

# MINUTES

The City Council of North Chicago met in a Regular meeting, Monday, May 19, 2025, at 6:03 p.m. in the City Council Chambers at 1850 Lewis Avenue with Mayor Rockingham, Jr., presiding.

## **I. CALL TO ORDER**

## **II. PLEDGE OF ALLEGIANCE**

## **III. INVOCATION**

## **IV. ROLL CALL**

Upon the Roll Call being taken, the following members were present:

Present: Jackson, Evans, Allen, Wray, Brooks

Absent: Murphy

Alderman Murphy was absent due to illness and requested Remote Participation.

**Alderman Jackson moved, seconded by Alderman Allen to allow Alderman Murphy Remote Participation.**

### **ROLL CALL:**

Ayes: Jackson, Coleman, Evans, Allen, Wray, Brooks

Nays: None

Absent: None

### **MOTION CARRIED**

## **V. OMNIBUS VOTE AGENDA**

5-1 Approval of Minutes of Regular Council Meeting, **May 5, 2025**

5-2 Approval of Minutes of Standing Committee Meetings, **May 5, 2025**

**Alderman Allen moved, seconded by Alderman Evans to Approve the Omnibus Vote Agenda as presented.**

### **ROLL CALL:**

Ayes: Jackson, Coleman, Evans, Allen, Wray, Murphy (RP), Brooks

Nays: None

Absent: None

### **MOTION CARRIED**

## **VI. PUBLIC COMMENTS**

The Mayor advised there was a (3) minute limitation per individual for Public Comments.

### **3601 Skokie Highway**

Regis Charlot – Village of Lake Bluff President. He was opposed to the EMCO zoning petition. The allowable uses for M-3 should not be allowed there because of the possible danger. Recommend denial. The Council should agree with the Zoning Board vote and deny the change.

Debbie Borsic – Certified Auto Body (owner) 15 years. She felt M-1 was sufficient for that area and a special use permit was more appropriate for a truck repair location.

Courtney Heck – raised in Lake Bluff, had work with North Chicago Community Partners. Respectfully urged the denial. M-3 allows heavy industrial use. Although, the request is for current truck repair the

future use was the concern. The current zoning was already sufficient for what EMCO was currently proposing. It also affected home values. The Comprehensive Plan approved by the City did not allow this type of zoning there.

James Babowice – Sanctuary Homeowner Association attorney

He stated his opposition. Future users could use the property for any of the M-3 uses many unknowns.

Dr. James O'Donnell

Was in opposition. Concern of chemical pollution.

Ashour Misour

Opposed to re-zoning. Permit did not identify future intent. Could interfere with economic growth.

David Brown

Also opposed to re-zoning. The Planning and Zoning Committee denied re-zoning and should be followed. Heavy industrial use was damaging to residential neighbors. To go against Planning and Zoning Committee is not in the best interest of health and safety.

Omar Kazmi

Requested the Council to deny in order preserve Lake Bluff and North Chicago. Safeguard the communities from pollution. Approval undermines the public's trust. Stand with Advisory Committee.

Colette Budvitis

Stated several concerns and was in opposition to M-3 zoning. Increased public health and safety. She also gave statistics for elevated cancer risk from chemicals in the air.

Gail Morgan

She stated her opposition. It would limit economic development. Asked to consider only a Special Use permit.

Tom Vallone

Opposed because it contradicts the Comprehensive Plan.

Bruce Ankenman

The concern was not the truck repair center, it was allowing EMCO to determine future use.

Matt Dollard

Very intensive industrial use; a lot of pollution to land and air. EMCO had several spills in North Chicago already and failed to notify timely of the spills.

Renata Kubiliute

Resident of Green Oaks who depend on well water and there was no control of what comes in the ground water. She was very concerned with re-zoning. Was in opposition and hoped decision was for everyone not just BREMS

Constance McCabe

Was exposed to several chemicals and previously had a brain tumor.

Paul Slavenas

On medical staff at Captain James Lovell and Rosalind Franklin. He was opposed to the re-zoning.

Michael Machnicki

Urged the Council to deny the re-zoning. Commended Alderman Coleman for questioning not being given information. Consider the families there

Marty Morgan

The residents and safety had not been considered. Was opposed. M-3 Zoning was not necessary for the stated use. The Council is trusted to protect the resident's health and safety.

Dennis Hall

Was at zoning meeting, he did not see a benefit to the community. There was nothing in return except for a hazard to happen. Questioned how the Council would feel if it were near their house. Was there a guarantee there wouldn't been any errors. It seemed like the only concern was financial gain. Health is wealth.

Walt Thomas

There was an EPA publication that showed EMCO had to pay a \$82,000 fine, there were 2 hazardous releases, other statistics and there was a failure to report within a timely manner. Did not to be an honest business.

Marietta Hance

23-year Lake Bluff resident; energy goes into land restoration. She was opposed and stated the need to think of the negative impact on the future generations.

