

**PUBLIC WORKS
COMMITTEE MEETING**

**TUESDAY, SEPTEMBER 08, 2020
CITY OF NORTH CHICAGO
1850 LEWIS AVENUE, NORTH CHICAGO, IL 60064
HELD VIRTUALLY VIA ZOOM
6:31 PM**

Alderman Mayfield called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels

Absent: Fisher, January

I. REVIEW/DISCUSSION REGARDING A MANUFACTURER’S PROPOSAL IN THE AMOUNT OF \$28,612 PREPARED BY CENTRISYS/CNP OF KENOSHA, WI FOR THE REPAIR AND REINSTALLATION OF A PROPRIETARY CENTRIFUGE USED AT THE WATER TREATMENT PLANT FOR THE DEWATERING OF THE SLUDGE THAT RESULTS FROM THE WATER PURIFICATION PROCESS:

Public Works Director, Ed Wilmes explained it wasn’t always operated properly in the last (5) years. He wasn’t certain if staff was aware of how it should be operated. The manufacturer offered extended training courses to plant staff, SOPS etc. Their proposal was in the amount of **\$28,612** also for repair and reinstallation of centrifuge. When originally installed, it wasn’t the proper size and may have been contributed to its ineffectiveness. It was an estimated **\$500,000** replacing the machine.

Alderman Runnels questioned clarification of a higher dollar amount error years prior. Mr. Wilmes stated unawareness of the equipment prior to the centrifuge and what process was utilized.

II. DISCUSSION OF INTERGOVERNMENTAL AGREEMENT MONG TH ECOUNTY OF LAKE VILLAGES OF BARTLETT, HOFFMAN ESTATES, BARRINGTON HILLS, SOUTH BARRINGTON, DEER PARK, LAKE ZURICH, HAWTHORNE WOODS, LONG GROVE, LIBERTYVILLE, METTAWA, GREEN OAKS, AND THE CITY OF NORTH CHICAGO FOR THE EQUALLY SHARED COSTS FOR ENGINEERING WORK TOWARDS THE RECERTIFICATION OF A QUIET CORRIDOR ALONG THE ELGIN, JOLIET AND EASTERN RAILROAD:

Chief of Staff, Deb Waszak explained the last recertification year was **2006**. She stated she had driven the route of quiet zone and it would be in the City’s best interest due to many homes along the corridor. She requested an engineering study in the amount of **\$3,338.00**. The railroad (s) have been observed and currently noted in good condition by City Engineer, Steve Cieslica.

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

ROLL CALL:

Ayes: Mayfield, Evans, Allen, Markham, Runnels

Nays: None

Absent: Fisher, January

The meeting adjourned at 6:41 p.m.

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

**TUESDAY, SEPTEMBER 08, 2020
6:41 PM**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels

Absent: Fisher, January

I. DISCUSSION OF 2100 MLK DR FROM B2 TO CW:

Senior City Planner, Nimrod Warda explained the former property utilized for a carwash had been vacant for some time. The new owner applicant requested to rezone the area from **B2** to **CW**. This would allow a carwash or other auto related uses yet to be determined.

Alderman Allen questioned 5th Ward Alderman Markham if potential interest in a tire shop; Alderman Markham stated not at this time. He only requested that the current owner maintain the property and no illegal activity. Alderman Allen questioned Mr. Warda if he had foreseen any problems with changed zoning classification from **B2** to **CW**; Mr. Warda explained there wasn't; only maintaining the property and adhering to the current rules yet no major concerns.

The Mayor questioned denser zoning; what were other possible uses Mr. Warda explained that **CW** was between retail/industrial uses. There was interest for repair or a tire shop at this time. The other uses were repair, sales, or storage of vehicles etc. They would have to adhere to the car regulations. The Mayor emphasized/requested no vehicle parts and storage on MLK Dr. Mr. Warda stated only store enclosed space.

Alderman Markham requested fencing the area due to questionable activity after hours behind former car wash. Mr. Warda suggested security cameras and signage.

Alderman Evans suggested requirements enforced currently; Mr. Warda advised not until the use was identified. Alderman Evans requested a gate at entry point; Mr. Ward stated would suggest that to the owner. The existing ordinance required a 6 ft. stockade fence for storage purposes.

The Mayor requested that they adhered accordingly prior to issuing a business license to them. Mr. Warda if condition for outdoor storage.

This will be placed on the next **Council Agenda, September 21, 2020.**

II. DISCUSSION REGARDING DISPOSAL OF SURPLUS PROPERTY– PIN 08-31-414-008 (0 FAIRWAY LANE)

Mr. Warda explained previous meeting discussion of **\$10,000** and suggestion of **\$5,000** as the minimum bid offer providing a home was built.

