

**MONDAY, SEPTEMBER 16, 2024**

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

Following City Council Meeting

**HUMAN RESOURCES  
COMMITTEE MEETING**

**I. DISCUSSION OF HUMAN RESOURCES DEPARTMENT MONTHLY REPORT:**  
There was no discussion.

**PUBLIC WORKS  
COMMITTEE MEETING**

**MONDAY, SEPTEMBER 16, 2024**

- I. DISCUSSION OF PUBLIC WORKS DEPARTMENT MONTHLY REPORT:**
- II. DISCUSSION OF WATER DEPARTMENT MONTHLY REPORT:**
- III. DISCUSSION OF ENGINEER MONTHLY REPORT:**

There was no discussion from **Item I – III.**

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

**MONDAY, SEPTEMBER 16, 2024**

**7:15 PM**

Alderman Smith called the meeting to order.

**ROLL CALL:**

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

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

There was nothing for discussion.

**II. DISCUSSION OF DOWNTOWN TIF TERMINATION ORDINANCE:**

Economic & Community Development Department Director Taylor Wegrzyn explained **(23)** years of TIF (Tax Increment Financing), established in year **2000**. The downtown TIF termination and special tax allocation would be closing, **December 30, 2024**.

Alderman Evan questioned why it was closing. Mr. Wegrzyn explained by law, the TIF could be established with a maximum of **(23)** years. The option to renew was **November 2023**. He clarified it was just one of the TIF relating to the downtown areas. It wasn't inclusive of Sheridan Crossing and Skokie Hwy.

Alderman Smith questioned clarification if a project was created, could request an extension. Mr. Wegrzyn explained it would need the approval of all the taxing districts to continue.

Alderman Coleman questioned the time of the Sheridan Crossing TIF District. Mr. Wegrzyn stated was estimating the year **2007** and was not related to the Enterprise Zones. He, Alderman Coleman asked if able to have both the TIF and Enterprise Zone. He, Mr. Wegrzyn, was unaware of that and directed him to the City Attorney. Attorney Silverman stated there was some statutory control of how they interacted. He presumed both could co-exist with each other. Mr. Wegrzyn explained the downtown TIF was created in its own district. The Mayor elaborated further resulting in more profitability.

Alderman Coleman directed to Attorney Silverman. He explained could create another TIF District and following the process accordingly elaborating further. Mr. Wegrzyn explained the last project was with streetcapping, streetlighting. There were remaining funds and Alderman Coleman questioned the amount. Comptroller Tawanda Joyner explained the remaining various projects utilized from the TIF funds. Alderman Coleman asked if the City had any home-rule status. Attorney Silverman explained the City needed to draft a TIF termination ordinance that would be filed with the County adopted by **November 1, 2024**.

**III. DISCUSSION FOR BILL OF SALE AT 2301 GREEN BAY RD. (DOLLAR TREE/JIMMY JOHN'S):**

Mr. Wegrzyn discussed the Bill of Sale at **2301** Green Bay Rd. (Dollar Tree/Jimmy John's) building was completed and water main/public improvements to complete it.

**IV. DISCUSSION OF AUTHORIZATION TO DISPOSE OF SURPLUS PROPERTY AT  
ARRINGTON WOODS:**

Mr. Wegrzyn explained that staff selected the bid method. It would be read openly, and the council members would approve accordingly. Alderman Allen questioned the acreage, Mr. Wegrzyn stated it was **17.1**.

Alderman Coleman clarified had predicted the failure of Brookstone and outsourced from a mega investor. He disagreed with selling parcel as a total. He suggested smaller parcels.

Mr. Wegrzyn explained that a larger parcel was more practical and less costly. The Mayor added it was more feasible for a larger parcel vs. smaller ones. Alderman Allen suggested to "think bigger" what was best for the community. The Mayor chimed in, stating from his standpoint, preferred an Economic Director what was best for City of North Chicago's growth.

Alderman Evans disagreed with the location of an upscaled home development near the problem area subdivision. Chief of staff Greg Jackson clarified a developer wouldn't invest in a property if no potential sale for the developer in a certain area and elaborated further.

Alderman Murphy strongly stated the council members were the final “decision makers.” Needed to move forward with the option provided. She directed the question of estimated cost to the Economic & Community Development Director Taylor Wegrzyn. Mr. Wegrzyn provided amount of **\$1,000**. Alderman Murphy suggested pursuing the option of moving forward or not.

**Alderman Murphy left at 7:53 p.m.**

**Alderman Allen left at 7:57 p.m.**

**Alderman Murphy returned at 7:57 p.m.**

**Alderman Allen returned at 7:59 p.m.**

Alderman Coleman clarified the developers were privy to the market. He suggested openly presenting the property acreage to them and their expert opinion and their decision for the best homes to be built. Mr. Wegrzyn suggested a more generalized advertisement. His staff recommendation with a minimal level of stipulating single-family homes since it was a unified goal of the council members. Alderman Coleman partially agreed.

Alderman Smith agreed with the needed city growth of additional bedroom homes. The City could establish guidelines to benefit the City.

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

**ROLL CALL:**

Ayes: Coleman, Evans, Allen, Smith, Murphy

Nays: None

Absent: Jackson, January

The meeting adjourned at 8:15 p.m.

**PUBLIC SAFETY  
COMMITTEE MEETING**

**MONDAY, SEPTEMBER 16, 2024**  
**8:15 PM**

Vice Chair Alderman Allen called the meeting to order.

**ROLL CALL:**

Present: Coleman, Evans, Allen, Smith, Murphy

Absent: Jackson, January

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

There was no discussion.

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

Alderman Smith asked Police Chief Lazaro Perez for the updated activity what was encountered. He, Police Chief indicated no more information other than that was released from the press. The Police Department had responded to a resident on the block of Kristan Ave. A gentleman had been shot and upon entering the house, many narcotics were found. The investigation was ongoing.

Alderman Smith added that the Police Department was trying to reduce the crime in the city.

Alderman Coleman clarified that money was returned to a fund. Police Chief Perez explained the process.

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

**ROLL CALL:**

Ayes: Coleman, Evans, Allen, Smith, Murphy

Nays: None

Absent: Jackson, January

The meeting adjourned at 8:19 p.m.

**FINANCE/AUDIT  
COMMITTEE MEETING**

**MONDAY, SEPTEMBER 16, 2024  
8:19 PM**

Alderman Allen called the meeting to order.

**ROLL CALL:**

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

**I. DISCUSSION OF MONTHLY BUDGET REPORT:**

There was no discussion from **Item I – III.**

**II. DISCUSSION OF TREASURER'S REPORT – AUGUST 2024**

**III. DISCUSSION OF ANNUAL TREASURER'S REPORT:**

**IV. DISCUSSION/CONSIDERATION OF A CONTRACT WITH REVIZE FOR WEBSITE DESIGN AND DEVELOPMENT NOT TO EXCEED AMOUNT OF \$28,900:**

Chief of Staff Greg Jackson explained the (4) sealed proposals received were Catalis, Civic Plus, Revize and Webinex. The evaluation team recommended Revize due to a direct relationship with current BS&A software. Chief of Staff Jackson asked council members that Item **1V** move to the next Council Agenda for approval.

This will be placed on the next **Council Agenda, October 7, 2024.**

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

**ROLL CALL:**

Ayes: Coleman, Evans, Allen, Smith, Murphy  
Nays: None  
Absent: Jackson, January

The meeting adjourned at 8:19 p.m.