

**FINANCE/AUDIT  
COMMITTEE MEETING**

**MONDAY, JANUARY 06, 2020  
7:49 PM**

Alderman Runnels called the meeting to order.

**ROLL CALL:**

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

**I. DISCUSSION/PRESENTATION – COMPTROLLER’S OFFICE RENOVATION:**

Assistant Comptroller, Tawanda Joyner explained renovation proposal needed for purposes of a more professional appearance to the public, a better use of the space, health/safety improvements and modern design. A more functional office was needed.

Alderman Markham questioned if it was in the Finance budget. Ms. Joyner said it would be in the Building Facility Management budget, initially approved for **\$15,000**. There was also a state grant that the City received for building improvements.

The Mayor stated the vault wasn’t being utilized. Waukegan Safe n Lock Company removed the doors. Ms. Joyner explained the Comptroller’s Office had a smaller safe within the vault. He stated he was moving forward with the process and the end results would be beneficial to staff giving additional space.

Alderman January was hoping the renovation would be moving forward, a more automated process with cash received/transported to the bank appropriately. The Mayor stated was in the process of acquiring new software estimating in August/September 2020.

Alderman Allen suggested seeking and hiring local contractors of North Chicago for the office renovation. The Mayor agreed.

**II. REVIEW/DISCUSSION – GAS UTILITY TAX ORDINANCE REVISION:**

Interim Comptroller, Daniela Partipilo explained the ordinance revision with changes requested by Alderman Allen.

Alderman January questioned clarification. Mrs. Partipilo explained the revision reflected pg. (5), **5-35-4** to reflect wording of “City Council” shall enter into the contract.

This would be placed on the next **Council Agenda, Tuesday, January 21, 2020**.

**III. REVIEW/DISCUSSION – GAS TAX COLLECTION AGREEMENT:**

Mrs. Partipilo stated the agreement related to the Ordinance.

This would be placed on the next **Council Agenda, Tuesday, January 21, 2020**.

Alderman Allen moved, seconded by Alderman Mayfield that Finance Committee Meeting stand adjourned.

**MOTION CARRIED BY VOICE VOTE**

The meeting adjourned at 8:01 p.m.

**ECONOMIC DEVELOPMENT/PLANNING/ZONING  
COMMITTEE MEETING**

**MONDAY, JANUARY 06, 2020  
8:01 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

**I. REVIEW/DISCUSSION OF SHERIDAN CROSSING – UPDATE:**

Alderman Allen questioned the status of Sheridan Crossing within the next (6) months. Economic & Community Development Director, Victor Barrera explained the Land Use Attorney, David Silverman decided to amend original and restate the agreement to allow additional time for the structure development's investigation, planning and financing. They required an extension of time to resolve various site uses and design issues to prepare, file and pursue a special use permit for development property plan. It would also allow developing the property in phases. The entire project consisted of a hotel and restaurants. Other supported retail uses included business/medical offices, warehouse and light industrial uses. A portion of the property was donated to the National Museum of the American Sailor Foundation.

Alderman Evans questioned if the City would acquire taxes with the National Navy Museum. Mr. Barrera stated he would research for clarification information.

Alderman Allen asked if any feedback from the developers within the next (6) months; many changes and no development. Mr. Barrera explained they were considering other development uses, **October 03, 2019**, for the rear portion of the property. There was an industrial developer interested in (11) of (33) acres for a potential warehouse. Attentive date of breaking ground, **May 2020**.

Alderman Mayfield requested the developers were present. Mr. Barrera stated they would be attending the next meeting. She asked for a monthly update. He would honor her request.

Alderman Evans stated if federal property, the City wouldn't acquire taxes from it and any money funded for the museum. The Mayor clarified it wasn't federal land including a proffer letter from the Navy. Alderman Runnels stated was funding was minimal. Alderman Evans suggested something different if no results. Alderman Runnels stated the museum was a **\$45,000,000** project and needed much funding.

Alderman January requested the proffer letter.

Alderman Allen clarified quoted amount of estimated **\$50,000,000** from former Economic & Community Director, Ron Lanz.

Alderman Markham had strong concerns aesthetically with a warehouse and museum. Mr. Barrera stated it was a phased project and elaborated further.

The Mayor explained that IDOT had made changes to Sheridan Rd. and resulted in less progress.

Alderman January stated last discussion it wasn't conveyed what type of facility. The council should have been aware of it. There were other entities that expressed interest that would of generated occupations for the community.

The Mayor explained it was a tough project and land site. The developers only have expended much for the site; estimated **\$1,000,000**.

Alderman Allen requested that the developers speak with the City Council. It was difficult to acquire money from the banks.

