

**MONDAY
APRIL 21, 2025**

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

Following City Council Meeting



Committee of the Whole

7:12 PM

Mayor Rockingham, Jr. called the meeting to order.

ROLL CALL:

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

I. Discussion of Department Monthly Reports:

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

There was no meeting discussion.

II. Discussion of Request for Class B Liquor License – RK Business Inc. (DBA John's Liquor Store)

Chief of Staff Greg Jackson explained that he was authorizing the attorney an amendment to the City Code for the Class B Liquor License to RK Business Inc: (DBA John's Liquor Store)

He continued that the building was previously the same type of establishment. There was just a different name of ownership. It was untransferable.

Attorney Simon asked if there was gaming in their establishment. There was a conflict between packaged liquor and video gaming license. The gaming was only for a sale of liquor on the premises and the **B** Liquor License was on sale outside. He explained how it could be created accordingly.

Comptroller Tawanda Joyner clarified the previous owners were approved for the GP Liquor License and didn't apply for it. Chief of Staff Jackson emphasized the Gaming Moratorium was currently active until the amended language of the ordinance. The Mayor strongly stated the previous establishment owner had both the Liquor and Video Gaming License. Chief of Staff explained could remove and add a **B** Liquor License. The moratorium could be lifted once the amendment. Attorney Simon added needed to review the petitioner's information. The Mayor clarified that prior business had both Video Gaming and **B** Liquor License. They should be allowed to apply for both.

Alderman Coleman had concerns with mainly the lights with the video gaming. Chief of Staff explained.

Alderman Jackson requested that the Items of Class **B** Liquor License be tabled until the next Meeting. There was a general consensus. The Mayor asked that they meet with Alderman Jackson with his concerns. Chief of Staff elaborated further since it was the 1st reading could place it on both agendas could have continued discussion. Alderman Jackson acknowledged the process.

**III. DISCUSSION – RENEW/EXTENSION OF INTERDEV MANAGED IT SERVICES
AGREEMENT NOT TO EXCEED FY26 BUDGET (\$356,592) 1ST YEAR OF RENEWED
AGREEMENT FY27 BUDGET (\$374,422) 2ND YEAR OF RENEWED AGREEMENT FY28
BUDGET (\$393,143)**

This was removed.

IV. DISCUSSION – STATUS OF CITY CODE AMENDMENT TO TITLE 8, CHAPTER 7 (LIQUOR CONTROL CLASSIFICATION AND FEES) CREATING A BYOB (BRING YOU OWN BOTTLE) CLASSIFICATION

The Chief of Staff explained was still gathering data on the pros and cons in the community.

Alderman Jackson stated was down a “slippery slope” and was unable to control and against it.

Alderman Murphy had voiced her concerns of it shifting liability with the City with potential violations. She was willing to review the data. The employees would need special training for the item. The Chief of Staff explained it was the legislative body’s choice. BYOB was successful in other communities that were more restaurant based. The data was commenced and preferred to complete it and be presented to the council members.

Alderman Allen added there were enough issues.

V. DISCUSSION – STATUS OF CITY CODE AMENDMENTS TO TITLE 5, CHAPTER 33 (VIDEO GAMING)

The Chief of Staff explained that the Council reviewed the presented data and would be sent to legal for review. The next step was that it was approved when ready.

Alderman Coleman questioned clarification with the procedures. Chief of Staff explained.

Alderman Coleman suggested an ordinance amendment to the Video Gaming. Needed to reduce the clustering.

The Mayor questioned/suggested to tweak the language etc. The Mayor asked if existing gaming parlors were provided with ample time to become compliant. The Chief of Staff clarified they were previously noncompliant, and it was unenforced until currently. They would need to provide a timeframe for compliance.

Attorney Simon explained the City would be unable to regulate specific business. Alderman Coleman questioned the neon signs for specific areas. Attorney Simon offered district regulation etc.

The Chief of Staff explained there was funding for the commercial appearance code in the budget. There was an RFP (Request of Proposal) for commercial buildings in the districts.

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

MOTION CARRIED BY VOICE VOTE AT 7:39 PM

Alderman January was absent.

**JUDICIARY
COMMITTEE MEETING**

**MONDAY
APRIL 21, 2025**

7:40 PM

Alderman Jackson called the meeting to order.

