

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

**MONDAY, FEBRUARY 03, 2020
6:51 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

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

Absent: None

I. DISCUSSION OF SHERIDAN CROSSING UPDATE:

Sheridan Crossing LLC, Senior Director, Jeff Berta provided information of a new Master Plan. At a national level, there were store closures, economy changing/shifting trending stabilization. Industrial development was the “New Retail.” The vacancy rates had some stability. December **2018** was last presentation and unforeseen death of the President of the company. In year of **2019**, there was some interest from several users. A LOI (letter of intent) was received from an industrial developer with a food-hall “stand alone” concept. It was comparative to Wells Street market in Chicago and a “good fit” for North Chicago. He explained the Phasing Plans.

Alderman Markham questioned specific industry, if appealing to other entities and soil conditions. Mr. Berta explained it was a particular user manufacturing warehouse business that would generate **50-100** jobs. There was sod borings, industrial heavy walls, weighted slab, and environmentally focused.

Alderman Markham questioned if North Chicago was inclusive. Mr. Berta stated that they were listed for reference.

Alderman Evans questioned current master plan, changing from a hotel to theatre. Mr. Berta explained the industrial was more active today. He was focused since last year and responding to the market place. The hotel was still viable yet needing smaller retail. The due diligence process of smaller local tenants was better. He explained the real estate had changed, impacted by global economy and attempting to adapt.

Alderman Evans strongly stated the need of additional revenue and clarified that no taxes were collected with the museum. Mr. Berta was hoping for some plan.

Alderman Mayfield questioned the financing. Mr. Berta explained it was a linear project, tenant economic leasing with letter of intent. Leasing was more definite binding agreements, with lending institutions with timeline of **60-90** days and discussion to key tenants.

She requested **30-60**-day reporting, stressing the need of the council members being more informed.

Alderman Runnels stated that Sheridan Crossing LLC believed in potential for North Chicago development.

Alderman Allen requested that Mr. Berta was more frank and honest. There was cost partnered with seasoned developer that maintained commitment making best efforts. He would provide an overview of a 30-day report and more frequently. A larger broker was more indirectly involved and adaptive to the market place.

Alderman January stated need of more operable, questioned Mr. Berta’s experience; Mr. Berta explained (**10**) years as an architect, Corporative Real Estate, (**5**) years, and last (**15**) years with real estate development. He highlighted the changes including **2008** “stock market crash.” She suggested redevelopment of plan frequency. Mr. Berta stated that more users was the key, willing participants needed to engage in proper mix. He added there were also political and zoning changes in Chicago.

Alderman January strongly suggest the need for discussion due to a difficult parcel and nature of the property. There could be potential upcoming changes. There were other property interests outside of the agreement. She understood there was a vision and a need for development and much financial investment.

Alderman Allen and January expressed their appreciation.

II. DISCUSSION OF O KEMBLE (PIN 12-05-222-024) – BID OPENING:

Mr. Barrera explained that staff agreed to bid for the **25 ft.** parcel. They were properly advertised and the following (**3**) bids were received for **O Kemble Ave. (PIN 12-05-222-024)**.

- **Theodore McClelland** **\$150.00**
- **Melissa Thomas** **\$211.00**
- **Maria E. Figueroa** **\$500.00**

This would be placed on the next **Council Agenda, February 17, 2020.**

III. DISCUSSION OF EMPLOYEE ASSISTANCE REAL ESTATE GRANT PROGRAM:

Mr. Barrera asked if aldermen had interest for the program and if not would move forward.

Alderman Allen questioned if a program for employees verses residents.

Alderman January questioned what would guarantee that the employees would become homeowners. There was **70%+** rentals and she had concerns with the process upon its decision.

Mr. Barrera explained the questions/concerns were taken in consideration for the structure of the program.

The Mayor questioned direction selling property to an employee and suggested an option of bidding.

Alderman Evans suggested initial focus with the North Chicago employees with a home clause.

IV. DISCUSSION OF FAIR HOUSING REGULATIONS:

Senior City Planner, Nimrod Warda explained that CDBG (Community Development Block Grants) subsidized cost for potential legal services. The fair housing regulations would assist with regulations of landlords. The **1st** offense; **\$750**; didn't limit individual assistance with grants; drafting section of city code. He indicated that no need for creation of a board and it was an administrative function.

