

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

Following City Council Meeting

**PUBLIC SAFETY COMMITTEE MEETING**

**MONDAY, MAY 15, 2023**

**7:24 PM**

Alderman Jackson called the meeting to order.

**ROLL CALL:**

Present: Jackson, Coleman, Evans, Murphy, January

Absent: Allen, Smith

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

Fire Chief John Umek provided an overview of the Fire Department Report. There was a question addressed by Alderman Allen at the last meeting with the final information on opioid overdoses in the City of North Chicago. Alderman January asked for clarification if the stats had increased for the City; Chief Umek acknowledged that it had. He continued; Narcan was an over-the-counter; opioid reversal medication if used in enough time of over-dose. He said it was non-addictive; the provided link was for public purpose; could obtain the Narcan through the Lake County Health Department.

Alderman Jackson questioned if any storage restriction for the medication; Chief Umek said there weren't but did not recommend storing in vehicles because it's hotter.

He alerted; if anyone suspected an opioid overdose to contact **911**; trying to maintain their alertness, lying subject on their side to prevent any choking and staying with them until emergency arrive. He instructed how to administer the Narcan.

Alderman Smith asked if any liability with anyone who administered the medication; Chief Umek was unaware. Alderman January added that **911** would be able to manage the situation.

Alderman Smith questioned the composition of the opioid medication being distributed; Chief Umek explained.

Chief Umek stated were pushing education towards the youth in the communities. Alderman January explained Home Health Organizations were providing Narcan for any Vicodin drug overdoses and pharmacies were also distributing it at this time.

Chief Umek announced the "Touch a Truck Event", featuring the new ambulance, that would be located in Gurnee and there were available flyers.

Alderman Coleman commented on the helpful information received from the North Chicago Fire Department.

Alderman Jackson asked if they had received the new ambulance; Chief Umek acknowledged a **2022** Ambulance arrived days prior and he offered the council members to view it.

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

**ROLL CALL:**

Ayes: Jackson, Coleman, Evans, Smith, Murphy, January

Nays: None

Absent: Allen

The meeting adjourned at 7:36 p.m.

## FINANCE/AUDIT COMMITTEE MEETING

**MONDAY, MAY 15, 2023**

**7:37 PM**

Alderman Murphy, Vice Chair called the meeting to order.

**ROLL CALL:**

Present: Jackson, Coleman, Evans, Smith, Murphy, January

Absent: Allen

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

Tawanda Joyner, Interim Comptroller provided overview of the Finance/Audit Department Report. Received 1<sup>st</sup> payment of Home Rule Sales Tax for the month of **March 2023**; The City collected **98.07%**; **\$24,792,098.51**; expenditures were below target of **\$4,904,196.66**; Outstanding Water Balance; **\$461,566.21**; increased monthly sales - **March** transfer stamps; slight increase in revenue for industrial property.

Alderman Coleman expressed appreciation for the information provided from Interim Comptroller Tawanda Joyner. She remained professional; followed specific guidelines/rules; commented on her years of service and was looking forward to working with her.

**II. DISCUSSION OF TREASURER'S REPORT – APRIL 2023:**

Treasurer Vance Wyatt presented/discussed the **2023 April** Treasurer's report; an increase of **9.45%** for Cash and Investments; he received a Certified IL Municipal Treasurer's Award to be presented at the upcoming **June** Treasurer Conference and Certified Public Fund Administrator Investment Award that will be presented in **August 2023**.

The Mayor and other council members congratulated him.

Alderman Coleman strongly stated that Treasurer Wyatt had record earnings for North Chicago. Treasurer Wyatt clarified was under the amount of advisor fees of **\$23,196.57**.

Item **II** will be placed on the next **Council Agenda, June 5, 2023**.

**III. DISCUSSION/REVIEW OF NIMEC ELECTRICITY 3-YEAR BID**

Consulting Public Works Director, Bob Miller explained NIMEC electricity 3-year contract and its city savings.

Attorney Simon added there was a Resolution included.

The Mayor explained bidding once locked in the morning hours signed that evening with the same day.

Attorney Simon recommended the most cost effective one would be offered. Treasurer Wyatt explained as a Foss Park Commissioner, had discussion with partnering with other municipalities decreasing the cost; Consulting Chief of Staff David Kilbane echoed his sentiments elaborating further.

