

**MONDAY
NOVEMBER 17, 2025**

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

Following City Council Meeting



COMMITTEE OF THE WHOLE

7:40 p.m.

Mayor Leon Rockingham, Jr. asked if there were any questions or discussions needed.

The Committee of the Whole Meeting did not convene.

I. DISCUSSION OF DEPARTMENT MONTHLY REPORTS:

➤ Economic Development	➤ Police
➤ Engineer	➤ Public Works
➤ Finance Budget Report	➤ Treasurer – October
➤ Fire	
➤ Human Resources	

HUMAN RESOURCES COMMITTEE MEETING

**MONDAY, NOVEMBER 17, 2025
7:42 p.m.**

Alderman Murphy called the meeting to order.

ROLL CALL:

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

Absent: None

**I. DISCUSSION OF A REVISION TO CITY SALARY ORDINANCE (CSO) FOR AN
ADDITIONAL MANAGEMENT ANALYST – CLERK’S OFFICE – GRADE A15:**

Human Resources Director Elizabeth Black explained that the request was to add another Management Analyst to the City Salary Ordinance. There was no negative impact to the budget because the Grade was A15 which was lower salary of the Deputy City Clerk which is A17. The intent was to have a full-time Management Analyst and later a full-time Deputy Clerk.

Alderman Allen asked if there were 2 people to be hired. The City Clerk explained that Management Analyst would be hired in hopes to later make that person the Deputy City Clerk and later also have a part-time employee specifically for digitizing. The part-time person was not included with the current request.

Attorney Simon said that the Deputy Clerk position could be removed from the Ordinance and add it later to clarify. The City Clerk said that the Deputy Clerk does not have to be budgeted and if it is not in the budget another person could not be hired anyway.

Alderman Murphy noted that upon budgeting the Deputy City Clerk position would be unfunded on the Management Analyst. Alderman Coleman agreed with making it clear but was in support of the Clerk’s Office.

Alderman Allen moved, seconded by Alderman Evans that Human Resources Committee Meeting stand adjourned.

ROLL CALL:

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

Nays: None

Absent: None

MOTION CARRIED

The meeting adjourned at 7:51 p.m.

FINANCE/AUDIT COMMITTEE MEETING

**MONDAY, NOVEMBER 17, 2025
7:52 p.m.**

Alderman Allen called the Finance/Audit meeting to order.

ROLL CALL:

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

Absent: None

I. DISCUSSION OF 2025 PROPERTY TAX LEVY – PUBLIC ANNOUNCEMENT

Comptroller Tawanda Joyner explained there was a requirement to have public notice if there was an increase above 5% of the prior year which was based on the EAV. There was only EAV from the County this year and it was approximately 11%, which was high. The first adjustment may not be the final. \$329,000,000 was the approximate EAV but thought it was more like \$321,000,000. Thought the increase be approximately 9.68%.

Attorney Simon said there may be possibility for the increased amount to be lower than 9.68%. Ms. Joyner explained what was included in the levy and where the funds were allotted. She noted that IMRF was typically under levied to consider adjustments. If levied that amount must remain in that specific budget even if there is an overture.

II. DISCUSSION/CONSIDERATION OF DEVELOPING A “LONG-TIME HOMEOWNERS PROPERTY REBATE PROGRAM/ORDINANCE”

Chief of Staff Greg Jackson explained a conversation with he and the Mayor concerning a way to assure residents stay in North Chicago and do not move because of higher taxes. gave a brief overview of the possibility to offer 65-year-old and 20+ year homeowner occupied a tax rebate. After speaking with the County Assessor there were 633 people that received homestead exemption. There would not be an income cap. After calculation it would be approximately a \$500 rebate.

Alderman Evans asked how it would affect those that received the Homestead Exemption; Mr. Jackson said there was not affect. Alderman Wray said it was a fantastic idea. Alderman Murphy was in hopes that Economic Development would help all homeowners.

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

ROLL CALL:

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

Nays: None

Absent: None

MOTION CARRIED

The meeting adjourned at 8:15 p.m

**PUBLIC WORKS
COMMITTEE MEETING**

**MONDAY, NOVEMBER 17, 2025
8:15 p.m.**

Alderman Evans called the Public Works meeting to order.

