

**MONDAY, OCTOBER 16, 2023**

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

Following City Council Meeting

**HUMAN RESOURCES  
COMMITTEE MEETING**

**6:44 PM**

Alderman Murphy called the meeting to order.

**ROLL CALL:**

Present: Jackson (RP), Coleman (RP), Evans, Allen, Smith, Murphy, January

Absent: None

**I. DISCUSSION OF HUMAN RESOURCES DEPARTMENT MONTHLY REPORT:**

Human Resources Director, Liz Black clarified the reports were completed for Human Resources Department Monthly Report.

Chief of Staff, Greg Jackson explained staff and council members suggesting a quarterly report due to the redundancy of monthly ones. He has informed the council members and staff that accordingly reports would be quarterly.

**Alderman January left at 7:07 p.m.** After Attorney Simon spoke.

**Alderman Smith left at 7:21 and returned at 7:26 p.m.**

**II. DISCUSSION OF RISK MANAGEMENT ASSOCIATION PROPOSAL FOR COVERAGE & RISK MANAGEMENT SERVICES:**

Mrs. Black highlighted the Risk Management Association Proposal for coverage upon seeking cost savings; on city premiums; provided their preface with other municipalities; at this time, it was the annual renewal for Risk Management. She introduced Aaron Golden, The Risk Management Association Representative. He provided an overview of the company and clarified that currently the City was spending money for claims under the threshold amount. They pride themselves on budget stability as a non-profit organization.

Alderman Evans questioned the difference between current and proposed companies; Mr. Golden explained, they utilized the money for the betterment of the members and wasn't dividend related. It was safely invested in bank accounts growing with extra protection and safety net for the municipality. Alderman Evans asked if they had a Board of Directors and if they were compensated; Mr. Golden acknowledged they did, though weren't paid. The Mayor added was comprised of Mayors from various municipalities and the current board was from IML that managed RMA (Risk Management Association). Mr. Golden stated once accepted, RMA would be performing building evaluations to ensure it was adequately covered.

Attorney Simon questioned if North Chicago had the ability for additional coverage in cyber security; Mr. Golden explained that RMA had enough for any Cyber incidents. Initiated cost was **\$250,000**. He explained the policy and procedures for workman's compensation and a rep would be assigned. Their adjustor had 5-years of experience; he reviewed the current City claim deductibles compared to RMA and expenditure analysis. They preferred the City was budget secured. RMA would be paying for city claims saving costs.

The Mayor strongly expressed changing would be a major advantage. The annual claim cost with RMA was **\$1.3 mil** though all claims would be covered by them. Previously the City wasn't qualified; at this time over the years has reduced the claims and was eligible in a pool to be self-insured, enabling assistance with the budgeted expenses at a lower rate and beneficial to the residents. Alderman Murphy stated the more line items achieved the betterment of city budget certainty.

Alderman Evans questioned if RMA would handle the existing claims to be paid; Mr. Golden clarified only the new claims effective **12/1/23**; Alderman Jackson questioned annual cost savings; Mr. Golden explained conservatively was amount of **\$243,888,000**.

Attorney Simon clarified it was a counterfactual analysis. Alderman Coleman asked if there were some guarantees documented and/or savings; Mr. Golden stated there were no guarantees. Mrs. Black stated not a plan at this time or data available. Alderman Coleman clarified need to make an informed decision. She asked to schedule a Special Council Meeting as deadline was **November 1, 2023**.

City Treasurer, Vance Wyatt explained a similar program; much better rates at Foss Park District, recommending action for I Parks. Alderman Coleman agreed with Treasurer Wyatt.

Alderman Jackson asked if any other companies researched; Mrs. Black stated no other programs and was basically working with only what RMA was offered. Alderman Murphy explained the process with current carrier.

Alderman Jackson questioned clarification of consideration with RMA; Mr. Golden stated had offered research with some of the coverages; RMA limits were proficient and he could research further if possible. The Mayor clarified past experiences didn't reach the limit commitment. Attorney Simon questioned if it was annual coverage; Mr. Golden acknowledged it was and only one year. He focused on pg. 26, highly recommending additional coverage cost.

Alderman Evans questioned increase in annual percentage; Mr. Golden stated no guarantee of an increase.

Mrs. Black requested a Special Council Meeting scheduled, Monday, **October 23, 2023; 5:00** p.m. for Risk Management Association Proposal for Coverage & Management Services.

Alderman Coleman expressed his appreciation of Mrs. Black for her assistance.