Attorney Simon suggested a shorter term upon approval of NIMEC in light of intergovernmental initiatives.

Alderman Coleman questioned/suggested LED lighting for the alley of his constituent; Consulting Public Works Director Bob Miller offered him his services to review the area.

Item **III** will be placed on the next **Council Agenda, June 5, 2023**.

Alderman January moved, seconded by Alderman Coleman that the Finance/Audit Committee Meeting stand adjourned.

**ROLL CALL:**

Ayes: Jackson, Coleman, Evans, Smith, Murphy, January

Nays: None

Absent: Allen

The meeting adjourned at 7:52 p.m.

# **PUBLIC WORKS COMMITTEE MEETING**

**MONDAY, MAY 15, 2023**

**7:52 PM**

Alderman Evans called the meeting to order.

**ROLL CALL:**

Present: Jackson, Coleman, Evans, Smith, Murphy, January

Absent: Allen

**I. DISCUSSION OF PUBLIC WORKS DEPARTMENT MONTHLY REPORT:**

Public Works Foreman Rob Freeman provided the overview of the department monthly report.

A stump grinder was to be ordered and would commence with less rainy weather; monitoring pot holes and fly dumping.

The Mayor commended Mr. Freeman and the public works crew for the removal of graffiti including Fire and Police Department staff.

Alderman Coleman stated that the Public Works Department was an important part of North Chicago and commended them for their positivity as the face of the community.

Alderman Smith commended the Public Works Department on their awesome job of repairing the potholes and posting the various signs as were requested.

Consulting Chief of Staff Dave Kilbane was very impressed by Mr. Freeman and staff as a well established team of their department. He urged others with their support. Mr. Freeman expressed his heartfelt gratitude; better City and other departmental employees.

The Mayor expressed his appreciation reflective of the difference in the City.

Alderman Evans clarified Mr. Freeman established very high standards moving forward.

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

Consulting Public Works Director Bob Miller gave an overview of the Water Treatment Plant numbers and average daily usage; signing up for testing for C water operators; 2 people were retiring and new employees would need the necessary training for the positions.

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

Alex Dye, Trotter & Associates Engineer provided overview of the Engineer Monthly Report.

**16<sup>th</sup> & Kemble Ave.** project was ongoing with IEPA collectively; Storm and Sanitary Sewer Televising Project was completed **FY 2022**; surveying the water retention basin area; water valve intake repair with recommendations- received.

Alderman Coleman was appreciative for the project at **16<sup>th</sup> & Kemble Avenue** and also thanked the Mayor for his assistance.

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

**ROLL CALL:**

Ayes: Jackson, Coleman, Evans, Smith, Murphy, January

Nays: None

Absent: Allen

The meeting adjourned at 8:06 p.m.

# **HUMAN RESOURCES COMMITTEE MEETING**

**MONDAY, MAY 15, 2023**  
**8:06 PM**

Alderman Murphy called the meeting to order.

**ROLL CALL:**

Present: Jackson, Coleman, Evans, Smith, Murphy, January

Absent: Allen

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

Human Resources Director Liz Black provided an overview of the Human Resources Department Monthly Report; in the process of the DHS Grant; establishing a Recognition Committee collaborating all departments within; (1) claim for workers compensation and (2) Liability; renewing certifications with various departments and interviewing Chief of Staff Applicant.

Alderman January questioned clarification of the status for a Chief of Staff and if some aldermen would be involved with the interviews; Mrs. Black explained then a follow up with the applicants and it would be the plan for some council members.

The Mayor stated there were interviews with very qualified candidates and (1) that seemed to have same standards as the current Consulting Chief of Staff Dave Kilbane. There may be another applicant that would know more information within the week of **May 15, 2023**. He commended Mr. Kilbane, Consulting Chief of Staff and the city savings.

Alderman Evans questioned if any applicants for other open positions and last time published; Mrs. Black was publishing with various sites.

Alderman January questioned if job opportunities were published in the mailed city newsletter and she recommended adding the open positions information for citizen awareness. Alderman Murphy hard copied want-ads were no longer, many people do not read a newspaper. Mrs. Black added the openings were also placed on the city Facebook with social media.

Alderman Coleman suggested other methods with less city cost in the budget and be geared towards targeted marketing. He added his appreciation for the orientation provided by Mrs. Black.

Alderman January moved, seconded by Alderman Coleman that the Human Resources Committee Meeting stand adjourned.

