

**MONDAY
APRIL 7, 2025**

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

Following City Council Meeting



**JUDICIARY
COMMITTEE MEETING**

MONDAY, APRIL 7, 2025

7:43 PM

Alderman Jackson called the meeting to order.

ROLL CALL:

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

Absent: None

I. DISCUSSION/REVIEW OF BROOKSTONE AT COLES PARK:

The Chief of Staff stated was awaiting the updated punch list from the engineer. There were various projects currently. Brookstone had a new attorney; the private security was inconsistent. The meetings were cancelled with Brookstone; the Flock Cameras weren't installed yet and they needed to file their landlord license.

Alderman Allen claimed additional expenses.

Alderman January expressed there were many lists of issues including life-safety concerns.

Alderman Smith was saddened and suggested more enforcement with higher authority.

Attorney Silverman clarified it was with the Housing Authority.

The Mayor explained the possibility of a different management company.

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

ROLL CALL:

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

Nays: None

Absent: None

The meeting adjourned at 8:02 p.m.

**FINANCE/AUDIT
COMMITTEE MEETING**

MONDAY, APRIL 7, 2025

8:02 PM

Alderman Allen called the meeting to order.

ROLL CALL:

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

Absent: None

I. DISCUSSION OF FY2026 BUDGET:

Comptroller Tawanda Joyner provided a PowerPoint presentation of the **FY2026** Budget. She explained, if any questions of the budget, could schedule a meeting. The projected summary for **FY 2025** was amount of **\$34,630,441**. The proposed amount was **\$32,400,536**. The budget of expenditures by department was **\$ 30,850,979**. Lower amount able to fund the capitol projects. **FY 2026** for General Fund Expenditures were **\$32, 181,520**.

WATER REVENUE EXPENDITURES: (2023/2024)

The projected **FY25** end amount would be **\$15,696,55** due to the **16th & Kemble Ave.** project. The City was receiving loan proceeds in the fund and was completed. The projected expenditures were **18,983,112**; less than was budgeted for **FY25**. There was a high reduction in revenue impacting **FY26**.

GRANT FUNDS:

Anticipated revenue of **\$693,111**, awaiting reimbursements and **\$648,522** of expenditures.

Alderman Jackson questioned anticipation of current Federal administration how the City would be impacted and if a strong possibility of not receiving funding. The Chief of Staff elaborated further of a grant loss.

Alderman Evans asked of the retention pond and determined repairs on Broadway Ave. He suggested shift funding to the Broadway Ave. project. The residents were highly concerned and directed council approval suggesting asphalting to Grove Ave. The Mayor clarified it wouldn't be feasible to resurface the roadways because of future underground work.

Chief of Staff Jackson was very disappointed. He had discussions with staff and the MFT funding wasn't identified yet.

Alderman January strongly agreed with Alderman Evans. It needed consideration and was a main thoroughfare and should be utilized for the entire City.

Alderman Coleman questioned funding for the alleys in the 2nd Ward. Ms. Joyner stated **\$100,000** Alderman Allen emphasized the need to compromise. Alderman Coleman mentioned the electronics for the new Aldermen in the budget and he hasn't received his tablet. Ms. Joyner clarified that it was pertaining to **FY2025** budget vs. **FY2026**. His main concern was for Sheridan Rd. aesthetics. The amount of **\$20,000** should be for the appearance code of Sheridan Rd. That was ongoing. Chief of Staff Jackson explained that Sheridan Rd. and City of Waukegan were in the process of filing additional money with the quarter. The documentation for the study of the quarter including the current administration.

Alderman Smith strongly suggested utilizing the lobbyists as the people selected could speak on the City's behalf. Chief of Staff Jackson explained he was preparing credentials within the next **30 days** for discussion of potential lobbyists. The amount of **\$150,000** was spent for the lobbyist fund. Alderman Evans stated if no lobbyist was found within **(6)** months and Chief of Staff questioned if the City would focus on Broadway Ave.