### **III. DISCUSSION OF NORTH CHICAGO WORKER'S COMPENSATION, LIABILITY COVERAGES AND EXPENDITURE ANALYSIS:**

**Discussed with Item II.**

### **IV. DISCUSSION OF ECONOMIC & COMMUNITY DEVELOPMENT RESTRUCTURING AND CREATION OF TWO STAFF POSITIONS:**

Chief of Staff, Greg Jackson stressed the importance of attracting businesses; office Manager and Building Inspection Manager.

Alderman Evans moved, seconded by Alderman Allen that the Human Resources Committee Meeting stand adjourned.

#### **ROLL CALL:**

Ayes: Jackson (RP), Coleman (RP), Evans, Allen, Smith, Murphy

Nays: None

Absent: January

The meeting adjourned at 7:56 p.m.

**PUBLIC SAFETY  
COMMITTEE MEETING**

**MONDAY, OCTOBER 16, 2023**

**I. DISCUSSION OF FIRE DEPARTMENT MONTHLY REPORT:**

**There was no discussion for either Fire or Police Monthly Report.**

**II. DISCUSSION OF POLICE DEPARTMENT MONTHLY REPORT:**

**BUILDING/LICENSE  
COMMITTEE MEETING**

**MONDAY, OCTOBER 16, 2023**

**7:56 PM**

Vice Chair, Bobby Allen called the meeting to order.

**ROLL CALL:**

Present: Jackson (RP), Evans, Allen, Smith, Murphy

Absent: Coleman, January

**I. DISCUSSION OF SPECIAL EVENT AT PARIS BANQUET HALL, 1492 LEWIS AVE., 11:00 – 7:00 PM:**

Alderman Allen explained the Special Event at the Paris Banquet, Sunday, **October 29, 2023**. From **11:00 – 7:00 p.m.** He asked if the Police Chief could monitor it accordingly. Alderman Evans encouraged support of the special event.

Alderman Jackson questioned how security was handled; Police Chief, Lazaro Perez explained security would be on-site. Comptroller, Tawanda Joyner added explaining the venue had their own security; Chief Perez clarified was a self-contained event with no city services needed.

Attorney Simon explained to Alderman Coleman, it was the correct meeting though Alderman January was absent.

Alderman Coleman suggested comparison of Special Event form to local municipalities updating permit ordinances.

Alderman Murphy moved, seconded by Alderman Smith that Building License Committee Meeting stand adjourned.

**ROLL CALL:**

Ayes: Jackson (RP), Coleman (RP), Evans, Allen, Smith, Murphy

Nays: None

Absent: January

The meeting adjourned at 8:06 p.m.

**FINANCE/AUDIT  
COMMITTEE MEETING**

**MONDAY, OCTOBER 16, 2023**

**8:07 PM**

Alderman Allen called the meeting to order.

**ROLL CALL:**

Present: Jackson (RP), Coleman (RP), Evans, Allen, Smith, Murphy

Absent: January

**I. DISCUSSION OF FINANCE/AUDIT DEPARTMENT MONTHLY REPORT:**

**There was no discussion.**

**II. DISCUSSION OF NON-REFUNDABLE EARNEST FUNDS FOR MT. SINAI CHURCH:**

Greg Jackson, Chief of Staff explained North Chicago had entered an agreement with Mt. Sinai Church for a land swap of the water tower. It was delayed due to the Illinois Department of Natural Resources (IDNR) review of application and approval had no deadline. Mr. Jackson met with Brad Schneider's staff asking for their assistance to facilitate the process forward to the National Parks. They have agreed as requested. The amount of **\$30,000** of earnest faith would be non-refundable and good faith gesture for contract remaining opened. Upon committee agreeing, the city attorney would draft a letter with Mayor's signature to release the funds.

Alderman Evans asked the initial fund amount; Attorney Simon explained; **\$2,000** expecting transaction within a year and is currently reaching **18 months**. Need property to provide land swap to Foss Part District to build the water tower. The initial contract with church was **7 acres** for **\$200,000; \$30,000** earnest money would be applied toward it reducing the balance. Unable to close until government approval. Alderman Evans questioned any guaranteed approval from the IDNR; Attorney Simon clarified it was earnest money for land from the Foss Park District and was free of charge; the City had to provide substitute property for them so it could be utilized accordingly. There was no guarantee.

