

**MONDAY, FEBRUARY 5, 2024**

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

Following City Council Meeting

**COMMITTEE OF THE WHOLE**

**FEBRUARY 5, 2024**

**7:30 PM**

Mayor Rockingham, Jr., called the meeting to order.

**ROLL CALL:**

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

Absent: Coleman

**I. DISCUSSION OF LAKE COUNTY UNIVERSITY CENTER; 4-YEAR DEGREE EDUCATIONAL OPPORTUNITIES FOR THE COMMUNITY OF YOUNG ADULTS AND WORKING INDIVIDUALS DESIRING TO ADVANCE THEIR EDUCATION:**

North Chicago Community Information Coordinator Hombre Darby explained his experience with the Lake County University Center. Anani Moy, Associate Dean Academic Services & Programs introduced the team members; Dr. Mytzy Rodriguez-Kufner, Advisor & Recruitment Specialist and Leslie Bertholdt, Director of Educators' Center. Ms. Moy continued that the Lake County University Center was a hub for (13) different Illinois Universities for alternate programs. The College of Lake County had donated property to them. She explained that students could transfer to the center continuing their education provisions up to master's degree. The courses offered were in-person, online and Hybrid on evenings/weekends.

**Alderman Allen left at 7:44 p.m.**

The Mayor asked if the students of CLC could start at the University Center. The Center worked in conjunction with the College of Lake County who was a partner and didn't prefer competing with them. They offered only to the student who accrued (60) credit hrs. that could start at the University Center.

**II. DISCUSSION OF MIS 3 TESOROS RESTAURANT, LIQUOR LICENSE AT 2302C MLK DR:**

Chief of Staff, Greg Jackson explained that the owners were seeking a license for a fully stocked bar including (10) tables with (4) seats. It was a Mexican cuisine restaurant. It would also allow video gaming. The Mayor added the previous business had the same license for a restaurant continuing an additional business in the City of North Chicago. He requested removing the wording bar from the previous owner.

**Alderman Allen returned at 7:48 p.m.**

Alderman Murphy questioned clarification. The Mayor stated the liquor license was non-transferable. Attorney Silverman explained the Ordinance would create one license for the new owner. He added that Toby's Bar & Grill needed to apply for a license due to new owners. The license needed wasn't available at this time.

**Item II would be placed on the next Council Agenda, February 19, 2024.**

The Mayor asked if the council members would allow the discussion and council approval of Class A Special Liquor License for Toby's Bar & Grill at the next meeting.

Alderman January questioned noted that no liquor was to be served in addition to no video gaming. The Mayor agreed. The owners were in the process of background checks etc. The Mayor explained that Herbert Handy still owned Toby's property but the business was owned by someone else.

Alderman January asked the status of the building violations and if they were resolved; Chief of Staff Jackson explained since new business owners, it required Police, Fire and Building inspections; the Illinois Liquor Control Commission and Gaming Board were privy of the issue.

The Mayor stated was attempting to keep them on a parallel path if possible.

Alderman Smith questioned if there was monitoring of usage or non-usage with serving liquor. Chief of Staff Jackson explained as much as possible.

Alderman Allen moved, seconded by Alderman January that the Committee of the whole Meeting stand adjourned.

**MOTION CARRIED BY VOICE VOTE**

**Alderman Coleman was absent.**

The meeting stand adjourned at 7:55 p.m.

# **ECONOMIC DEVELOPMENT/PLANNING/ZONING COMMITTEE MEETING**

**FEBRUARY 5, 2024**

**7:56 PM**

Alderman Smith called the meeting to order.

**ROLL CALL:**

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

Absent: Coleman

**I. DISCUSSION OF COMPREHENSIVE PLAN PRESENTATION:**

Taylor Wegrzyn, Economic & Community Development Director explained the planning contractors from The Lakota Group; Vice President Siraj Asfahani, Senior Economic Development Strategist Josh Bloom and Sam Schwartz Planner Company provided a presentation for the Comprehensive Plan. The last one was adopted in year **2016**. The goals and themes were Phase **II** of the project.

Mr. Asfahani explained that actionable realistic strategies were moving forward to the future.

Mr. Bloom explained had carried out an assessment in the City and a high concern with property taxes. It was **25%** higher than Winthrop Harbor. He had viewed the homeownership; currently was **33%** and the goal was to increase to national average to **65%**. The strategies and goals were to increase homeownership for more stable neighborhoods. Following would be strategies achieving them. He provided various examples. Halsey Village was an important future housing site. There were more generational and multi-generational families adjusting to their housing types. The need was to leverage the impact of non-profit housing developers and how to train more tradespeople to carry on the mission. There was importance and desire for additional retail diversity within the City; moderate consumer spending and creating retail competition with neighboring communities. The pertinent goals were within the industrial segment retaining them; nurturing ensuring relationships understanding their needs from the city; cultivating and business growth that serve key industries; retail grocery and restaurant options throughout the City. There were advantages with and disadvantages for businesses to compete without videogaming.

