

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

Following City Council Meeting

ECONOMIC DEVELOPMENT/PLANNING/ZONING COMMITTEE MEETING

MONDAY, JUNE 05, 2023

7:57 PM

Alderman Smith called the meeting to order.

ROLL CALL:

Present: Jackson, Evans, Allen, Smith, January

Absent: Coleman, Murphy

I. DISCUSSION OF 2250 GREENFIELD AVENUE – PROPOSED GROW FACILITY:

Victor Barrera, Economic & Community Development Director explained received interest for a grow facility; created overlay zone promoting designation for cannabis grow facility. Would need a Special Use Permit for it.

Eric Blackmon, Agent explained was seeking compliance for a grow facility at location of **2250** Greenfield Ave; anticipated hiring qualified residents; overall goal for a successful business of atmosphere giving back to the community with emphasis on rehabilitation. He was seeking from up to **30** individuals once the footage was increased for flowering. There would be full-time security staff and transportation following harvesting the product.

Alderman January questioned delivery/transportation and building esthetics; Mr. Blackmon clarified he was following state laws and guidelines; there was no signage; enclosed transportation was inside building and company would adhere accordingly.

Alderman Coleman returned at 8:05 p.m.

Continuing; security, hiring locally; grow facility; ventilation; Mr. Blackmon explained the proposed grow facility was the state of the art and re-filtered. Alderman January stated were windmills nearby the area; Mr. Blackmon stated it was filtered in-house; there would be **(2)** shifts eventually; was seeking **20** qualified individuals and would increase with additional footage.

Alderman Jackson inquired estimated revenue; Mr. Blackmon explained last year was **7** figures; Alderman Jackson asked if there was an emergency plan in place and why City of North Chicago was selected asking if he was a resident; Mr. Blackmon he followed state guidelines; security; ventilation and sprinkling system; North Chicago was a great place; a Chicago resident at this time and would seek closer locally

Alderman Allen asked if a time limit for the grow facility; Mr. Blackmon stated when compliant within estimated month.

Treasurer Vance Wyatt mentioned there were **(2)** facilities resulting increased revenue. The Mayor commented would prefer that both facilities would flourish financially in union.

II. DISCUSSION OF 0 MARTIN LUTHER KING JR. DR. – (PIN #12-04-300-020):

Mr. Barrera explained that Verdant Lab LLC had expressed interest at the corner of Commonwealth and Martin Luther King Dr.; city-owned vacant property located at **0** Martin Luther King Dr. It was currently leased by EMCO Chemical. There was an aggressive timeline seeking to construct a new building.

Presenters; Ms. Belicia Royster stated was a risk manager; “Canibpreneur” and involved in a non-profit organization SEEN and she explained. Ms. Kiley Russell stated was an Entrepreneur, “Canibpreneur”, Background in Education and Real Estate. Their team was well-rounded and everyone had specific diverse background focused more on customer centric; Ms. Royster had built relationship with IL Chapter with SEEN grown nationally and should be welcomed to partner with licensed Hemp processing; transportation; she explained was an economic growth; estimated **30** occupations; spoke of hemp and its users; less THC; **.3%**; ECO friendly plant; lifecycle of cannabis plan; could pull liquid extraction from the hemp plant; **2-3** month harvest for average cycle; job expansion; differentiated they had a carbon filtration system. Ms. Royster clarified their business plan was environmentally conscious; she was a risk manager; an environmentalist on the team; semi-greenhouse approach reducing energy and chemical exposure; a medicine and safety taken very seriously. They have partnered with Antmound supporting on-going programs in the community.

The benefits welcoming cannabis in the City of North Chicago were the following:

- Safety of Community
- 24 hr. Security (Armed Guards)
- Security Cameras (IL requirement) reducing crime
- Increased Revenue
- Improved Government Financing
- Job Creation
- Wealth Creation
- Adding to City Tax Revenue (1 or more Staff members Moving in the Community)
- Attraction of Experts from Other States

The taxes varied due to the amount of THC in the product. It would be wholesaled to the dispensaries; inconspicuous operation; more affordable; 2nd to CA with Tax Revenue; Social Benefits resulting in less pollution; monetary incentive; new product uses; tourism incentive; gender and social equality. An opportunity for entertainment purposes; it would empower social business owners.