**Alderman Murphy left at 8:16 p.m.**

Alderman Smith clarified if they were interested in the property, they would wait. the Mayor stated he was willing to say refundable depending upon Pastor Wilcoxon. Pastor Wilcoxon stated he was under the impression trying to work together and had been more patient for nearly **2 years**. There were issues at the church to handle; hoping that the City understood the church's position. It depended upon the board's decision as wording of refundable.

**Alderman Murphy returned at 8:20 p.m.**

Alderman Coleman stated from a real estate perspective, the property was land-locked, no access and difficult to sell. He asked if the Mayor was currently a member of Mt. Sinai; the Mayor stated he wasn't. Mayor explained the attempt to place a water tower for residents of North Chicago and he disagreed it was land-locked; the church would need to add an easement through parking lot for access. Alderman Coleman asked to move forward with discussion.

Alderman Smith asked if the church agreed to remove wording of non-refundable and provided a scenario if City didn't receive the deal and question of reimbursement; Attorney Simon explained the procedures and suggested placing the money in an escrow guaranteed upon closing. It appeared needed discussion with the church and requested continued discussion. Pastor Wilcoxon stated would return to trustee board removing wording of non-refundable and following up with the City.

Alderman Coleman suggested adding the park property in the 2<sup>nd</sup> Ward; received a general consensus to assist expediting the process. Note: the property information was received from the former City Planner, Nimrod Warda before his departure. He would send the information to Attorney Simon and then could decide accordingly. The Mayor asked Pastor Wilcoxon if he could return to the Trustee Board; he explained would discuss removing the wording non-fundable and adding refundable.

Alderman Smith questioned clarification with another meeting; Attorney Simon explained would be confirmed with the church reported before another council meeting. He disagreed with the process and agreed deferring to the committee chairperson; the Mayor recommended directing the issue to Council expediting process following church's confirmation with wording.

Alderman Coleman asked if Mt. Sinai had enough assets to assure if no cash and another recourse of action. Pastor Wilcoxon clarified not interested holding **\$30,000** in an escrow as they need the funding at this time. Chris Brown, Church Board Trustee chimed in the discussion. He clarified the church still

owned their land as collateral; preferred selling to the City of North Chicago; patiently waiting for land swap.

Alderman Coleman asked if Mr. Brown was willing to change as an asset and needed an answer from the board to proceed. Attorney Simon understood the council's priority and the city protection. Pastor Wilcoxon allowed both attorneys contact each other. Alderman Coleman was concerned with the cost. He suggested Chief of Staff, Greg Jackson negotiated and monitored the attorney fees; the Mayor added once all is finalized that Mr. Jackson could arrange drafting documents with the City Attorney. Alderman Evans disagreed with land as collateral; the Mayor acted as mediator for Mt. Sinai Church and the City.

Pastor Wilcoxon expressed his discouragement; the church had strongly stressed had negotiated the best possible with the City; willing to sell the land at cost; very patient; wasn't fair in trying to use the fund for church operations. Alderman Coleman explained he was previously a Foss Park Commissioner at the time of agreement; he apologized he perceived wrongly though the aldermen were trying to ensure the City's protection; had a very bad experience with a previous establishment and a loss of **\$300,000** and therefore were conscious of the taxpayer's finances. He longed for the water tower and Park land in the 2<sup>nd</sup> Ward for the children. The council members were also feasibly responsible. Pastor Wilcoxon acknowledged and confirmed what was discussed.

Alderman Evans moved, seconded by Alderman Smith that the Finance/Audit Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson (RP), Coleman (RP), Evans, Allen, Smith, Murphy

Nays: None

Absent: January

The meeting adjourned at 8:44 p.m.

# **PUBLIC WORKS COMMITTEE MEETING**

**MONDAY, OCTOBER 16, 2023**

**8:45 PM**

Alderman Evans called the meeting to order.

## **ROLL CALL:**

Present: Jackson (RP), Coleman (RP), Evans, Allen, Smith, Murphy

Absent: January

### **I. PUBLIC WORKS DEPARTMENT MONTHLY REPORT:**

**There was no discussion.**

### **II. DISCUSSION OF WATER DEPARTMENT MONTHLY REPORT:**

**There was no discussion.**

### **III. DISCUSSION OF ENGINEER MONTHLY REPORT:**

Included with item IV.