V. AMENDMENTS TO CITY CODE SECTIONS

Mr. Warda explained the proposed ordinance draft amendments to **10-5-1** and **10-5-6**. He suggested mailbox access provision of **5ft.** and no parking generally on parkway or if permit granted. He stressed the need of adequate parking to account for businesses, the ordinance would allow clean-up for enforcement including larger vehicles (**3**) tons that were currently parking and blocking the roadways. He clarified would exclude a contractor's parked vehicle.

Alderman Markham had concern of parking on lawns. Mr. Warda strongly suggesting enforcement of an existing ordinance.

The Mayor questioned if the vehicle was a licensed antique creating an eyesore. Mr. Warda explained if the vehicle was functional or not, it needed to be parked on a hard surface. The exception of a non-road legal vehicle could be on the grass.

Alderman Allen questioned if the building code enforcers were allowed on public property. Mr. Warda stated if visible from a road or alley, it was enforceable.

Mr. Barrera stated the issue could be discussed with the committee in the near future.

Alderman Markham had observed truck vehicles parked after **2:00** p.m. Police Chief, Lazaro Perez explained there was no existing ordinance.

Alderman Allen clarified the department was collecting money. Mr. Perez directed him to the Comptroller's Office.

Alderman Mayfield questioned the boot program. It could be a council decision. Mr. Perez stated an antique vehicle was considered **15** years or older. If it was parked on hard surface and an "eye sore,"

Alderman Evans stated it was an ongoing situation, suggested amending the ordinance with the need of council support and its enforcement.

Alderman Markham questioned the ordinance review, and enforcing it fairly for all. Chief of Staff, Deb Waszak explained following the reorganization its enforcement.

Attorney Silverman clarified city parking regulations were very extensive and suggested proposal. Mr. Barrera questioned the comprehensive audit.

Mr. Warda stated current ordinance was indicative of streets vs. parkways. Explained was a certain section that allowed unpaved parking. Needed focus and amending it was less challengeable. A curb cut allowed City no overnight parking that blocked the sidewalk. Legally it allowed site difference.

Alderman Allen suggested following audit. Alderman Evans observed that some people didn't have driveways and suggested more focus with consistency.

VI. PENDING MATTERS:

There was nothing for discussion.

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

MOTION CARRIED BY VOICE VOTE

The Meeting adjourned at 8:32 p.m.

**FINANCE/AUDIT
COMMITTEE MEETING**

**MONDAY, FEBRUARY 03, 2020
8:33 PM**

Alderman Runnels called the meeting to order.

ROLL CALL:

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

Absent: None

I. REVIEW/DISCUSSION OF MUNICIPAL CANNABIS RETAILERS OCCUPATION TAX:

Attorney Silverman explained that **50%** of revenue was earmarked and he advised **50%** to General Fund account. Alderman Markham suggested **25%** to General Fund and **25%** to Corporate.

Alderman Mayfield had concerns with flexibility. Attorney Silverman directed question.

Alderman Markham suggested Capital project consistency and discretion with the General Fund.

Alderman Runnels suggested **50%** to General Fund and **50%** to the pensions. Alderman Markham disagreed.

Alderman Mayfield suggested allocating **50%** from General Fund through budgeting process to the pension funds.

Alderman Evans was undecided.

Alderman Fisher suggested **50%/50%**.

Alderman January was undecided.

The Mayor stated the need of moving forward. He suggested **50%/25%/25%**.

This will be placed on the next **Council Agenda, February 17, 2020**

II. DISCUSSION – RESOLUTION AUTHORIZING THE PARTICIPATION THE NORTHERN ILLINOIS MUNICIPAL ELECTRIC COLLABRATIVE (NIMEC) AND AUTHORIZING THE MAYOR TO APPROVE A CONTRACT WITH THE LOWEST COST ELECTRICITY PROVIDER FOR A PERIOD UP TO (36) MONTHS:

Chief of Staff, Deb Waszak explained the NIMEC bid process for water plant deadline was **March 03, 2020** and if lowered could continue with a 3-year term.

This will be placed on the next **Council Agenda, February 17, 2020**.

III. DISCUSSION OF CAPITAL IMPROVEMENT PLAN PRESENTATION:

Interim Comptroller, Daniela Partipilo explained the joint effort of the Capital Improvement Plan from **2020-2026**. A total of **\$49** million was identified. The projects would be recognized by budget years. Public Works Department requested additional Class **(8)** vehicles.