Treasurer Wyatt explained this was a **1.4 million** annual revenue; Ms. Russell stated with this specific business non-exclusive to the other ancillary ones.

Alderman January commented them on the thorough presentation; she questioned clarification with both property EPA issues; what pro-active measures to prevent any seepage; Ms. Royster mentioned it was done through the sewer lines; Alderman January asked what measures to ensure city safety. Ms. Russell explained their company had a clean system extraction process and bio-degradable. Ms. Royster added a water solvent was utilized; reiterated had a carbon filtration air purifier remediation/oxidation operation.

Alderman Jackson asked when this would commence; Ms. Royster stated ASAP once property was secured; zoning process and Special Use Permit completed.

Alderman January recalled another company presented with similar entities interested in growing and infusion and what was the result; the Mayor was unaware if they had received a license and the site owned by another company and they brought another establishment at the sited area.

Alderman Allen asked the next step; Mr. Barrera explained to secure zoning process; special use permit of new property; redevelopment agreement; sewer/water; sprinkling system etc. It was new construction and much to do before presented to Council for approval.

Alderman Smith questioned if certain distance footage between the companies; Mr. Barrera stated **1500 sq. ft.** At this time they are distanced estimated **650 sq. ft.**

Alderman Jackson asked if a need for a Public Hearing; Mr. Barrera stated would be for the Special Use Permit anticipating copy of security plan included. He questioned clarification if Verdant Labs supplied the transportation; Ms. Russell stated provided they were individually licensed companies. It was better partnering with other companies stronger together to attract a dispensary supplying a larger variety of products between the two.

Alderman Smith asked if they had any connections with someone licensed for a dispensary; Mr. Royster stated was a CEO of a non-profit organization of a trade association; estimated (**40**) dispensary licenses galvanizing relationships and applying for a dispensary. Alderman Smith it was a benefit to the City of North Chicago.

III. DISCUSSION FOR MAINTENANCE MANAGEMENT AGREEMENT – GRANT PLACE:

Mr. Barrera explained the agreement was non-exclusive and City would be allowed to conduct and assume responsibility for the maintenance of the memorial. Honor Flight Organization had expressed interest offering their services once license was secured for the property. The City wouldn't provide any compensation of the property.

Alderman January suggested reaching out to various Veteran Groups for their assistance with the maintenance; Mr. Barrera acknowledged that he would.

IV. DISCUSSION OF 2014 GREENFIELD AVENUE – RENOVATION:

Mr. Barrera stated the renovation wasn't complete with the property at **2014** Greenfield Ave. and asked for additional time from the 6-month extension provided. He would be working with the attorneys returning the property to the City. He informed the owners accordingly and received no response.

Alderman Smith questioned type of communication; Attorney Megan Mack said it was stated in the Deed.

Alderman Evans stated he was contacted by the owner informing him he was hospitalized. Mr. Barrera clarified there were other extensions prior and was seeking direction from the committee.

Alderman January stated there was a supply issue which he experienced during the pandemic. It was lifted **May 11, 2023**. She suggested another extension since he was hospitalized etc.

Mr. Reggie Boyson spoke in behalf of the owner explaining the situation of an accident and that the owner was hospitalized. Alderman Allen suggested that the owner explain once released. Mr. Barrera reiterated a prior six-month extension; Alderman Smith stated was no one present on behalf to explain.

Alderman Evans offered reaching out to the family; Mr. Barrera stated he was able.

Alderman Smith suggested a certified letter and move forward. Mr. Barrera acknowledged he would.

V. DISCUSSION OF ORDINANCE AMENDING A SPECIAL USE PERMIT FOR PUD AT 1714, 1720 AND 1724 GREEN BAY RD. (MIDWEST VETERANS CLOSET):

Nimrod Warda, City Planner requested amending the Special Use Permit with a difference in design at **1740, 1720 and 1724** Green Bay Rd. Items **5** and **6** were related. Left opportunities for a different scope without IDOT approval.