ROLL CALL:

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

Absent: January

I. DISCUSSION/REVIEW OF BROOKSTONE AT COLES PARK:

Chief of Staff Greg Jackson reported Brookstone was issued **48** violations: **\$750** per day/violation.

Alderman Smith questioned if not enough funding. Attorney Simon explained the process. The City forced them into compliance and would be paying accordingly. The Chief of Staff explained it was contingent with the decision of the Hearing Officer and if they refused to pay, there would be fines and civil action would follow.

Alderman Evans strongly stated it was perceived as a game. The Hearing officer isn't properly enforcing the issue. Attorney Simon explained attempting to send permission for the block cameras to Lake County Housing Authority. The Surety Bond was still an issue and he explained the procedures to file the complaint.

Alderman Jackson had concerns relating to public safety with the sprinkler system in-operaterable and if the City would be liable if something fatal occurred. It was a major problem and could be a public safety crisis. What could the City legally do. Attorney Simon explained and was a great city burden.

The Economic & Community Development Director explained the City resolved by placing stickers on the fire control room doors for the violations. The Fire Department has signed a contract with New Fire alarm Co. The Chief of Staff added, per the Fire Inspector that Brookstone never had a fire alarm monitoring previously. Mr. Wegrzyn stated he was awaiting confirmation from the property owner.

Alderman Allen clarified the City has been discussing this for **3** years. He expressed disappointment in emphasizing the safety City was **1st** priority and he requested action. It was a **\$mil** company. Mr. Wegrzyn corrected the miscommunication received and elaborated further. Chief of Staff stated that Monetary action received a response. He echoed the Mayor, that the surety bond was dragging too long, and he elaborated further.

Alderman Jackson asked if the City could hold the Lake County Housing Authority accountable by a lawsuit. Attorney Simon explained it would force compliance with all the entities and the following would pursue all legal avenues. The Chief of Staff clarified that the Lake County Housing Authority was served.

Alderman Jackson clarified the focus was the City of North Chicago with any resident complaints. Chief of Staff understood the residents directed the issue with Alderman who represented them. The city staff was currently very frustrated.

Alderman Coleman agreed they were the city leaders and responsible for the quality of the resident's lives and their safety. Suggested placing orange stickers on the doors of the residents at Brookstone as uninhabitable and should see a response from their landlord. He explained the process.

Alderman Evans recommended a higher \$ amount. The Chief of Staff stated he was capped at the dollar amount of **\$750**. He asked legal if the City could bypass directly to the Circuit Court. Attorney Simon

stated would ask the Hearing Officer to emphasize the needed compliance. The fines were capped regardless of what direction. Alderman Evans clarified the City hasn't received nothing.

Alderman Coleman disagreed with fees incurred. His concern was the residents. He compared Brookstone to Marian Jones subdivision. The Mayor indicated it was also through Lake County Housing, and they found additional housing. Must move them out with violations. Chief of Staff would confirm the number before contacting Lake County Housing deeming Brookstone uninhabitable and the board chair. They would need to find alternative housing for the residents.

Alderman Jackson reiterated safety needed for the residents as pro-active measures vs. reactive. They would direct the City and the leaders as the responsible ones. Chief of Staff explained to the council members that with the issue of inhabitable estimated (25) units, they will need to find housing for the residents that would be temporarily displaced.

Alderman Smith questioned the potential push back from the residents. There may be repercussions received. The Chief of Staff clarified was a moral obligation for the numbered residents. He would update the council members accordingly.

The Mayor questioned if Lake County should be contracted and allowed a timeline for the resident compliance. The Chief of Staff stated he would provide time for a contingency plan with the staff.

Alderman Jackson asked for a consensus. Alderman Evans claimed wouldn't be the council member's decision. Alderman Jakson decided not to exceed 30 days for a contingency plan and what was entailed in the interim. The Chief of Saff reiterated would determine which units were uninhabitable, contacting Lake County Housing, if the units were marked, who would be the contact etc.

Alderman Smith disagreed that fire water sprinklers with decision of units uninhabitable. Attorney Simon chimed in explained was inclusive of smoke detectors that would be an issue. The Chief of Staff clarified it needed to be operable. The units would need inspections.

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

ROLL CALL:

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

Nays: None

Absent: January

The meeting adjourned at 8:28 p.m.