MFT FUND:

Ms. Joyner explained that she anticipated revenue of **\$1,620,08** and expenditures expected **\$1,856,145**. In next **FY2026**, it would be slightly less including expenditures. The numbers would be estimated from the IML per cappa (Illinois Municipal League anticipating MFT fund was reduced. Alderman Allen clarified that Wisconsin would receive the revenue when utilizing the gas for the IL vehicles.

Ms. Joyner explained that the streets were to be determined and what was decided, the number was unchanged.

CDBG FUND:

Ms. Joyner explained she wasn't anticipating revenue. The remaining funds with expenditures from prior years would be utilized for the sewer lining project. **FY2026** anticipated receiving some revenue of **\$39,483** and expenditures of **\$167,480**.

FEDERAL FORFEITURE FUND:

Ms. Joyner explained revenue was interest received; expenditures of **\$8,400** for the rented Police building on **10th St.** Upcoming **FY2026** expected was **\$20,400** for expenditures.

DOWNTOWN TIF:

Downtown TIF was closed, **February 23**. The fund would eventually be **\$0** once all expenditures have been paid. In **2026**, there would be **\$2,000** with interest.

Alderman Coleman questioned clarification if Broadway Ave. was related to the TIF District. Ms. Joyner explained not for downtown TIF District it would be related to ongoing projects in the TIF.

SHERIDAN CROSSING FUND:

Ms. Joyner clarified no revenue or expenditures allocated currently would remain open and was contingent upon future cleanup.

Alderman Smith questioned funding. Ms. Joyner stated it was in the capital fund. Lake County; estimated **\$6mil**. Chief of Staff Jackson explained there were **(2)** different grants from the State. HUD; **4mil** for remediation and DECCO; **\$2mil** for infrastructure converted to remediation. Ms. Joyner explained the amount was currently in the Grant fund. Chief of Staff Jackson stated that Lake County was currently the funding administrator. He elaborated further with the process. The remediation was considered in the summer of **2025**.

Alderman January questioned the process, Chief of Staff explained Lake County would pay.

SKOKIE HWY TIF FUND:

The City anticipated amount of **\$1,088,767** and expenditures of **\$102,646** for ending of **FY2025**. Expected revenue of **\$860,000** and expenditures of **\$135,540**. She explained the money would be placed for future projects.

GRANT OPERATING FUND:

The Fund for Grant Operating and Capital Fund was no longer utilized and not yet cleared. Once a**\$0** balance, would close the fund with council approval.

Alderman January questioned clarification of the fund balance. Ms. Joyner explained it would move to the General Fund.

DEBT SERVICE FUND: SERIES 2007A

Paid the BOND SERIES 2007A and remaining balance of **\$488** that will be carried over.

DEBT SERVICE FUND: SERIES 2007C – GRANT PLACE

The City anticipated principal payment for debt payment of **\$974,729** with expenditures of **966,558** = tax revenue of **\$9,171**.

DEBT SERVICE FUND: SERIES 2014A

The debt was already paid, projects that were ongoing that would be utilized from the fund balance. Once the projects were completed, there would be a **\$0** balance including Debt Service 2007B.

VISION FUND

FY2025 revenue; **\$17,226** and expenditures; **\$12,254**. **FY2026** revenue was **\$16,061** and expenditures; **\$14,000**. The City was self-insured with the Vision and Retiree Funds.

RETIREE PREM. FUND

FY2025 revenue; **\$208,795** and expenditures; **\$156807**. **Fy2026** revenue; **\$183,000** and expenditures; **\$219,460**.

The city created a Pension Reserve Fund to be transferred. The amount of **\$1,317,555** would be transferred to the specific fund. It was mainly the casino and Home Rule Tax.

Alderman January suggested the money earmarked. Ms. Joyner clarified the amount from Grant placed would be placed for payments of Grant Place debt.

