

Monday, October 17, 2022

**City of North Chicago
1850 Lewis Avenue, North Chicago, IL 60064**

Following City Council Meeting

**PUBLIC WORKS COMMITTEE MEETING
7:06 PM**

Alderman Allen called the Public Works Committee Meeting to order.

Present: Jackson, Mayfield, Evans, Allen, Smith, Murphy, January

Absent: None

Alderman Smith left the room at 7:06 p.m.

I. DISCUSSION OF WATER DEPARTMENT MONTHLY REPORT:

Consulting Public Works Director, Bob Miller provided an overview of the Water Department Monthly Report; announced the bid opening; **October 13, 2022**; open to the public and bid packets were available at the Public Works Department and E&CD. Only (1) pick-up received at this time.

Mr. Miller stated the next week report would be more detailed at the Water Treatment Plant.

II. DISCUSSION OF PUBLIC WORKS DEPARTMENT MONTHLY REPORT

Mr. Robert Freeman was very appreciative for the promotion of his position as Foreman

The Mayor acknowledged Mr. Freeman for his great job.

Mr. Freeman continued and elaborated further.

Alderman Smith returned at 7:10 p.m.

Alderman Jackson thanked the Public Works Department in behalf of the 1st ward residents.

III. DISCUSSION OF ENGINEER DEPARTMENT MONTHLY REPORT:

Steve Cieslica, Engineer provided an overview of the Department Monthly Report; he reviewed the Sheridan Road Diet spoke of various items; IDOT has approved Phase I Study; Mr. Cieslica explained the bids for water main replacement at 16th and **Kemble Ave; November 2022**; final meeting with IDOT and moving to Phase II; MFT Road Program; anticipating construction next (2) weeks weather permitting and finally the City was to receive **4.75 mil.** for a Detention Pond at Lewis Ave. detention basin; longstanding issue with Pettibone Creek. It ranged from Green Bay Rd. to Commonwealth Ave. by the underpass. In the near future will be a court order for a design.

Alderman Smith questioned clarification for the detention ponds; Mr. Cieslica explained only (1) house on the block and he elaborated further. He questioned if the pipes needed to be increased; Mr. Cieslica clarified as needed for pipe enlargement.

The Mayor questioned status at Brookstone & Regency Coles Park; Mr. Cieslica clarified his punch list, was completed though they had a performance bond in place.

Alderman Smith questioned if there was a tracer placed; Mr. Cieslica clarified for years. He noticed they were in default.

Alderman Smith and Allen suggested more pressure placed; the Mayor clarified the City had granted them to lease the apartments; He echoed the suggestion for Alderman Smith and Allen.

Alderman Smith questioned process; Alderman Allen directed question to the Attorney. Attorney Simon stated would work with staff to identify all conditions in default; procedures to follow accordingly. He would provide a progress report as requested.

IV. DISCUSSION/AUTHORIZATION TO SOLICIT BIDS FOR 2022 CDBG SANITARY SEWER LINING:

Engineer, Steve Cieslica explained CDBG Water main Project at 16th St. Per CDBG requirements, the work should be completed between **July 01, 2022** and **December 2023**. It was anticipated the work would be completed by **June 2023**. Mr. Cieslica stated the biddings results will be provided to council within the 2nd meeting in **November 2022**.

Alderman Evans moved, seconded by Alderman Jackson that the Public Works Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy, January

Nays: None

Absent: None

The meeting adjourned at 7:25 p.m.

ECONOMIC DEVELOPMENT/PLANNING/ZONING COMMITTEE MEETING

**MONDAY, OCTOBER 17, 2022
7:25 PM**

Alderman Smith called the Economic Development/Planning/Zoning Committee Meeting to order.

Present: Jackson, Mayfield, Evans, Allen, Smith, Murphy, January

Absent: None

Alderman Murphy left the room at 7:28 p.m.

Alderman Murphy returned at 7:32 p.m.

I. DISCUSSION OF PETITION FOR SPECIAL USE PERMIT – PLANNED UNIT DEVELOPMENT AT 1714/1720/1724 GREEN BAY RD: (MIDWEST VETERANS CLOSET)

Nimrod Warda, Senior City Planner explained there was more access for gardening and expanding once the complexes were in place. There was a request for a right-of-way vacate half of the property. There was available area towards north direction with support from the Planning/Zoning Committee. Attorney Simon suggested vacating the entire right-of-way with just eastern half at this time; The Mayor suggested if appropriate to reach out to the residents before deeding it to Midwest Veteran's Closet. Mr. Warda asked to be directed to the Engineer if no issues. It could be per attorney advisement.