### **IV. DISCUSSION/REVIEW – TAI WORK ORDER IN AMOUNT NOT TO EXCEED \$298,900 FOR ENGINEERING AND BIDDING SERVICES FOR REHABILITATION OF WTP FILTERS 8-11:**

Steve Cieslica, Engineer would perform a study on all the filters; **1,2,3,6, and 7** in year **2000; 4 and 5; 1995; 8,9,10,11;** filters **8-11** preferred to commence initially as the largest capacity at the Water Plant. The last expansion was in the year **1989;** would observe all the filters and access them accordingly.

Alderman Coleman questioned clarification if no tower and just a bladder that held pressure; Mr. Cieslica explained there was no water tower currently and just a standpipe from Green Bay Storage Tank to assist with the pressure. The water pumps were supplying the main pressure throughout the City. The water tower would provide water pressure. Alderman Coleman asked if a tower would have helped with the flooding; Mr. Cieslica strongly stated older valve system ceased including the operations.

Alderman Evans advised Alderman Coleman discussing only the agenda items.

### **V. DISCUSSION/REVIEW OF PROPOSAL FROM BEDROCK STABILIZATION INC. IN AMOUNT NOT TO EXCEED \$7,900 FOR PULVERIZATION OF ALLEYS AS PART OF 2023 ALLEY PROGRAM:**

Mr. Cieslica explained advertised for bid; there were no bidders at this time as they didn't prefer as a general contractor; it would take within a week to pulverize the alleys. He had budgeted **\$100,000** for all three projects.

### **VI. DISCUSSION/REVIEW OF PROPOSAL FROM PETER BAKER AND SONS CO. IN AMOUNT NOT TO EXCEED \$45,000 FOR GRADING, SHAPING AND COMPACTION OF PULVERIZED ALLEYS AS PART OF THE 2023 ALLEY PROGRAM:**

Mr. Cieslica explained had awarded Peter Baker and Sons Co. the MFT project. IDOT equipment labor rates; **15%** for profit and overhead cost.

### **VII. DISCUSSION/REVIEW OF PROPOSAL FROM CORRECTIVE ASPHALT MATERIALS IN AMOUNT NOT TO EXCEED \$13,889 FOR APPLICATION OF RECLAMITE ON PULVERIZED ALLEY AS PART OF THE 2023 ALLEY PROGRAM:**

Mr. Cieslica clarified there were no bidders and he asked to waive all competitive bidding.

Alderman Coleman questioned how to prioritize the alleys. Alderman Evans clarified were pre-selected.

**Alderman Allen left at 9:00 p.m.**

Alderman Smith moved, seconded by Alderman Murphy that the Public Works Committee Meeting stand adjourned.

## **ROLL CALL:**

Ayes: Jackson (RP), Coleman (RP), Evans, Smith, Murphy, January

Nays: None

Absent: Allen, January

The meeting adjourned at 9:00 p.m.

# ECONOMIC DEVELOPMENT/PLANNING/ZONING COMMITTEE MEETING

**MONDAY, OCTOBER 16, 2023**

**9:00 PM**

Alderman Smith called the meeting to order.

## ROLL CALL:

Present: Jackson (RP), Coleman (RP), Evans, Smith, Murphy

Absent: Allen, January

## **I. DISCUSSION OF ECONOMIC DEVELOPMENT/PLANNING/ZONING DEPARTMENT MONTHLY REPORT:**

**There was no discussion.**

## **II. DISCUSSION OF 2525 SHERMAN AVENUE – PROPOSED DEVELOPMENT:**

Victor Barrera, Economic & Community Development Director explained was approximately **2.6** acres proposed property at **2525** Sherman Avenue. Jason Marcotte, Summit Capital Venture Group Owner Michael Marcotte, Owner/Developer (Bear Peak Power) focused with Solar Housing Development expressed strong interest in the property and proposed development for multi-family.

**Alderman Smith recognized Alderman Allen’s return.**

Alderman Allen questioned number of units and existing roadway to Green Bay Rd; Chris Spelke, Affordable Housing Consultant explained approximately **50** units. They would prefer access from the north for managing the property. The site plan contemplated the city’s ability to access existing roadway.

Alderman Murphy questioned if for emergency purposes. Essential services were her main concern. Mr. Jason Marcotte explained there were mainly rental units and added some townhomes.

Alderman Smith questioned why there were more rental vs. homeowners. Mr. Spelke explained needing to leverage Federal funding through rental program. Different tools for homeownership. He suggested a possibility of gated community and needed monitoring security. Mr. Marcotte stated it was doable with intent of security with cameras etc. Alderman Smith suggested more pro-activeness.