III. DISCUSSION REGARDING DISPOSAL OF SURPLUS PROPERTY - PIN 12-06-204-032, 12-06-204-033, 12-06-204-014, 12-06-204-015: (0 GREEN BAY RD.)

Mr. Warda stated it fell under the similar conditions to the property of **0** Fairway Lane yet no bid. He suggested that same amount of **\$5,000** for each property and could advertise both properties.

Alderman Allen directed Mr. Warda to follow through with advertisement.

IV. DISCUSSION OF 2020 FAST TRACK DEMOLITION PROJECT - 1912 DICKEY AVE., 1737 LINCOLN ST., 1648 GREENFIELD AVE., 2305 HONORE AVE., 1428 HERVEY AVE., 2238 HERVEY AVE., 1806 SHERIDAN RD.

Economic & Community Development Director, Victor Barrera explained that the only property owned by the City was **1806** Sheridan Rd. It would be utilized with TIF funding. The **250,000** grant was for only residential properties. Mr. Barrera requested the other properties were bid at the next **Committee Meeting, October 05, 2020**.

Alderman Allen stated had a general dollar amount for the properties and questioned why another bid; He was very satisfied with G-Force Demolition.

Mr. Barrera explained it would need a **2/3** majority vote if no bid. Attorney Silverman echoed the needed **2/3** to waive the bidding.

Mr. Warda questioned if other requirements. Mr. Barrera would research the information

V. PENDING MATTERS:

COLES PARK

Alderman Mayfield questioned if Coles Park was completed, if removing the dirt mound and any landscaping for the area; Mr. Barrera indicated estimated **70%** currently; he acknowledged they would and some landscaping this year.

The Mayor stated the City has been very patient with developer on the site, need to ensure communication with various concerns before occupying the buildings.

Alderman Markham 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 7:17 p.m.

**BUILDING/LICENSE
COMMITTEE MEETING**

**TUESDAY, SEPTEMBER 08, 2020
7:17 PM**

Vice Chairman, Alderman Allen called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels

Absent: Fisher, January

I. DISCUSSION OF SPECIAL EVENT; NORTH CHICAGO THINK TANK/EDEN RESTORATION PROJECT, POP-UP FARMER’S MARKET LOCATION AT BROADWAY GARDENS, BROADWAY GARDENS, BROADWAY AVE., NORTH CHICAGO, IL

Mr. William Coleman, requester, requested to resend and reschedule the farmer’s market. There was a “Black Lives Matter rally the same day.

II. DISCUSSION – METRA TRAIN STATION BID RESULTS:

Chief of Staff, Deb Waszak explained there was bid tab attachment provided. There were many requirements needed with Metra Train.

Mr. Barrera stated the bids were within amount awarded by Metra. There was meeting tomorrow upon bid review.

Alderman Allen questioned landscaping; Mrs. Waszak clarified it was not included. They would approach Metra if any remaining funding for landscaping.

III. PENDING MATTERS:

There was nothing for discussion.

Alderman Runnels moved, seconded by Alderman Evans that Building/License Committee Meeting stand

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels

Nays: None

Absent: Fisher, January

The meeting adjourned at 7:24 p.m.

COMMITTEE OF THE WHOLE

TUESDAY, SEPTEMBER 08, 2020

7:24 PM

Mayor Rockingham called the meeting to order.

ROLL CALL:

Present: Mayfield, Evans, Allen, Markham, Runnels

Absent: Fisher, January

I. DISCUSSION OF “FILLING VACANCY IN FIRST WARD ALDERMANIC OFFICE”

Mayor Rockingham deferred Item **I** to Attorney Silverman. He explained the Mayor could appoint an individual for 30-days in filling vacancy of the First Ward Aldermanic office” with consent of the council members. There would be a special meeting scheduled for that purpose. This was a mandatory process; once appointed, city council had **(30)** days to approve appointment for advice and consent. A second appointment would be needed if the first candidate wasn’t approved; the Mayor could make a temporary appointment one of the **(2)** individuals presented to city council or until City Council’s advice and consent. The candidate could opt to run for the next election, **April 06, 2021** and if successful, would serve a 4-year term.

Alderman Mayfield questioned Mayor or if he had considered someone; The Mayor advised interested applicants should contact him or process of presenting an individual for consideration.

Alderman Markham questioned clarification of the chairperson’s appointment; the Mayor stated following the appointment of the **1st** ward alderman, he would restructure all chairman appointments.

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

ROLL CALL:

Ayes: Mayfield, Evans, Allen Markham, Runnels

Nays: None

Absent: Fisher, January

The meeting adjourned at 7:34 p.m.