Ms. Joyner reiterated the Casino and Home Rule Tax proceeds would be allocated to the Pension Fund.

LIBRARY FUND

The library prepared its own budget and the City filed it excluding the property taxes. **FY2025** revenue; **\$1,251,644** and expenditures; **\$1,471,915**. **FY2026** revenue; **\$625,543** and expenditures; **\$1,114,902**

Alderman Smith questioned the current rating. Mr. Joyner clarified the City had not requested a new bond rating. Chief of Staff Jackson explained that paying for the pension fund, would place the City in a better financial situation. Alderman Smith asked for a projection of what steps. Chief of Staff Jackson stated he was aware of what was reviewed with financial status. He followed his predecessor moving forward.

Alderman Allen clarified didn't follow what was advised in the Audit which made the bad rating. He commended Comptroller Joyner with her presentation.

Ms Joyner added the new software with the budget. It was applied to Excel and the numbers manually entered.

Alderman Coleman has observed Mr. Joyner's growth in her confident and commended her on the presentation. Alderman Smith concurred. Alderman Allen added including the staff. Ms Joyner clarified the entire team. If any questions or concerns, she and the Chief of Staff could schedule a meeting.

This will be placed on the next **Council Agenda, April 21, 2025**.

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

ROLL CALL:

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

Nays: None

Absent: None

The meeting adjourned at 8:47 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

MONDAY, APRIL 7, 2025

8:47 PM

Alderman Evans called the meeting to order.

ROLL CALL:

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

Absent: None

I. DISCUSSION – RESOLUTION FOR RENEWAL/EXTENSION OF AMM ENTERPRISES, INC. SERVICES NOT TO EXCEED \$60,000: (SIX MONTHS)

Alderman Evans requested the renewal/extension for (1) year. Chief of Staff Jackson explained the initial agenda. He asked for a full-time position mentoring Rob Freeman as the Water Superintendent. He and Alderman Evans had discussions and corrected time to (1) year.

Alderman Coleman disagreed as he didn't feel Mr. Miller has serviced the community for that amount. Alderman Allen and Alderman Jackson agreed up to (6) months and move forward.

Item I. will be placed on the next **Council Agenda, April 21, 2025.**

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

ROLL CALL:

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

Nays: None

Absent: None

The meeting adjourned at 8:51 p.m.

**HUMAN RESOURCES
COMMITTEE MEETING**

MONDAY, APRIL 7, 2025

8:52 PM

Alderman Murphy called the meeting to order.

ROLL CALL:

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

Absent: None

**I. DISCUSSION – MGT/GOVHR CONTRACT RENEWAL FOR POLICE DEPARTMENT
ADMIN/COORDINATOR:**

Human Resources Director Liz Black asked for consideration of the contract renewal with the position of Administrative Coordinator. Nothing was changed with the hourly rate.

Alderman Murphy explained it was the usual contract time increment. Mrs. Black reviewed and renewed another **(6)** months.

Item I. will be placed on the next **Council Agenda, April 25, 2025.**

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

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 8:54 p.m.

ECONOMIC DEVELOPMENT/PLANNING/ZONING COMMITTEE MEETING

MONDAY, APRIL 7, 2025

8:55 PM

Alderman Smith called the meeting to order.

ROLL CALL:

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

Absent: None

I. DISCUSSION – 1606 SHERIDAN ROAD – SPECIAL USE PERMIT – ADELANTE CENTER FOR ENTREPRENUERSHIP:

E&CD Director Taylor Wegrzyn was requesting relocation to **1606** Sheridan Rd., North Chicago, IL. The Zoning Board Association agreed with the conditions. This would require a Special Use Permit for a Community Resource Center at **1606** Sheridan Rd. Hours were from **8-8** p.m. and would limit accessory pantry use. If any traffic congestion issues, they could conduct a traffic study.

