

**JUDICIARY  
COMMITTEE MEETING**

**MONDAY, FEBRUARY 3, 2025**

**6:57 PM**

Vice Chair Alderman Evans called the meeting to order.

**ROLL CALL:**

Present: Coleman, Evans, Allen, Smith, Murphy (RP) January

Absent: Jackson

**I. DISCUSSION/REVIEW OF BROOKSTONE AT COLES PARK:**

Chief of Staff Greg Jackson explained the most recent update of no hot water in the Senior Building, it wasn't turned on for **(5)** days. Brookstone responded they were only committed to **\$200,000** of work vs. a **\$3mil** surety bond. The Mayor briefed on the items to be completed (punch list) and clarified the need to update the building code. There is currently a **\$7mil** surety bond. He was holding Brookstone accountable and would follow a legal process if necessary.

Alderman Smith directed to legal asking how to be more pro-active vs. reactive. Attorney Silverman explained needed to ensure they would properly follow the amount of the surety bond and if not, would have to follow legal action and elaborate further. Chief of Staff Jackson explained the penalties and their amounts for not complying.

Alderman Allen questioned the next hearing, **2/13/25; 9:30 a.m.** and emphasized for the penalties in place.

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

**ROLL CALL:**

Ayes: Coleman, Evans, Allen, Smith, Murphy (RP), January

Nays: None

Absent: Jackson

The meeting adjourned at 7:07 p.m.

# ECONOMIC DEVELOPMENT/PLANNING/ZONING COMMITTEE MEETING

MONDAY, FEBRUARY 3, 2025

7:07 PM

Alderman Smith called the meeting to order.

## ROLL CALL:

Present: Coleman, Evans, Allen, Smith, Murphy (RP), January

Absent: Jackson

## **I. DISCUSSION OF 0 MAIN AVE. LEASE AGREEMENT:**

Economic & Community Development Direct explained the property was formerly North Chicago Lumber. The City had acquired the property. This would be a 2-year lease with A-List Limousine and Bus, with a monthly rate of **\$1,500** and the location at **0 Main Ave**. They were mainly interested in vehicle storage.

Christell Ayers, former Great Lakes Army veteran, explained her goal was to employ and beautify the area serving the citizens. Her vision was to lease and option to own the property in North Chicago. She was also training drivers through her non-profit organization. She introduced the employees Fred, former owner and Jessica, Fleet Manager following rules of safety measures.

Alderman January asked if they would provide transportation to the citizens. Ms. Ayers explained currently provided transportation to the veterans and the goal was to expand to the citizens for primarily medical transportation. Alderman January was hopeful to see the business on **0 Main Ave**.

Alderman Coleman explained had the opportunity with Mr. Fred when he was a Foss Park Commissioner. The location of the business was near Sheridan Road, which was prime property, and needed an overall strategy and plan contractually sound with the proper aesthetics understood was in their best interest. Ms. Ayers strongly stressed that she was making a hefty investment with a 60-day contingency clause. She was hopeful that the council members agreed with the luxury-ground transportation that provided services for taxis, limousine, shuttle buses, vans, medical transport in the City of North Chicago. Alderman Coleman stated would prefer as a long-term company. Ms. Ayers was aware of a grant for small businesses. Alderman Allen agreed of the lease agreement.

Chief of Staff Jackson explained why the 60-day clause. Suggested to review the contract accordingly. Alderman Coleman asked to share his comments with the Chief of Staff after the meeting.

Alderman Evans was content with the business choice of North Chicago and welcomed them.

Alderman Smith stated that North Chicago was voted **#2** in establishing businesses within. Additionally, he disagreed with the 60-day contingency clause and asked if the contract could be revisited. Mr. Wegrzyn agreed with the possible options. Attorney Silverman added there were **(2)** separate timeframes within the lease. The 60-days was applicable to any violation timeframe and 30-day clause term related to any party.

Alderman Smith questioned clarification. Ms. Ayers explained the City had lost a grant applied for the road and elaborated further. She offered displaying photos. Alderman Smith inquired of the security and established funding if approved.

Alderman Allen suggested while construction if she could set up a trailer. Ms. Ayers deferred the question to Mr. Wegrzyn. He explained it allowed temporary buildings in the current city code. Ms. Ayers highly stressed the cleanliness and comfort of the vehicles. She clarified the motto of **15** minutes earlier or was considered late. They received 5-star reviews and clients could accrue awards. They would collaborate with other companies for coach buses as they weren't in fleet currently. She was hoping for **10-15** new positions to manage the veteran's contract.

Alderman Coleman echoed the sentiments of Alderman Allen.

Ms. Ayers asked if she could start with **\$1,000** and the remaining **\$500** for the aesthetics. 1<sup>st</sup> year during the move and second year, the amount of **\$1,500**.