**ROLL CALL:**

Ayes: Jackson, Coleman, Evans, Smith, Murphy, January

Nays: None

Absent: Allen

The meeting adjourned at 8:19 p.m.

# ECONOMIC DEVELOPMENT/PLANNING/ZONING COMMITTEE MEETING

**MONDAY, MAY 15, 2023**

**8:19 PM**

Alderman Smith called the meeting to order.

**ROLL CALL:**

Present: Jackson, Coleman, Evans, Smith, Murphy, January

Absent: Allen

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

Economic Development Director Victor Barrera provided an overview of the Economic & Community Development Report trying to meet the deadline; demos for **1741** and **1426** Greenfield Ave. both have been completed; contractor lien waivers and once approved, IDOT reimbursement to follow;

Steering Committee for Comprehensive Plan was scheduled Thursday, **May 17, 2023; 10:00 a.m.**; Construction for **2351** Frontenac Rd. for restaurant was ahead of its schedule; the targeted date was **September** that was unknown at this time; met with the business owner with **20** years of restaurant experience.

Alderman Evans asked status on the gas station establishment for Ricky Rockets; Mr. Barrera explained was awaiting on IDOT to access the permits with an estimated time of **6** weeks. Alderman Evans questioned the time of the project; Mr. Barrera replied **2-3** years.

**Alderman Murphy left at 8:25 p.m.**

Alderman Evans questioned status of Sheridan Crossing Remediation; Mr. Barrera stated could provide the details at the next meeting, **June 5, 2023**.

The Mayor stated had received a call from Senator Johnson; Congressman Brad Schneider provided a total **\$4** million grant funds with a remaining shortfall of **\$1.5** million to remediate the site. The City will receive **\$1.2** million from Senator Johnson if the state budget was approved; State Representative Rita Mayfield would provide the remaining **\$350,000** towards the remediation cost. Favorable bids for the clean-up; once clean-up is complete the City would be able to build anything on the site without limitation.

Alderman Evans questioned clarification if this was the plan to clean the site; Consulting Chief of Staff Dave Kilbane explained had received **\$4** million through a joint application; Lake County was named the grant recipient. There needed to be an Intergovernmental Agreement (IGA) between Lake County and the City. Deigan & Associates submitted bids for the project which were very favorable and the City should be able to fully clean the site estimated at the end of the year. Bids were good for 90 days. He was hopeful the IGA would be complete within **30-45** days; couldn't award bid without IGA. The low-bidder was approximately **\$2** million not including the haul off cost.

**Alderman Murphy returned at 8:29 p.m.**

Alderman Evans commented that there was development in surrounding communities and did not understand why not in North Chicago.

Alderman Evans asked the status of Grant Place since being sold; Mr. Barrera stated potential tenants, Athletico opened and was to be a restaurant in the former bank space.

Alderman January questioned if normal practice was for a company hired by the City to monitor the EPA to also solicit for bids; Mr. Kilbane explained the City approved not to exceed **\$80,000** for Gary Deigan & Associates to bid on behalf of City. Alderman January suggested holding individuals accountable and she expected movement on the property by end of the year. She asked if there was a development group name for property; Mr. Barrera said the developer (Nerot LLC) was awaiting update of the IEPA. She questioned status of Veteran Memorial Circle and questioned if it need to be moved; Mr. Barrera there was no need to move the memorial and had received permission from the owner of Grant Place for a maintenance agreement to be approved at the next meeting, **June 5; 2023**.

Alderman Coleman thanked Mr. Kilbane for being thorough with answering questions. Stated he would prefer development of the 40-acres.

Alderman Jackson questioned any fees to be incurred with the grant; Mr. Kilbane clarified it was utilized to specifically and strictly for cleaning the site; the consulting fees would come directly from the grant monies.

## **II. DISCUSSION OF BROOKSTONE & REGENCY AT COLES PARK – SUBDIVISION IMPROVEMENT REDUCTION:**

Mr. Barrera explained that The Benoit Group requests to reduce the performance bond by \$1 million. The current bond amount was approximately \$7.3 million. The “punch list” was provided concerning things that need to be done and what the City expected.

Torian Priestly, representative of The Benoit Group, clarified that the bond was actually \$7.5 million; current construction cost was \$4.9 million; the bond exceeded the amount. The list received from the City to be completed was their goal. The reduction was because there was only about \$200,000 worth of work to do.