Alderman Smith asked how it could be resolved; Mr. Bloom stated his opinion over time should be phased out. The more pragmatic approach required capping some number for videogaming licenses.

Alderman Evans questioned his suggestion; Mr. Bloom explained was a long-term plan up to **20** years and the city goals managing it carefully. Alderman Evans clarified currently there were many gaming licenses in the city. Mr. Bloom suggested incentivizing as there was a potential adverse effect on the new businesses from gaming; limiting permits issued for a 6-month period and observing its impact. He offered to review the topic later. The focus was pertaining to the retail development in the downtown area.

Alderman Smith suggested short-term related improving the city image of downtown and holding the landlords accountable.

Alderman Evans asked who should be cleaning the properties in front of businesses; the Mayor clarified it was the city's responsibility "curb-to-curb." Alderman Evans suggested incorporating fines from the Economic Development Department ensuring owner accountability. Mr. Bloom considering could be a case-by-case basis, the type of debris and could be determined accordingly.

Alderman January suggested was a code enforcement problem and specific responsibilities of certain individuals. The inspector needed to observe the areas needed. The Mayor explained. Alderman January strongly stated the need of monitoring and maintaining the City.

Alderman Smith suggested bike share on the path.

**Alderman Murphy left at 8:37 p.m.**

**Alderman Murphy returned at 8:41 p.m.**

**II. DISCUSSION OF RESOLUTION APPOINTING LOCAL GOVERNMENT DIRECTOR – LAKE COUNTY LAND BANK:**

Chief of Staff, Greg Jackson asked to appoint the current Economic & Community Development Director, Taylor Wegrzyn as the Director replacing previous one in that position for Lake County Land Bank.

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

**ROLL CALL:**

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

Nays: None

Absent: Coleman

The meeting stand adjourned at 8:50 p.m.

## **JUDICIARY COMMITTEE MEETING**

**FEBRUARY 5, 2024**  
**8:50 PM**

Alderman Jackson called the meeting to order.

**ROLL CALL:**

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

Absent: Coleman

**I. DISCUSSION OF ORDINANCE AMENDING BUSINESS LICENSE REGULATION:**

Alderman Jackson directed discussion to Taylor Wegrzyn, Economic & Community Development Director. He requested an Ordinance Amendment for Business License Regulation moving from the Comptroller's Office to the E&CD Department. A staff member from the Comptroller's Office moved to his department. He explained that his department would oversee the business license process. Primarily, due to the E&CD Department reviewed the Building and Zoning requirements. Changes were proposed; the ordinance itself, the intent and timeline to be reviewed for various documents involved.

Alderman January recognized Chair Jackson and was mainly concerned with business hours were not compatible with business hours of the city code. Many businesses were not open at the time they were licensed for. The City was losing revenue when they weren't open. On the application it asked for business hours; she agreed with the ordinance amendment for business license regulations, the majority concern was gaming and liquor establishments. She asked how could the City manage the hours.

The Mayor stated uncertainty if the City could determine that but suggested that if they wanted different hours to just make sure they were open for business. Alderman January suggested a fee if they weren't open regularly at time licensed for. Mr. Wegrzyn said would review with the City Attorney.

Alderman Jackson asked if Mr. Wegrzyn if he foresaw any more changes to Business Licensing soon. Mr. Wegrzyn explained that changes would be held off after this amendment. There was going to be an additional ERP module to assist with the processing of Business Licenses.

Alderman Allen moved, seconded by Alderman January that Judiciary Committee Meeting stand adjourned.

**ROLL CALL:**

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

Nays: None

Absent: Coleman

The meeting stand adjourned at 9:00 p.m.

Alderman January left the Council Chambers

**PUBLIC WORKS  
COMMITTEE MEETING**

**FEBRUARY 5, 2024**

**9:00 PM**

Alderman Evans called the meeting to order.

**ROLL CALL:**

Present: Jackson, Evans, Allen, Smith, Murphy

Absent: Coleman, January

**I. DISCUSSION OF TEMPORARY CONSTRUCTION EASEMENT APPROVAL:**

Economic & Community Development Director Taylor Wegrzyn explained it was property along Skokie Highway, formerly known as Ricky Rockets project. There was a new developer to build on that property. There was a \$250,00 Strong Community Program Grant that could be used for demolition and the expiration of the grant was April 19, 2024. The grant use was already determined for those properties.