The Mayor clarified that Midwest Veterans was a long-time resident and their services provided. Previously they were located at 24th and Green Bay Rd and that it would be a great opportunity for their expansion. He was in favor as a board member. Mr Warda added the organization was working with IDOT for the project.

Alderman January expressed her gratefulness that the veterans were in the community and the City's assistance; she agreed with vacating with interruption of the electric lines etc. Alderman Allen echoed Alderman January's sentiments. His main priorities were the children, seniors and Veterans. Alderman Evans as a veteran, he agreed with their assistance. Alderman Smith agreed and excited moving to the next level; Mr. Warda stated would work with the engineer for the plat of vacation at the next meeting.

This will be placed on the next **Council Agenda, November 07, 2022.**

II. DISCUSSION OF SHERIDAN CROSSING – EPA PERMIT UPDATE:

Victor Barrera explained that staff was requesting an EPA Permit from Brownfield's cleanup; need a Public Hearing; **November 08, 2022**. They have asked Gary Diegan for the IEPA permit of Phase I. The City was awarded **\$2,000,000**. The City was monitoring the groundwater; site was safe and they were denied.

They were unable to build on sites with waste residue until secured landfill. He recalled in **2007** a **\$200,000** demo cleanup; there would be scheduled a Public Hearing, **November 07, 2022**.

Alderman January had concerns with the land structure towards Lake Michigan; the number of chemical plants with contamination and if seepage; Mr. Diegan explained nothing identified and legacy conditions greater than **30** years; it was contaminated with lead and had an issue with EPA. She was hopeful of continued monitoring.

Alderman Evans had concerns of building on the property; Mr. Diegan explained there was lead in the ground and elaborated further. He also asked the timeline for building; Mr. Diegan stated the **\$2,000,000** would be awarded **June 2023** and distributed after.

Alderman January questioned the footage needed; Mr. Diegan explained there was **3ft** of clean soil removed and another **1 ft.** surface layer that was previously paved over it. From **6inch.** To **1 ft.** layer of black residue; she questioned if it would be backfilled with fresh soil; Mr. Diegan stated it would be a more stable foundation.

Alderman Smith questioned Plan B for the Grant; it was more pertinent to be moved out of North Chicago to a landfill. He asked the timeline reply for approval; Mr. Diegan explained that awards would be announced due **November 22, 2022** and after awarded **June 2022** the funding would be distributed.

Margolin Reps were present on Zoom; Joel Cooper was working closely with Attorney Dave Silverman.

Alderman Evans questioned gas station establishment status on Rt. **41**; Mr. Barrera explained.

The Mayor asked if the City could assist; Mr. Barrera clarified **30-40%** increase trying to manage costs and the Project Manager left.

Mr. Barrera discussed the Ricky Rockets renovation status; he was informed within a week.

Alderman Jackson questioned clarification; Mr. Barrera explained he had spoken to the owner; Alderman Jackson requested a more realistic timeline. Alderman Mayfield suggested the owner spoke in person to the council members; Mr. Barrera stated would reach out to him. Alderman Smith echoed Alderman Mayfield's sentiments.

Alderman Evans requested a copy of the contract; Mr. Barrera stated would provide the Forebearance Agreement at the next Meeting, **November 07, 2022** to council members.

Mr. Barrera announced that George Giros sold the building due to staffing issues and the sales revenue decline. There was a potential owner at this time.

III. DISCUSSION OF ECONOMIC DEVELOPMENT/PLANNING/ZONING MONTHLY DEPARTMENT

Victor Barrera, Economic & Community Development Director provided an overview of the Economic & Community Development Department Monthly Report. He discussed the renovation of train station; proposal of **183,000** and **\$115,000** that was short **\$68,000**. He stated was scheduling a meeting with Metra and would be renovate likely in the spring season.

IV. DISCUSSION OF FAST TRACK DEMOLITION BID RESULTS:

Mr. Barrera explained had received **(3)** bids for the demolition of city-owned properties with lowest one at approximately **\$57,250** for **(2)** city-owned properties and the highest at **\$102,000**.

Alderman Murphy expressed surprise of the difference from low to high bid amounts; Mr. Barrera clarified were smaller properties; averaging between **\$35-45,000**.