The Chief of Staff offered the amount of **\$1,000**. Alderman Coleman suggested differently to attract business in the City, offering **\$1.00** for Sheridan Road building with additional revenue reducing the property tax amount. He clarified she was supporting her business.

Alderman Smith questioned clarification with the dollar amount directing to Attorney Silverman. There was a consensus for **\$1,000**. Ms. Ayers asked if she could have a reasonable time for the notice. Alderman Smith could include the conditions in the agreement.

Alderman January asked that a final attachment was provided to the council members before approved.

**Alderman Allen left at 7:45 and returned at 7:46 p.m.**

**This will be placed on the Next Council Agenda, February 17, 2025.**

**II. DISCUSSION OF RESOLUTION FOR LAKE COUNTY'S PRIVATE ACTIVITY BOND CLEARINGHOUSE (PABC)**

Mr. Wegrzyn explained and requested discussion of the Lake County's Activity Bond Allocation of Volume Cap to Village of Buffalo Grove. This would benefit Lake County as a whole.

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

**ROLL CALL:**

Ayes: Coleman, Evans, Allen, Smith, Murphy (RP), January

Nays: None

Absent: Jackson

The meeting adjourned at 7:57 p.m.

**PUBLIC WORKS  
COMMITTEE MEETING**

**MONDAY, FEBRUARY 3, 2025**

**7:57 PM**

Alderman Evans called the meeting to order.

**ROLL CALL:**

Present: Coleman, Evans, Allen, Smith, Murphy (RP), January

Absent: Jackson

**I. DISCUSSION/REVIEW OF CHANGE ORDER NO. 1 NOT TO EXCEED AMOUNT OF \$13,030.58 TO INCREASE THE OVERALL CONTRACT VALUE TO \$5,363,030.58 FOR THE BUILDING ENVELOPE RENOVATION PROJECT AT THE WATER TREATMENT PLANT: (WTP)**

Engineer Steve Cieslica explained the review of an additional change order **Not to Exceed Amount of \$13,030.58** to increase the overall contract value to **\$5,363,030.58** for the Water Treatment Plant (WTP). He added it was the only change order for this project.

**Alderman Smith left at 8:05 p.m.**

Alderman Allen questioned the initial change from a **\$3mil** to a **\$5mil** project. Mr. Cieslica explained the price was pre-covid and the pandemic escalated the prices. The project was completed and final change-order for the project.

Alderman Evans asked if any cameras in the kitchen area and Mr. Cieslica was uninvolved. Alderman Coleman questioned what was involved for the **\$5mil**. He explained it wasn't yet on the board. Mr. Cieslica explained.

Alderman Evans appreciated the engineer for enlightening the council members concerning the water treatment plant. He was thankful for the security cameras at that location.

**II. DISCUSSION/REVIEW OF TAI WORK ORDER NOT TO EXCEED AMOUNT OF \$254,000 FOR DESIGN ENGINEERING AND BIDDING ASSITANCE- LEWIS AVE. BASIN IMPROVEMENTS (PHASE II) PROJECT:**

Mr. Cieslica explained the Lewis Ave. basin was currently under construction at **95%** designed. He received the final agreement from SMC (Stormwater Control Measures) for both Phase **I & II** with an amount of **\$2.75 mil** each. The funding was in place. There would be a new storm sewer installation along the side streets of **20<sup>th</sup> St**, Winter, Sherman and Wallace. He would be installing a new storm sewer and tying it in for better drainage after Broadway Ave. to the end of the street and next to repair the roads. The goal was to bid for the Spring of **2026**.

**Alderman Smith returned at 8:12 p.m.**

Alderman January moved, seconded by Alderman Coleman that Public Works Committee Meeting stand adjourned.

**ROLL CALL:**

Ayes: Coleman, Evans, Allen, Smith, Murphy (RP), January

Nays: None

Absent: Jackson

The meeting adjourned at 8:12 p.m.

**FINANCE/AUDIT  
COMMITTEE MEETING**

**MONDAY, FEBRUARY 3, 2025**

**8:12 PM**

Alderman Allen called the meeting to order.

**ROLL CALL:**

Present: Coleman, Evans, Allen, Smith, Murphy (RP), January

Absent: Jackson

**I. DISCUSSION OF CONSIDERATION FOR THE PURCHASE OF DESKTOPS WITH LCD  
DISPLAYS IN THE AMOUNT NOT TO EXCEED \$26,882:**

Chief of Staff Greg Jackson explained had received and verified the information needed for Item I.

**This will be placed on the next Council Agenda, February 17, 2025.**

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

**ROLL CALL:**

Ayes: Coleman, Evans, Allen, Smith, Murphy (RP), January

Nays: None

Absent: Jackson

The meeting adjourned at 8:14 p.m.