ECONOMIC DEVELOPMENT/PLANNING/ZONING COMMITTEE MEETING

MONDAY, APRIL 21, 2025

8:29 PM

Alderman Smith called the meeting to order.

ROLL CALL:

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

Absent: January

**I. DISCUSSION – AN ORDINANCE APPROVING CERTAIN SIGN VARIATIONS FOR
NORTH CHICAGO 2023, LLC AT 3100 SKOKIE HWY:**

Economic & Community Development Director Taylor Wegrzyn explained the petitioner was seeking (3) different wall variations. The ordinance allows **12** and he asked for **14**. Per Ordinance, the maximum height was **25 ft.** and was seeking up to **50 ft.** The monument allowed **240 sq. ft.** and was allowed **200 sq. ft.** This was previously Ricky Rockets and was changed to Compass. Received PZC staff approval.

This was comparable to former Ricky Rockets.

Alderman Jackson questioned if any neon signs would be place in the location. Mr. Wegrzyn stated there weren't any.

Alderman Evans asked if there would be potential conflict with the other hotel establishments, allowing more than the ordinance allowed. Mr. Wegrzyn clarified the Planning and Zoning Commission considering the factors accordingly. There was a very large parcel that was assembled. And the setback of the specific building structure was considered. The ordinance amendment would be created specifically for the property at **3100 Skokie Hwy.** It wouldn't include any other properties with signage authorization. Council members would need a text amendment to the City Code and another application.

Attorney Robert Hegelet explained the existing agreement with mulch company re: prior developer. They agreed with signage placed on top of the current one. He allowed the monument signage. The Mayor asked the size, Attorney Hugelet stated was **8 ft.** tall and **50 ft.** wide on each side. He was awaiting their response, hoping for an agreement.

**II. DISCUSSION – AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE
ADELANTE CENTER AT 1606 SHERIDAN RD. – ENTREPRENEURSHIP OPERATING A
COMMUNITY RESOURCE CENTER:**

Mr. Wegrzyn explained there was continued discussion of the Adelante Center at **1606 Sheridan Rd.**, For operating a Community Resource Center, a Food Pantry. It was in the 2nd ward and Alderman Coleman was present. Alderman Coleman clarified was no discussion of the back up traffic flow issue. Mr. Wegrzyn echoed the traffic concerns at the Planning and Zoning Commission Meeting. They asked to revisit it though was approved for a Special Use for the Adelante Center.

Alderman Coleman specified was an online food pantry internationally. Mr. Wegrzyn stated his understanding that Waukegan recently opened a post market for baked goods, smoothie type products and coffee served. He was unaware of a food pantry operating at the location. Alderman Coleman noticed (3) charging stations and asked if that was for the public. Mr. Wegrzyn explained it was specifically for the fleet. Alderman Coleman addressed the number of fleets parked and was concerned of the number of places available. Mr. Wegrzyn stated the organization wasn't utilizing the drive-thru area. If approved, they would need to propose another Special Use Permit for its purposes. It was a separate traffic pattern.

The Mayor agreed with Alderman Jackson and Coleman. The City may need to regulate the food pantries that were clustered, as it was detrimental to traffic. Attorney Simon questioned additional information about traffic patterns that could assist. Mr. Wegrzyn was willing to send the needed information to the council members. He clarified wasn't based on a traffic study. Attorney Simon offered alternative to the PZC (Planning and Zoning Commission) approved, disapproved or returned for additional discussion. Alderman Coleman agreed and elaborated further. Alderman Smith suggested voicing concern with the owner. Attorney Simon strongly opted for some action.

The Mayor suggested the presence of the owners. Mr. Wegrzyn explained that no notice was sent to them. They were present at the PZC meeting and concerns were addressed, the owners would allow certain number of pickups per hour and a specific window accordingly.

Alderman Evans recommended they were present.

Alderman Smith strong stated the existing owners created a traffic backup and the issue should be addressed. Alderman Coleman echoed the sentiment from the Chief of Staff. Mr. Wegrzyn clarified that he needed within several months to explain the process involved.

Attorney Simon emphasized some action was needed. Alderman Coleman Recommended returning to the PZC and schedule another Public Hearing.

Item **II** will be tabled until the next Meeting, **May 5, 2025**.

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

ROLL CALL:

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

Nays: None

Absent: January

The meeting adjourned at 8:53 p.m.