The Mayor added that the contractors would provide higher bid and road projects for some are higher.

Mr. Barrera requested the amount of **(2)** city-owned properties were placed on the next **Council Agenda, November 07, 2022**

V. DISCUSSION OF CITY-OWNED PROPERTIES UPDATE:

Senior City Planner, Nimrod Warda reviewed previous discussion in **July 2022** with disposing in Lake County Land Bank. There was a delay in meeting and possibility of a loss; end result no full-time staff. They were seeking grant funding for employee full-time staff; J.J. Homes who expressed interest with loss of the City. There was a total of **(10)** buildable lots; J. J. Homes requested **(3)** lots; Renewed Communities; **(3)** lots and Habitat for Humanity organization; **(2-3)** lots with remaining of **(1)**. The most expeditious way of disposing them was through the Public Interest Method for Non-for-Profit Organizations. He asked for council directive.

Mr. Warda explained the total of (15) lots for Side-yard Program and they were more undevelopable lots.

Alderman January encouraged home ownership with the community. She inquired which of the (10) were rental vs. home occupant; Mr. Warda clarified that the Public Interest Method required home- ownership. It was more feasible to own with mortgage and property equity and tax deduction vs. rental. He gave the option of Lease to own. Mr Warda would notify council members if multiple individuals were interested with the lot (s).

Alderman January moved, seconded by Alderman Jackson that the Economic Development/Planning/Zoning stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen (RP), Smith, Murphy, January

Nays: None

Absent: None

The meeting adjourned at 8:18 p.m.

**PUBLIC SAFETY
COMMITTEE MEETING
MONDAY, OCTOBER 17, 2022
8:19 PM**

Alderman Evans called the Public Safety Committee Meeting to order.

Present: Jackson, Mayfield, Evans, Allen, Smith, Murphy

Absent: January

I. DISCUSSION OF FIRE DEPARTMENT MONTHLY REPORT:

Fire Chief, John Umek provided an overview of the Fire Department Monthly Report.

Alderman Mayfield left the room at 8:21 p.m.

Alderman Mayfield returned at 8:24 p.m.

Alderman Jackson left at 8:25 p.m.

Alderman Jackson returned at 8:27 p.m.

Fire Chief added the applications would be provided online orientation and written exams that was held Saturday, **10/19/22** and deadlines for applications were **11/02/22**.

Alderman Smith questioned number of positions available; Fire Chief, John Umek stated **(3)** currently.

II. DISCUSSION OF POLICE DEPARTMENT MONTHLY REPORT:

Police Chief, Lazaro Perez provided an overview of the Police Department Monthly Report.

The Police department participated with the Public Safety Fair that was graciously hosted by Fire Chief Umek and his staff. The Police Department was honored by the Coalition to reduce recidivism

Chief Perez explained he had spoken to the Consulting Comptroller, Mike Petersen and it would cost additionally **\$100,000** annually for the Opioid Resource Center Grant; Chief Perez reported the City was withdrawing the request for **\$600,000**; Opioid Resource Center Grant; it was not forecasted so it would be returned. The testing for police officer was scheduled on the **12th**.

Alderman Smith stated that at the **5th** ward had **(2)** vehicles were ticketed after **2 p.m.**, not received another ticket and vehicles were still parked on the street in the morning. Chief Perez stated was concentrating on additional attention with **1st & 2nd ward** shootings; it was more pertinent with saving lives and would be hosting a meeting at the former library. Testing would be scheduled for a police officer He asked for the directions of parked vehicles and they would be ticketed; the racetrack at MLK Dr. /Chief Perez explained when the ward shooting was resolved.

Alderman Bobby Allen questioned status of hired company to collect the tickets; Chief Perez stated would contact proper person in Police Records; Alderman Allen asked if he could review the issue; Chief acknowledged

Alderman Jackson moved, seconded by Alderman Smith that Public Safety Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy

Nays: None

Absent: **January left at 8:19 p.m.**

The meeting adjourned at 8:29 p.m.

**FINANCE/AUDIT
COMMITTEE MEETING**

**MONDAY, OCTOBER 17, 2022
8:29 PM**

Alderman Mayfield called the Finance/Audit Committee Meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Smith, Murphy

Absent: January

I. DISCUSSION OF FINANCE/AUDIT DEPARTMENT MONTHLY REPORT:

Assistance Comptroller, Tawanda Joyner provided review of the Finance/Audit Department Monthly Report. It should reflect the report for **August 2022**.