Alderman Jackson asked what other communities had experienced; Jason Marcotte, Summit Capital Venture Group Owner in Denver developed **450+** units in market rates; Aurora Colorado securing TIF funding; market needed tax credits; management companies and affordable housing. They had successful partnerships with other firms. Attorney Simon advised if the planned unit could place condition etc. on the property. Alderman Coleman disagreed with mixed housing; either mixed or rental as it attracted undesirables and impacted the property value. He offered a solution assisting development; gates suggested zoning for rentals. He clarified there were good clients with section **8**. Mr. Marcotte explained the zoning would involve **5** rentals that he would consider converting option for sale. It was the preliminary process and collaborative effort of all for a successful project.

The Mayor stated that tax credit, affordable housing were from income of **40K – 60K**; he preferred **60K – 80K** with **63** units; agreed with Alderman Smith of less density; more security and gated additionally city attractive. He was hopeful that council members would consider lowering the density and increasing the security. Example of Brookstone issue; mixed housing and haven’t found any higher income in that development. He asked the view of Economic & Community Development Director, Mr. Barrera; he agreed with feedback from the committee and suggested opening and extending time to the redevelopment agreement discussing it with the Great Lakes Naval Center. He also echoed comment of lowering the density and continued discussion with mixed housing.

Alderman Jackson explained there were many questions and concerns.

## **III. DISCUSSION OF 1919 SHERMAN AVENUE – PROPOSED TRANSITIONAL HOUSING & SERVICES:**

**There was no discussion of Item III at this time due to absence of presenters and discussion would be rescheduled at the next meeting, November 6, 2023.**

Alderman Allen moved seconded by Alderman Evans that Economic Development/Planning/Zoning Committee Meeting stand adjourned.

## ROLL CALL:

Ayes: Jackson (RP), Coleman (RP), Evans, Allen, Smith, Murphy

Nays: None

Absent: January

The meeting adjourned at 9:52 p.m.



## COMMITTEE OF THE WHOLE

MONDAY, OCTOBER 16, 2023

9:52 PM

Mayor Rockingham, Jr. called the meeting to order.

### ROLL CALL:

Present: Jackson (RP), Coleman, Evans, Allen, Smith, Murphy

Absent: January

### **I. DISCUSSION OF REQUEST FOR GP LIQUOR LICENSE FOR THE WING DISTRICT AT 1712 SHERIDAN RD:**

The Mayor explained the liquor license was for beer and wine not GP.

Nathaniel D. & Christen Hyatt (owner/partners) were present from the Wing District starting from beer and wine liquor license and hopefully growing to spirits and mixed drinks. There was the issue with lack of security and was trying to create a space that prioritized safety, comfortable and enjoyable social experience. Their bar and grill regularly hosted live music performances, trivial nights, gaming machines and other exciting events; proving exceptional customer service, ensuring every visit was memorable; they upheld highest ethical standards, treating everyone with dignity, fairness and courtesy fostering a supportive environment.

The Mayor was informed of previous issues though no problems at this time; still undecided with full liquor license and agreed with providing a Beer & Wine Liquor License and if no problems then they could approach council with request of a full liquor license. The owners agreed.

Alderman Murphy questioned clarification it was a Beer & Wine Liquor License to consume on the premises; the Mayor acknowledged.

Alderman Allen stated everyone deserved a chance to prove themselves; Mr. Hyatt explained their mission was imploring more residents and minorities.

Alderman Murphy explained issues impacted both personally and business establishment moving forward.

Alderman Coleman emphasized the owners were from North Chicago, exceeded his expectations and he wished them the best. Mr. Hyatt asked to share any concerns with the establishment.

Police Chief, Lazaro Perez received complaints of loud music and people loitering and shootings. Mr. Hyatt strongly stressed that the shooting wasn't from their establishment; needed to hire their own security that could collaborate with the Police Department to ensure the safety of others; the nuisance complaint was handled; had support of the community including the aldermen. The Mayor clarified he supported their establishment and he emphasized the needed support from the Police Department. Mr. Nate D. Owner strongly stressed there would be no loitering and the previous issue was not at their establishment.

Alderman Coleman clarified the shooting was from the back of the establishment and did not involve the Wing District; there was traffic adjacent to their building, an apartment complex, and the officers were harassing the owners as he witnessed. The owners currently have realized the process to follow.

Alderman Allen moved, seconded by Alderman Murphy that Committee of the Whole stand adjourned.

### **MOTION CARRIED BY VOICE VOTE**

**Alderman January was absent.**

The Meeting adjourned 10:14 p.m.