Alderman Coleman addressed the current parking dilemma. It was no fault to the landlord or tenants. He asked how it would be resolved. Mr. Wegrzyn was not aware of a written agreement to share the parking. He suggested a discussion with the owner of the building. The new tenants were forced into the union of **(1)** parking lot. The landlord has increased the tenant's rent to reserve place for parking.

Kenneth Barber, Executive Director, explained there were **(3)** Commercial Vehicles and was only a tenant constrained by the lease. Alderman Coleman strongly stated he wasn't addressed by the business and that business need to reach out to the Alderman.

II. DISCUSSION – 2525 GREEN BAY ROAD – SPECIAL USE PERMIT – YBLC, INC:

Mr. Wegrzyn explained that Youth Build Lake County would be the new tenants of Great Lakes Credit Union, seeking a Community Resource Center. The Regular operations would continue with a **3,600** ft. space for the drive-up window at GLCU (Great Lakes Credit Union). This was a request for the Special Use Permit for Youthbuild, Inc. There was a unanimous decision by the Planning/Zoning Commission. The petitioner was present. The Youthbuild's lease on Kemble Ave. was expiring and would be moving to the new location at **2525** Green Bay Rd.

Tameka Wilson Youthbuild's Executive Director explained.

III. DISCUSSION – INTERGOVERNMENTAL AGREEMENT FOR ABANDONMENT PROCEEDINGS – NORTHERN ILLINOIS LAND BANK:

Mr. Wegrzyn was considering an Intergovernmental Agreement. There was no cost to join the Northern Illinois Land Bank, following membership. It would provide increased capacity to investigate vacant and abandoned properties. Membership would provide greater resources for the City in its efforts resolving abandoned land.

NEW BUSINESS

Alderman Coleman asked Mr. Wegrzyn to address the Alderman for business of specific ward. It was noted as such. He asked if Alderman Coleman could express preferred communication and would be discussed off the record.

Chief of Staff Jackson explained was directed by Alderman Coleman for the Chief of Staff and attorney for initial research of BYOB (Bring your own bottle) licenses. Alderman Evans questioned clarification of the acronym. It was stated typically to mean Bring Your Own Bottle.

Items I-III will be placed on the next **Council Agenda, April 20, 2025.**

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

ROLL CALL:

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

Nays: None

Absent: None

The meeting adjourned at 9:13 p.m.

**PUBLIC SAFETY
COMMITTEE MEETING**

MONDAY, APRIL 7, 2025

9:13 PM

Alderman Jackson called the meeting to order.

ROLL CALL:

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

Absent: None

I. DISCUSSION ENTERING INTO A CONTRACT WITH MUNICIPAL EMERGENCY SERVICES, INC. FOR THE PURCHASE OF FIREFIGHTER BUNKER GEAR (PPE) NOT TO EXCEED \$27,305.00:

Fire Chief John Umek explained he was entering into a contract with Municipal Emergency Services, Inc. for the Purchase of firefighter bunker Gear (PPE) **Not to Exceed Amount of \$27,305.00**

It was the structural gear

II. DISCUSSION ENTERING INTO A CONTRACT WITH HEALTH ENDEAVORS, S.C., INC. FOR THE PURCHASE OF ANNUAL PHYSICALS FOR DEPARTMENT PERSONNEL NOT TO EXCEED \$13,220.00:

Fire Chief John Umek explained he was entering into a contract with Health Endeavors, S.C., Inc. for the purpose of purchasing annual physicals **Not to Exceed Amount of \$13,220.00**.

Alderman January questioned if any changes to the cost. Fire Chief Umek stated only with inflation costs.

III. DISCUSSION ENTERING INTO A CONTRACT WITH EAGLE UNIFORM COMPANY FOR THE PURCHASE OF DUTY UNIFORMS AND SAFETY BOOTS NOT TO EXCEED \$19,800.00:

Fire Chief John Umek explained he was entering into a contract with Eagle Uniform Company for the purchase of duty uniforms and safety boots. **Not to Exceed \$19,800.**

Alderman Jackson asked if the item costs proceeded with (3) bids. Fire Chief Umek acknowledged they did.