**II. DISCUSSION/REVIEW TAI WORK ORDER NOT TO EXCEED AMOUNT OF \$21,500 FOR THE 2024 DEMOLITION PROJECT:**

City Engineer Steve Cieslica said that this was the second component for Trotter Engineers to go out to bid and assist with construction.

**III. DISCUSSION/REVIEW WAIVING COMPETITIVE BIDDING REQUIREMENTS AND AWARDING A CONTRACT NOT TO EXCEED AMOUNT OF \$177,715.00 TO SHERIDAN PLUMBING FOR THE CIPP OF THE CITY SEWER THAT ROUTES THRU ABBVIE PROPERTY:**

Mr. Cieslica mentioned that Abbvie was to demolish a building (M3) on Sheridan Road; concerned with sanitary sewer under the building which was installed in 1940. When demolished there would be 20 feet of fill on top. Abbvie had agreed to align all the sewer of their property at no cost to the City. About 90% of the city's waste goes through that sewer.

Mayor Rockingham expressed more concern if the building collapsed and repair; through negotiations Abbvie agreed to pay. Alderman Murphy clarified that waiving the bid was for continuity; Mr. Cieslica agreed.

**IV. DISCUSSION/REVIEW GRANTING A TIME EXTENSION TO JUNE 14, 2024 FOR INTEGRAL CONSTRUCTION FOR THE COMPLETION OF WTP VALVE VAULT PROJECT:**

Mr. Cieslica noted the Water Plant shutdown the previous year; the work that was being done was delayed and the contract needed to be extended.

**V. DISCUSS/REVIEW THE 2024 WATER TREATMENT PLANT (WTP) PAINTING PROJECT:**

Mr. Cieslica explained there was approximately \$100,000 in the Water Fund to paint the pipes.

**VI. DISCUSS/REVIEW SUPPLEMENTAL ENGINEERING SERVICES FOR CIORBA GROUP NOT TO EXCEED AMOUNT OF \$36,211.28 FOR THE SHERIDAN ROAD MULTI-USE PATH PROJECT:**

Mr. Cieslica said that when Martin Luther King Dr. was reconstructed in early 2000 a portion was that the City was responsible for connecting the McClory Bike Path. It was to connect at Sheridan Crossing. Alderman Jackson asked if there were funds; Mr. Cieslica said there were.

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

**ROLL CALL:**

Ayes: Jackson, Evans, Allen, Smith, Murphy

Nays: None

Absent: Coleman, January

The meeting adjourned at 9:19 p.m.

## **HUMAN RESOURCES COMMITTEE MEETING**

**FEBRUARY 5, 2024  
9:20 P.M.**

Alderman Murphy called the meeting to order.

**ROLL CALL:**

Present: Jackson, Evans, Allen, Smith, Murphy

Absent: Coleman, January

**I. IML RISK MANAGEMENT ASSOCIATION (RMA) ORDINANCE:**

Liz Black explained the Ordinance asks all partnering municipalities of RMA approve to accept them as a broker.

Alderman Jackson asked if it is an ordinance why it wasn't in Judiciary Committee. Mayor Rockingham explained that because it was RMA related. Alderman Murphy stated that when it was voted to accept RMA it came through Human Resources.

City Clerk Lori L. Collins expressed the understanding that ordinances "City Law" was to be discussed in Judiciary not miscellaneous ordinances. City Attorney said it was a good point that ordinances to be codified would go before the Judiciary Committee but transactional ordinances such as this does not think needed to be brought before the Judiciary Committee. This ordinance was first discussed in Human Resources Committee and made sense to follow through with that. The scope of jurisdiction can be determined, items could also be discussed in various committees.

This would be placed on the next **Council Agenda, February 19, 2024**.

**II. DISCUSSION TO AMEND THE CITY SALARY ORDINANCE ADDING THE FIRE INSPECTOR POSITION A-18:**

Mrs. Black requested to amend the City Salary Ordinance adding the Fire Inspection Position; **A-18**. It was currently in the budget and the upcoming year. It was to assist the Fire Department; one individual to focus on inspections.

This will be placed on the next **Council Agenda, February 19, 2024**.

Alderman Smith moved, seconded by Alderman Jackson that the Human Resources Committee Meeting stand adjourned.

**ROLL CALL:**

Ayes: Jackson, Evans, Allen, Smith, Murphy

Nays: None

Absent: Coleman, January

The meeting stand adjourned at 9:26 p.m.