Mayor Rockingham said he would like the list to be completed and was not in favor of a bond reduction. He noted that if Alderman Allen were present he would state there were other issues on that site and would like to address security and other things that needed to be taken care of. He also reiterated that he was not in favor of the reduction.

Attorney Simon stated the last “punch list” was February 6, 2023; it had been several months since and suggest asking the City Engineer to update the list based on if there was any progress in those 3 months. There was already direction to pursue a bond claim to compel completion of work.

Mr. Priestly asked for time to honor the new “punch list”; Mayor Rockingham said the list would be updated as quickly as possible. Attorney Simon asked Mr. Barrera how much bond needed to be put in a maintenance bond after acceptance; he believed it was 10% but would have to verify. The sewer work had been review by Trotter at end of 2022.

Alderman Evans asked for clarification; Attorney Simon explained when a developer is construction public improvements that would later be owned by the City they are required to post a bond, like an insurance policy, that guarantees the work would be completed. They also have to pay for the work; if they fail to do the work the City can make a claim against the bond company to complete the work. Alderman Evans asked if it had been done before; Mayor Rockingham said they were asked to complete for an extended period of time. During that time they asked for buildings to be occupied, he agreed but also requested that the “punch list” be completed.

Alderman Smith asked Mr. Priestly what the issue was as to why the work had not been completed; Mr. Priestly said partially due to cost overruns. Alderman Evans questioned if there were timelines why not followed; Mr. Priestly said cost had made for longer completion. Attorney Simon explained that if a claim was filed against the bond would accelerate work getting finished.

## **III. DISCUSSION OF 2920 20<sup>TH</sup> PLACE – SIDEWALK VARIANCE**

Mr. Barrera explained that the home is single family home and they request exemption of the ordinance that requires installing a sidewalk across new homes built; the cost was approximately \$3,000. Property owner Amias Turman explained there were no sidewalks west of Green Bay Road in that area; if he had to install a sidewalk it would be to nowhere as his property would be the only sidewalk. Mr. Barrera said it would be first house built west of Green Bay Road in recent years.

Mayor Rockingham acknowledged the ordinance but said there were no sidewalks and the residents in the area did not want them based on letters the City received. He would be the only person in that neighborhood with a sidewalk. Alderman Evans asked review of the ordinance; Attorney Simon explained that the ordinance was appropriate and should be case by case. Alderman Jackson asked that it be moved to the next City Council meeting.

## **IV. DISCUSSION OF PETITION FOR SUBDIVISION AND VARIANCE AT 2301 GREEN BAY ROAD**

City Planner Nimrod Warda introduced the property group for 2301 Green Bay Road; they built the North Chicago Starbucks. Proposing a new commercial strip center next door, 3 retail developments (Jimmy Jones, another user and Dollar Tree). Would like to subdivide the area into 3 parcels; permitted in the area. They were prepared to start the development.

Alderman Smith asked if there were another user in mind for the 3<sup>rd</sup> spot. Project Manager Andrea said they do those type of developments throughout Illinois. Alderman Smith asked why another “Dollar Store”. Andrea explained Dollar Tree is able to do well amongst various demographics. Alderman Evans said there were several “Dollar Stores” throughout the City; Mr. Warda said there products target market was quick pick-up versus the shopping bigger items of the other stores. Mr. Wards also noted that there was a bigger footprint (size of the stores).

Alderman Coleman asked if the Dollar Tree was “buying into” the development; Ms. Andrea said they would be the anchor tenant. Alderman Coleman explained that the amount of traffic determines how

things are developed. Attorney Simon explained that the debate is not zoning; requesting subdivision approval (non-discretional), cannot say no at the time if disagreement with the tenant.

Alderman Coleman stated that the City did have control of what and how things are built and organized. He asked the attorney what could be done to have more input what is being developed. Attorney Simon said that there could be goals set that could set in creating zoning districts that control the use of property. It would have to be done in the future through the Comprehensive Plan which was being created currently. Alderman Coleman emphasized there was a way to limit certain developments; Attorney said there was a way to define the location of certain uses.

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

**ROLL CALL:**

Ayes: Jackson, Coleman, Evans, Smith, Murphy, January

Nays: None

Absent: Allen

The meeting adjourned at 9:33 p.m.