Items I-III will be placed on the next Council Agenda, April 21, 2025.

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

ROLL CALL:

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

Nays: None

Absent: None

The meeting adjourned at 9:16 p.m.

COMMITTEE OF THE WHOLE

MONDAY, APRIL 7, 2025

9:17 PM

Mayor Rockingham, Jr. called the meeting to order.

ROLL CALL:

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

Absent: None

I. DISCUSSION – FINDING AND RECOMMENDATION OF VIDEO GAMING STUDY:

Chief of Staff Greg Jackson gave a PowerPoint presentation with his findings and recommendations for a video gaming study. He discussed the (5) questions with various categories and suggested limiting or ceasing the signage appearance code etc.

The Mayor questioned advertisements and recommended sign reviews suggesting decals vs. signage limitation which impacted the property value.

Alderman January appreciated the information and recommendations. She agreed with limitations. North Chicago was becoming saturated and there was a reduction in revenue. There was enough gaming and alcohol. Chief of Staff explained.

Alderman Evans was directed by Chief of Staff where in the budget was his information he questioned. He suggested it was in the monthly budget report.

Alderman January asked that the casino was a separate line item.

Alderman Coleman noticed the 2nd Ward had primary gaming vs. the other wards. Could for future use limit (1) Video Gaming parlor located on Sheridan Rd. Chief of Staff explained he envisioned an ordinance format with primary and secondary video gaming suggesting established parameters with businesses and video gaming parlors. Alderman Coleman agreed with the Mayor on decals.

In the study, there was no correlation to criminal activity with video gaming parlors. He would confer with legal. Alderman Coleman agreed with the decals vs. signage. With primary gaming, he requested lower light density. The Chief of Staff agreed.

The Mayor echoed the sentiments of Alderman January for the Chief of Staff's presentation.

Item I will be placed on the next **Council Agenda, April 20, 2025**

II. DISCUSSION – RENEW/EXTENSION OF INTERDEV MANAGED IT SERVICES AGREEMENT NOT TO EXCEED \$356,592 (THREE YEARS)

The Chief of Staff requested to table **Item II**. There was language needed to incorporate into the agreement.

III. DISCUSSION – BUY LOCAL CAMPAIGN:

Hombre Darby Community Information Coordinator explained the Buy Local campaign. He stated the benefits to buy local and named them. The studies indicated that expenditures in the local communities could increase to 25% when expenditures of local businesses. He suggested a Buy Local campaign discussing with the Economic & Community Development Director the methods of retaining the expenditures within the community. Suggested a campaign or educating the public.

Alderman Jackson suggested advertisement of buying local, online with alternative methods of branding.

Alderman January suggested highlighting the local businesses on a monthly basis. Mr. Darby stated he had highly considered it. Mr. Wegrzyn clarified the core components advertising the local businesses monthly alternating to the social network which was unique to the community. Inviting the aldermen who had less businesses for the great opportunity for its establishments and the City for the vision and exposure.

IV. DISCUSSION OF 7TH WARD REPRESENTATION:

Forrestal Village had given notice to non-military affiliated civilians residing in the subdivision, that they wouldn't be renewing the leases. This displacement would impact the incumbent alderperson and Alderman – elect. It has been an increased demand for housing by active military personnel. The vacating deadline would be for non-affiliated civilians by early Fall.

Attorney Silverman gave options including redistricting or redrawing the ward boundaries; at-large alderperson representing primarily the military ward and reducing the number of wards. There would require a change in the form of government resulting in a referendum if decided to reduce wards.

Alderman Smith moved, seconded by Alderman Murphy that Committee of the Whole stand adjourned.

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 10:18 p.m.