Alderman Markham clarified other development with different communities in Lake County. The council was unaware of the contract renewal and no development results.

The Mayor disagreed. He clarified that the council was aware of the environmental problems.

Mr. Barrera indicated the details of the amendment was needed, more information would be provided at the next meeting and also the type of user.

Alderman January strongly stated the Sheridan Crossing property was deemed and may remain industrial. It has been indicated alternative methods in cleaning the soil. There were possible different avenues and encouraged council members to provide their feedback collectively.

Alderman Allen was expecting to break ground in **May 2020** and moving forward.

The Mayor added the developers have been working towards bringing in a hotel/restaurant and was hopeful provided to the site.

**II. PENDING MATTERS:**

There was nothing for discussion.

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

**MOTION CARRIED BY VOICE VOTE**

The meeting adjourned at 8:39 p.m.

**PUBLIC SAFETY  
COMMITTEE MEETING**

**MONDAY, JANUARY 06, 2020  
8:39 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

**I. REVIEW/DISCUSSION OF 911/DISPATCH – UPDATE:**

Police Chief, Lazaro Perez explained it was still in the process and anticipated dates of **March** or **April 2020** for its completion. The dispatchers from Mundelein would be acclimating to North Chicago and **5-6** dispatchers would become more familiar with the geographical area and type of calls received from Mundelein, IL. Currently the police department was experiencing some challenges with Comcast receiving proper permit connection to Mundelein. He was hopeful that soon it would be resolved in the near future. A vendor was in the process of obtaining new fire radio equipment. The I.T. department was currently working on the site connection and unaware of the cost. He anticipated estimated **\$100,000** for state reimbursement. Don Hansen, Mundelein Director was present for any questions addressed.

Alderman Allen questioned clarification of the date and if the City could utilize money in budget for 911. Chief Perez explained had budgeted more to include additional cost to replace the fire radio network.

Alderman Allen moved, seconded by Alderman Runnels that Public Safety Committee Meeting stand adjourned.

**MOTION CARRIED BY VOICE VOTE**

The meeting adjourned at 8:44 .m.

**COMMITTEE OF THE WHOLE**  
**MONDAY, JANUARY 06, 2020**  
**8:44 PM**

Mayor Rockingham called the meeting to order.

ROLL CALL:

Present: Fisher, Mayfield, Evans, Allen, Markham, Runnels, January

Absent: None

**I. REVIEW/DISCUSSION OF BW LIQUOR LICENSE – 2004 MLK DRIVE (KARIM MERCHANT), KSK, INC:**

Alderman Evans requested hard liquor for **2004; Item I** and **2704; Item II, MLK Drive**. Other gas establishments were requesting hard liquor. Cannabis dispensary requests could increase.

The Mayor indicated the only gas station that sold hard liquor was on Rt. **41**.

Alderman Mayfield clarified only (1) sold hard liquor approved during a different administration.

Alderman Evans questioned why short the City of sales. He clarified wasn't promoting it.

Alderman Runnels stated that liquor affected individuals in a different way.

Alderman Mayfield stated that cannabis could have been utilized medically.

Alderman Markham questioned if the liquor license allowed gaming. The Mayor explained the liquor license was for pouring purposes. The video gaming allowed beer and wine only on the premises.

**II. REVIEW/DICUSSION OF BW LIQUOR LICENSE – 2704 MLK DRIVE (AZZIZA SUTERIA), GOLDEN PETROLEUM:**

**III. REVIEW/DISCUSSION OF GAMING LICENSE – 1720 SHERIDAN ROAD: (AWAD)**

The Mayor stated that Mr. Awad at **1720 Sheridan Rd.** (VIP Market) was requesting a video gaming license.

Mr. Awad explained he had a liquor/grocery store. There were few businesses on Sheridan Rd. He stated possibly included be a restaurant and meat dept. in the future and needed additional revenue. He had some plans that was distributed and explained that he wanted a pouring license in order to have video gaming.

The Mayor asked him if he had open restrooms for the public if they utilized the video gaming machines. Some establishments with video gaming didn't permit it. Mr. Awad acknowledged he would. The Mayor directed question if businesses were required to allow usage of restrooms. Attorney Simon stated he would research Lake County Health Department regulations.

Alderman January questioned how age would be monitored and not allow open liquor to be in the general part of the store. Mr. Awad explained that liquor could not leave the gaming area.

Alderman January suggested rethinking the design.

This will be placed on the Committee Meeting Agenda for, **February 03, 2020**.

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

**MOTION CARRIED BY VOICE VOTE**

The meeting adjourned at 9:06 p.m.