

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

**MONDAY JULY 20, 2020  
6:52 PM**

Alderman Allen called the meeting to order.

**ROLL CALL:**

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

Absent: Fisher

**I. DISCUSSION OF 3120 SKOKIE HWY – REDEVELOPMENT CONCEPT PLAN  
PRESENTATION:**

Economic & Community Development Director, Victor Barrera explained that **3120** Skokie-Highway Redevelopment concept plan was estimated (**7**) acres.

Mr. Mike MacKinnon & Troy, Bluestone Partners LLC, explained a portion of Skokie Hwy was TIF related. Mr. Barrera agreed it would be fine for the area. There would be approximately (**30**) employees.

Alderman Allen questioned if any cost to the City; he supported the development. Alderman Runnels agreed and had his support for the project. Mayor thought it would be beneficial.

Mr. Barrera explained there would be adjacent owners.

Alderman Evans strongly expressed his disappointment with only development on the outskirts of the City, not through the town and questioned why no other bidders. Mayor Rockingham elaborated.

Alderman Allen clarified there was traffic flow on Rt. **41**.

**II. DISCUSSION OF ZONING ORDINANCE TEXT & MAP AMENDMENT – CANNABIS  
MANUFACTURING:**

Mr. Barrera stated he wasn't ready for discussion at this time.

**III. DISCUSSION OF 2250 GREENFIELD AVE. – SPECIAL USE PERMIT FOR A KENNEL,  
DOG TRAINING FACILITY AND CARE TAKER'S RESIDENCE:**

Senior City Planner, Nimrod Ward explained there were issues discussed with the homeowner and cleared. Leslie Rogers, Business Owner would be occupying it for the kennel/dog training facility. Improvements were being made to the building. The business location was a paramount importance.

Mayor Rockingham was welcoming to those bringing something positive to the City. He asked of some of the issues. Mr. Ward explained there were dogs on the property already; Ms. Rogers said they were only there overnight and to be transported to Wisconsin. There was cages, shelving and food. Mr. Don Cederberg (owner) suggested to view

Alderman Allen expressed his appreciation.

**IV. DISCUSSION – DISPOSAL OF SURPLUS PROPERTY: (CONDITION OF SALE)**

Alderman Allen explained there were (**2**) lots in the **4<sup>th</sup>** ward at **0** Fairway Lane and/**2920 20<sup>th</sup>** Place, adjacent to the water tower. Mr. Allen strongly expressed the unfairness of property owners unable to build on a lot. Attorney Simon explained.

The Mayor questioned clarification of the property location; Mr. Barrera explained.

He suggested committed purchasers as homeowners that would increase the value of surrounding areas.

Alderman Evans suggested lowering the cost in attracting more potential homeowners and a month timeline in building a home. Allow the citizens the opportunity. Attorney Simon explained

Mr. Warda questioned clarification to maintain current bid posting at this time and if no potential bids within timeline suggested to re-access.

The Mayor suggested (60) day-timeline before any changes. Alderman Allen directed that timeframe.

**V. PENDING MATTERS:**

**There was nothing for discussion.**

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

**ROLL CALL:**

Ayes: Mayfield, Evans, Allen Markham, Runnels

Nays: None

Absent: Fisher, January

The meeting adjourned at 8:03 p.m.

**PUBLIC WORKS  
COMMITTEE MEETING**

**MONDAY, JULY 20, 2020  
8:03 PM**

Alderman Evans called the meeting to order.

**ROLL CALL:**

Present: Mayfield, Evans, Allen, Markham, Runnels

Absent: Fisher, January

**I. DISCUSSION/CONSIDERATION OF AWARDED A PROFESSIONAL SERVICES CONTRACT IN THE AMOUNT OF \$40,650.00 TO TRI-R SYSTEMS, INC. FOR NEW COMPUTERS, SOFTWARE AND CONFIGURATION REQUIRED FOR THE OPERATION OF THE WATER TREATMENT PLANT:**

Ed Wilmes, Public Works Director explained the computer software was no longer supported by the vendors at this time. The Tri-R Systems was recommended for the new computers, software and configuration. Alderman Markham questioned if it was within the budget; a bid item and if audited; Mr. Wilmes acknowledged was in the **2020** budget. Mr. Wilmes explained it was a specialty bid.

Attorney Simon suggested separate bidding for professional services and the computer items as commodities.

Alderman Markham suggested alternative company within Lake or Cook County area. Mr. Wilmes stated would honor his suggestion.

The Mayor explained there were phases to the long project. He preferred ensuring the company chosen could perform entire process reflective of the water plant.

Alderman Allen suggested additional bidding. Alderman Evans directed Mr. Wilmes to search for other companies.

**II. DISCUSSION/CONSIDERATION OF ENTERING INTO A INTERGOVERNMENTAL AGREEMENT WITH LAKE COUNTY STORMWATER COMMISSION AND THE UNITED STATES NAVY FOR PROFESSIONAL ENGINEERING SERVICES REQUIRED FOR THE COMPLETION OF A STORMWATER STUDY TO REDUCE REGIONAL FLOODING:**

Item **II** was not currently budgeted. Mr. Warda supported it for the entire Skokie highway area including the generous amount for the navy share of the drainage study.

Alderman Evans requested studies within the City of North Chicago.

**III. DISCUSSION/CONSIDERATION OF AWARDED A CONTRACT VALUED AT A NOT TO EXCEED LIMIT OF \$35,000 WITH PRECISION PAVEMENT MARKING SERVICES FOR THE STRIPING OF CITY STREETS:**

Mr. Wilmes explained Item **III** was an annual maintenance project. He estimated a lesser amount.

This will be placed on the next **Council Agenda, August 03, 2020.**

**IV. DISCUSSION/CONSIDERATION OF AWARDED A CONTRACT VALUED AT A NOT TO EXCEED LIMIT OF \$25000 TO CAM, LLC FOR PAVEMENT PRESERVATION TREATMENT SERVICES OF SELECT CITY STREETS:**

Mr. Wilmes explained an annual contract awarded to CAM LLC at a not to exceed limit of **\$25,000**.

This will be placed on the next **Council Agenda, August 03, 2020**.

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

**ROLL CALL:**

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

Nays: None

Absent: Fisher

The meeting adjourned at 8:28 p.m.