THE AFFECTED PARCELS AND FOR UTILITY EASEMENTS, A MEMORANDUM OF WHICH AGREEMENT WAS RECORDED JULY 22, 1965, AS

DOCUMENT NUMBER 19534723 AND REGISTERED JULY 22, 1965, AS DOCUMENT LR2220909;

AMENDMENT TO SAID OPERATING AGREEMENT BETWEEN THE PARTIES ABOVE MENTIONED, A MEMORANDUM OF WHICH WAS RECORDED AUGUST 27, 1984, AS DOCUMENT 27229390 AND REGISTERED AUGUST 27, 1984, AS DOCUMENT LR3390805;

MEMORANDUM OF SECOND AMENDMENT TO OPERATING AGREEMENT DATED FEBRUARY 03, 1993, AND RECORDED MARCH 02, 1993 AS DOCUMENT NUMBER 93154148;

Tax Parcel Numbers: 30-19-100-129-0000; 30-19-100-112-0000; and 30-19-100-135-0000

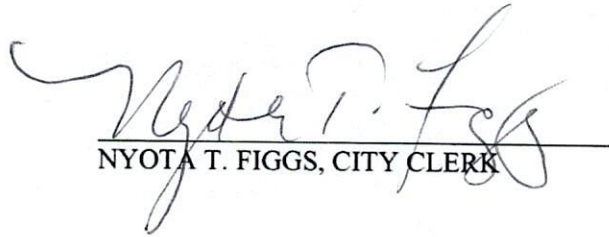
Addresses: **96 River Oaks Drive, Calumet City, Illinois 60409**
 15901 Torrence Avenue, Calumet City, Illinois 60409
 1385 Torrence Avenue, Calumet City, Illinois 60409

STATE OF ILLINOIS)
COUNTY OF COOK) SS

CERTIFICATE

I, NYOTA T. FIGGS, City Clerk of the City of Calumet City, County of Cook and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. ____, "A RESOLUTION REQUESTING QUICK TAKE AUTHORITY TO ACQUIRE 96 RIVER OAKS DRIVE, 15901 TORRENCE AVENUE AND 1385 TORRENCE AVENUE, CALUMET CITY, ILLINOIS (COMMONLY KNOWN AS RIVER OAKS MALL) FOR THE CITY'S REDEVELOPMENT PROJECT," which was adopted by the Mayor and City Council of the City of Calumet City on October 17, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Calumet City this 17th day of October, 2024.



NYOTA T. FIGGS, CITY CLERK