Alderman Allen directed question to Public Works Director. Mr. Wilmes explained the specific project phases and how they were funded.

The Mayor stated that Lake County reimbursed City of North Chicago for project of **14th** St. from Green Bay Rd. to Jackson St. City Engineer, Steve Cieslica explained that Lake County approved Jackson St. to Sheridan Rd.; a **\$1.9** million, (10-year loan). The Mayor understood it was part of the Intergovernmental Agreement. He would clarify it further.

Alderman Allen suggested questioned clarification of the initial project. Mr. Cieslica explained.

This is to be placed on the next **Council Agenda, Monday, February 17, 2020**.

IV. DISCUSSION OF COMCAST SETTLEMENT FOR CABLE FEES:

Mrs. Partipilo explained that Azavar Audit Solutions noticed fees and settlement. Comcast was proposing same fees. Azavar would bill the comptroller's office who would monitor it and it was reviewed by the city attorney.

V. DISCUSSION – ENTERPRISE UPDATE:

Mrs. Partipilo explained summary of findings; attachment provided.

Alderman Evans questioned who repaired the vehicles; Mrs. Partipilo stated it was sent to preferred vendor. He asked why outsourcing the services; Mrs. Partipilo explained there was city savings with Enterprise. She would observe end-of-year budget; estimated **\$260,000**.

Alderman January stated specifically requesting the past (2) weeks vs. monthly. She asked for information when available, how the wrong fuel was placed in vehicles and who covered the cost statement balance and its decision. Mrs. Partipilo indicated the City was reimbursed an estimated **\$15,000**.

Alderman Evans questioned **pg. (4); \$1,549.00** cost for repairs and labor. The cost in-house would be less. Mrs. Partipilo was undecided and unaware. He strongly stressed the need of city mechanics vs. contractors.

This is to be placed on the next **Council Agenda, Monday, February 17, 2020**.

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

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 9:33 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

MONDAY, FEBRUARY 03, 2020

1. DISCUSSION REQUEST FOR AUTHORIZATION TO ADVERTISE FOR PROPOSAL AND BIDS FOR THE FOLLOWING:

- **Citywide Replacement of Various Street Signs and Posts**
- **Traffic Signal Maintenance Services**
- **Roadway Lighting Replacement and Maintenance Services**
- **Pavement Marking Services**
- **Sidewalk Replacement and Trip Hazard Abatement Services**
- **Landscape Maintenance Services**
- **Snow Plowing and Salting Services**
- **Stump Grinding and Tree Replacement Services**
- **Street Sweeping Services**
- **Full Depth Pavement Patching Services**
- **Pavement Crack Sealing Services**
- **Pavement Preservation and Restoration Treatment Services**
- **Large and Small Water Meter Testing and Calibration Services**
- **Water Distribution System Leak Detection Services**
- **On-call Contractor Water Break Repair and Restoration Services**
- **Water Treatment Plant Electrical and Mechanical Maintenance Services**
- **Water Treatment Plant Pump and Motor Maintenance Services**
- **Water Treatment Plant Valve Exercising Services**
- **Green Bay Water Storage Tank Inspection and Cleaning**
- **Sanitary / Storm Sewer Cleaning, Repair and Televising Services**
- **Purchase of Bulk Gasoline / Diesel Fuel for City Vehicles**
- **On-call Public Works Fleet Repair / Maintenance Services**

MEETING WAS HELD UNTIL FURTHER NOTICE

**PUBLIC SAFETY
COMMITTEE MEETING**

**MONDAY, FEBRUARY 03, 2020
9:35 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

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

Absent: None

I. DISCUSSION – RADICOM’S PROPOSAL TO LINK (3) REPEATERS OF NORTH CHICAGO FIRE NETWORK TO ONE ANOTHER, AS WELL AS TO THE MUNDELEIN DISPATCH CENTER VIA MICROWAVE:

Police Chief, Lazaro Perez explained it was necessary to connect with fiber network or satellite. Most municipalities elected satellite. The estimated cost of **\$50,000**. It was **911** funded and they would be submitting for state reimbursement.

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

ROLL CALL:

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

Nays: None

Absent: None

The meeting adjourned at 9:40 p.m.