VI. DISCUSSION OF ORDINANCE FOR DEVELOPMENT AGREEMENT WITH IMPACTING VETERANS LIVE, INC. (MIDWEST VETERANS CLOSET):

Mr. Warda explained there were adjustments to the Ordinance of the development agreement collaborating with the assistance of the attorney.

VII. DISCUSSION OF PETITION FOR ZONING ORDINANCE TEXT AMENDMENT (THE LYONS DESIGN GROUP, LLC):

Mr. Ward stated the Lyons Design Group LLC was seeking **16,000 sq. ft.** for a warehouse facility. He suggested proposed change recommending allowing for adjustments as proposed for a new single-family home with requirement of tree regulation. He suggested reducing amount of trees from **(2)** to **(1)**. A new building to the south of its location.

Alderman January questioned clarification of the Lyons Design Group; Mr. Warda explained were architects applying in behalf of their client; she asked what company; Mr Warda explained.

VIII. DISCUSSION OF 0 KEMBLE AVENUE (PIN# 12-05-222-018):

Mr. Warda explained vacant lot of **0** Kemble Ave; zoning regulations were a **50-ft.** lot. Mr. Boyson expressed interest on an existing **25-ft.** lot and additionally ones. He, Mr. Warda would communicate with the adjacent neighbors with their perspective. Alderman January also suggested the same of **50 ft.** or larger sq. footage. She asked what could be envisioned with a smaller 25-ft. lot and possibly the neighbors were unaware; Mr. Boyson explained a 2-story building; **700 sq. ft.** or up to **1500 sq. ft.**; **3** bedroom/**2** bathroom. She asked if it would be sold once completed; Mr. Warda clarified was a requirement and home-occupied.

The Mayor questioned if not agreeable with some neighbors if the whole lot was bought or not; Mr Warda stated the whole lot was sold and very rarely were split; the Mayor asked if both neighbors agreed; Mr. Warda stated would review the issues. The Mayor asked who maintained the lots; Mr. Warda stated the contractor for the vacant lots. He was unaware the specific one at hand. The Mayor Questioned if the neighbors were informed accordingly; it was a first come first serve basis.

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

ROLL CALL:

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

Nays: None

Absent: None

The meeting adjourned at 9:27 p.m.

FINANCE/AUDIT COMMITTEE MEETING

MONDAY, JUNE 5, 2023

9:28 PM

Alderman Allen called the meeting to order.

ROLL CALL:

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

Absent: None

I. DISCUSSION OF THE FY 2024 APPROPRIATIONS ORDINANCE:

Interim Comptroller Tawanda Joyner discussed the there was no exceeding the budget and the **FY2024 Appropriations was \$73,735,437** and the appropriated amount was **\$77,422,209 which includes 5% additional contingency**. There would be a Public Hearing, **June 20, 2023; 6:00 p.m.** She would ensure the date was advertised correctly.

II. DISCUSSION OF PRINTER LEASE AGREEMENT ADDENDUM:

Chris Franco, Network Administrator discussed adding printer lease agreement to the Public Works Department. The printer currently wasn't meeting their needs and the original Konica Minolta lease exceeded the amount. It would be a monthly additional cost of **\$312.96/month**; not to exceed **\$2,538.34/month for the entire lease**.

Alderman Coleman questioned the aldermanic printer removed from the office; if the monthly bill amount was reduced; Mr. Franco acknowledged the aldermanic printer was removed from bill. Alderman Coleman asked if they would be credited for a non-function printer within the year; Mr. Franco explained would be credited accordingly.

Alderman Smith left at 9:36 p.m. and returned at 9:40 p.m.

Alderman January questioned why a large need in the Public Works Department; Mr. Franco stated with the standard operating procedure comparable to the water plant; had reduced the size. Trying to reduce the paper use and would follow-up with the chairperson with the usage vs. digital format.

III. DISCUSSION of "GO TO PHONE SYSTEM"

Mr. Franco, explained the option of a "Go To Connect Phone System." The new phone system had system capabilities and savings benefit. The current one had difficulty with acquiring its parts since the antiquated system. Three vendors gave proposals; Go To was providing 50 free phones with a total of 90 and 2 months free on contract.

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

ROLL CALL:

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

Nays: None

Absent: None

The meeting adjourned at 9:43 p.m.