II. DISCUSSION OF DONATION FOR HALLOWEEN CELEBRATION FROM MAYOR AND CITY COUNCIL:

Alderman Evans explained the donation for Halloween celebration from the Mayor and City Council; **October 30, 2022; 2:30-7:00 p.m.** and it was safe for Halloween and enough candy provided to all attendees. That is the reason why he was asking for a donation from the Mayor and City Council.

Alderman Murphy expressed the seriousness with the type of donation and if classified as other, it was illegal and a Class 3 Felony as directed by the attorneys. She questioned the attorneys and its purpose of other classification and if it was illegal in the State of IL; she questioned simplification of Class 3 Felony; He clarified that it should be utilized for non-partisan public vs. private purpose with city events. Attorney Simon stated was the risk of jail time if not applied for correct purpose. She questioned the Mayor if council members were individualized donation; The Mayor explained if the city event was a partnership; example Community Days or Tree lighting Ceremony that would be acquired through funding internally; She asked if it was anticipated questioning a partial or whole donation for internal tree lighting ceremony event that was soon approaching; The Mayor strongly expressed no, that it was done internally.

Alderman Murphy acknowledged both the Mayor and Attorney Simon for their assistance with the navigation. She summarized was asked to fund a non-city event and her answer was no from her city funds.

Consulting Comptroller as for donation for the non-city event. Alderman stressed highly it wasn't a city event and was simply asking if they would care to donate to the event, what was chosen from the Aldermanic budget etc. He explained it wasn't to be approved and it has escalated. Attorney Simon explained it wasn't a vote and simply an individualized request.

III. DISCUSSION OF DONATIONS FOR THANKSGIVING DINNERS TO SENIORS:

Mr. Mike Morales explained the 2nd annual donation for Thanksgiving Dinners to the seniors; Wednesday **November 23, 2022; 10:00-2:00 p.m.**; located at La Canoa Restaurant, **50 S. Green Bay Rd., Waukegan, IL 60085**. He provided the telephone number; **847-971-2991**

Alderman Jackson questioned the donation amount; Mr. Morales stated **\$500**. He questioned how he was obtaining names of the seniors; He clarified the amount and its solicitation; Evans added throughout the community that Mr. Morales was distributing event flyers. Alderman Evans stated would donate from his aldermanic amount for the event. Alderman Mayfield had highly commented her experience at

his restaurant. The Mayor stated was the second year hosting the dinner and had explained was a good turnout. Alderman Murphy has visited his restaurant; she asked what monetary means was accepted; Mr. Morales stated by Check preferred to his attention: Mike Morales. He would have leftovers for Thanksgiving; Alderman Smith offered his assistance and asked appropriate time for the funds received; He stated the first part of November.

Alderman Smith moved, seconded by Alderman Jackson that Finance/Audit stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy

Nays: None

Absent: January

The meeting adjourned at 8:52 p.m.

HUMAN RESOURCES COMMITTEE MEETING

MONDAY, OCTOBER 17, 2022

8:52 PM

Alderman Murphy called the meeting to order.

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Smith, Murphy

Absent: January

I. HUMAN RESOURCES DEPARTMENT MONTHLY REPORT:

Liz Black, Human Resources Director provided overview of the Human Resources Department Monthly Report.

Alderman Mayfield moved, seconded by Alderman Jackson that Finance/Audit stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy

Nays: None

Absent: January

The meeting adjourned at 8:56 p.m.

COMMITTEE OF THE WHOLE
MONDAY, OCTOBER 17, 2022
8:57 PM

Mayor Rockingham called the Committee of the Whole Meeting to order

ROLL CALL:

Present: Jackson, Mayfield, Evans, Allen, Smith, Murphy

Absent: January

I. DISCUSSION OF COMMUNITY EVENT AT CITY COUNCIL:

The Mayor explained the Community Event at City Council.

Alderman Smith expressed his excitement of working with the Aldermen concerning the Community Event working together, appreciating each other's differences. He provided a video of the last 5th ward meeting/block party. He interviewed various constituents.

Alderman Jackson moved, seconded by Alderman Smith that Committee of the Whole stand adjourned.

ROLL CALL:

Ayes: Jackson, Mayfield, Evans, Allen, Smith, Murphy

Nays: None

Absent: January

The meeting adjourned at 9:10 p.m.