ROLL CALL:

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

Absent: None

**I. DISCUSSION OF AUTHORIZATION TO ADVERTISE FOR BID – WATER
DISTRIBUTION SYSTEM LEAK DETECTION SERVICES:**

Interim Public Works Director Bob Miller explained there was a separation of bid to allow more bidders. There were many valves and mains in the City. Bids would be in December work to be done in the Spring.

He explained that the separation of bids allowed more companies to bid and versatility. One company may not specialize in all the services.

**II. DISCUSSION OF AUTHORIZATION TO ADVERTISE FOR BID – VALVE EXERCISING
AND HYDRANT FLUSHING SERVICES:**

Included with Item I

Mr. Miller announced the arrival of the new plow truck that was ordered 2 years prior.

Alderman Allen moved, seconded by Alderman Jackson that the Public Works Committee Meeting stand adjourned.

ROLL CALL:

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

Nays: None

Absent: None

MOTION CARRIED

The meeting adjourned at 8:19 p.m.

ECONOMIC DEVELOPMENT/PLANNING/ZONING COMMITTEE MEETING

**MONDAY, NOVEMBER 17, 2025
8:20 p.m.**

Alderman Brooks called Economic Development/Planning/Zoning the meeting to order.

ROLL CALL:

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

Absent: None

**I. DISCUSSION – AN ORDINANCE APPROVING A PETITION BY AC POWER 49 LLC FOR
SPECIAL USE PERMIT AND VARIATION AT 0 13TH STREET (PZC CASES 2025-19 AND
20):**

Economic & Community Development Director Taylor Wegrzyn (both Item I & II) explained the petitioner wanted to develop the former landfill site on the northwest side. There were 2 properties involved; one owned by Republic and the other was City owned. Because owned by 2 entities there had to be 2 petitions. The petitions were for a solar farm.

Alderman Evans questioned the address. Mr. Wegrzyn explained that was how the County addressed it. Alderman Brooks asked how it would help the citizens of North Chicago. Mr. Wegrzyn said it would be property tax revenue, option lease agreement approximately \$50,000, low impact of municipal services, and an opportunity to use the site that possibly can't be used because of prior landfill, possibly solar rebates.

Attorney Simon explained that state of Illinois was emphasizing green initiatives. Mayor Rockingham questioned the incentives for residents, a representative explained, and Attorney Simon gave an example.

**II. DISCUSSION – AN ORDINANCE APPROVING A PETITION BY AC POWER 50 LLC FOR
SPECIAL USE PERMIT AND VARIATION AT 0 CASIMIR PULASKI STREET (PZC
CASES 2025-21 AND 22):**

Included with Item I

**III. DISCUSSION – AN ORDINANCE APPROVING A PETITION STEVE AND DEBORAH
OLSON FOR ZONING MAP AMENDMENT AT 1550 GREEN BAY ROAD (PZC CASES
2025-18):**

Mr. Wegrzyn explained the zoning would be from B-2 General Commercial to CW Commercial Wholesale. The current owners would like to lease the property and most interest were from auto shops, the building had bays like a warehouse to accommodate. There were other properties in the general vicinity zoned CW.

Alderman Allen did not agree with the zoning due to other issues that with auto shops in North Chicago. Green Bay Road was a main corridor to the City. Alderman Evans agreed with Alderman Allen that there were issues with auto shops, needed to control the current issues before allowing any more. Alderman Wray had the same concern.

It was agreed to be placed back on Committee for discussion. Attorney Simon explained that there was a deadline for a vote. The applicant can waive the deadline and come to the next Council

meeting; there is no difference between putting on Council or Committee. Alderman Coleman have been a part of the community for a long time, needed to be discussed before having on agenda for vote.

Attorney Simon cited the Planning and Zoning Commission timeline requirements from the City Code.

IV. DISCUSSION – AN ORDINANCE APPROVING A PETITION BY THE CITY OF NORTH CHICAGO ZONING MAP AMENDMENT AT 712 BROADWAY AVENUE (PZC CASES 2025-23):

Mr. Wegrzyn explained it was City owned property and currently B-2 General Commercial looking to rezone to R-3 Residential Single Family. Too small of a lot for commercial use. Alderman Evans questioned the surrounding properties. Mr. Wegrzyn explained.

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

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 8:52 p.m.