Zhemine Wang

He was a 24-year Lake Bluff resident. Vote as if the property was across from their home.

**Alderman Coleman left the Chambers at 7:03 p.m.**

Mike Kazmi

He was a 30+ year resident of Sanctuary area. There was no need to change the zoning for their applied purpose. Grant the application of truck repair and not change the zoning.

**Alderman Coleman returned to the Chambers at 7:05 p.m.**

Yelena Butman

He was very strongly opposed.

Foss Park

Commissioner Carmecia Hawthorne – listed events of the Foss Park District

**VII. REGULAR AGENDA**

**7-1 CONSIDERATION/APPROVAL OF AN ORDINANCE – PETITION BY BREMS REALTY REQUESTING A MAP AMENDMENT FOR THE PROPERTY LOCATED AT 3601 SKOKIE HIGHWAY**

**Alderman Evans moved, seconded by Alderman Allen to approve the Ordinance – Petition by Brems Realty requesting map amendment for the property located at 3601 Skokie Highway.**

Alderman Murphy asked the attorney if an applicant still had to get licensing through the City. Attorney Silverman agreed that businesses would require a license. Alderman Coleman clarified approval. Attorney Silverman explained that M-3 was heavy industrial with many uses "by right" don't have to go through any special process.

**ROLL CALL:**

Ayes: Coleman, Evans, Allen, Wray, Murphy (RP), Brooks

Nays: Jackson

Absent: None

**MOTION CARRIED**

7-2 CONSIDERATION/APPROVAL OF ORDINANCE – SIGN VARIATIONS FOR NORTH CHICAGO 2023, LLC AT 3100 SKOKIE HIGHWAY

**Alderman Allen moved, seconded by Alderman Evans to Remove Item 7-2 until June 2, 2025.**

**ROLL CALL:**

Ayes: Jackson, Coleman, Evans, Allen, Wray, Murphy (RP), Brooks

Nays: None

Absent: None

**MOTION CARRIED**

7-3 CONSIDERATION/APPROVAL OF CITY BILLS

<b>General Fund</b>	<b>\$</b>	<b>293,568.45</b>
<b>Motor Fuel Tax Fund</b>	<b>\$</b>	<b>49,518.97</b>
<b>Capital Projects Fund</b>	<b>\$</b>	<b>475.00</b>
<b>Motor Fuel Tax Fund</b>	<b>\$</b>	<b>136,751.57</b>
	<b>\$</b>	<b>480,313.99</b>
<b><u>Special Schedule of Bills</u></b>		
<b>5/7/2025</b>	<b>\$</b>	<b>2,678.16</b>
<b>5/8/2025</b>	<b>\$</b>	<b>17,811.89</b>
<b>5/15/2025</b>	<b>\$</b>	<b>750.00</b>
<b>Total Bills including Special</b>	<b>\$</b>	<b>501,554.04</b>

**MOTION:**

**Alderman Allen moved, seconded by Alderman Evans to pay the Regular bills of Council Run **05/19/25** and the Special Runs in the amount of **\$501,554.04** when funds become available.**

**ROLL CALL:**

Ayes: Jackson, Coleman, Evans, Allen, Wray, Murphy (RP), Brooks

Nays: None

Absent: None

**MOTION CARRIED**

**VIII. MISCELLANEOUS BUSINESS**

**ADDITIONAL COMMENTS/QUESTIONS:**

Alderman Jackson commended the Public Works Department for their immediate attention to removing a fallen tree.

Alderman Allen commended the Police and Fire Departments for their efforts and work with clean-up initiative.

Alderman Coleman thanked everyone that participated in the 2<sup>nd</sup> Ward meeting and acknowledged Alderman Evans as Public Works Chairman.

Mayor Rockingham recognized Alderman Evans appointment to a Shields Township Board. Alderman Evans looked forward to working together with Shields and encouraged unification.

## **IX. EXECUTIVE SESSION**

9-1 Executive Session 5 ILCS 120/2 (c) (11) – Pending and Imminent Litigation

**Alderman Allen moved, seconded by Alderman Jackson to suspend the Regular Order of Business at 7:14 p.m. to Executive Session 5 ILCS 120/2 (c) (11) – Pending and Imminent Litigation.**

### **ROLL CALL:**

Ayes: Jackson, Coleman, Evans, Allen, Wray, Murphy (RP), Brooks

Nays: None

Absent: None

### **MOTION CARRIED**

**Alderman Jackson moved, seconded by Alderman Coleman to resume the Regular Order of Business at 7:43 p.m.**

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

## **X. ADJOURNMENT**

**There being no further business to come before the Council; a motion was made by Alderman Jackson, seconded by Alderman Allen that the meeting stand adjourned.**

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

The Council Meeting adjourned at 7:43 p.m.

### **ATTEST:**

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**Lori L. Collins, City Clerk**