

**MONDAY
March 16, 2026**

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

Following City Council Meeting



COMMITTEE OF THE WHOLE

6:38 p.m.

Mayor Leon Rockingham, Jr., called the meeting to order.

ROLL CALL:

Present: Jackson, Coleman, Allen, Murphy, Brooks

Absent: Evans, Wray

1. DISCUSSION OF DEPARTMENT MONTHLY REPORTS:

- Finance Budget Report
- Fire
- Human Resources
- Public Works
- Treasurer-February

- NO Police Report submitted this month.

Committee of the Whole meeting was not open due to there being no concerns for discuss.

MOTION CARRIED BY VOICE VOTE

The meeting adjourned at 6:39 p.m.

**JUDICIARY
COMMITTEE MEETING**

**MONDAY
March 16, 2026
6:39p.m.**

Alderman Allen called the meeting to order.

ROLL CALL:

Present: Jackson, Coleman, Allen, Murphy, Brooks

Absent: Evans, Wray

1. DISCUSSION – AN ORDINANCE AMENDING TITLE 14, CHAPTER 7 AND TITLE 3, CHAPTER 2, AND TITLE 5, CHAPTER 1 OF THE CITY CODE REGARDING FEES

Taylor Wegryzn – Economic & Community Development Director

- Presenting an amendment to the fee schedule for the City Code. This would update a multiple of the code. Most change was to City’s ambulance response, the zoning petition and building inspection fees.
- The purpose of the change with increase the city’s contract with SAFEbuilt (inspectors)
- In two years, these fees have increased from \$85 to \$93, proposing an increase in inspections from \$85; currently losing money with each inspection that SAFEbuilt performs. Proposing \$100 for all inspections.
- Also looking to increase zoning petition fees, there was a difference in North Chicago fees which were higher due to the unique circumstances within our Planning and Zoning Commission being compensated. There was a cost paid for meetings and staff time.
- Ambulance fees are proposed to be updated reflect the amounts that were published by an agency called HFS.

Alderman Coleman asked that it be listed on the Regular Agenda for Council. City Clerk Collins confirmed that it will be added to the next agenda as a separate agenda item.

2. DISCUSSION – AN ORDINANCE AMENDING TITLE 12 OF THE NORTH CHICAGO CITY CODE REGARDING SPRINKLERS AND SMOKE DETECTORS

Dean Cushing – Code Enforcement Officer

- For the past 10 years the City has required sprinklers over mechanical systems but had not been codified. For that reason, we would like to get it added into the ordinance because we have been enforcing it.
- For the smoke detectors, with the advancement of technology the City required every smoke detector to be hardwired. Proposing to only require one hardwired and the others be wireless. That will save money for the residents while keeping them safe.

Alderman Coleman clarified the building code current requirements and asked if it would be a conflict. Mr. Cushing explained code change was for existing buildings not new ones. He asked for clarification

of referring to the sprinklers or the smoke detectors. Alderman Coleman said both.

Dean Cushing reiterate that it is for new buildings. The change was for buildings and rentals that have been sold. For the last 10 years, we have required that if you rented the property or sold it, sprinklers had to go over mechanical systems for existing buildings.

Taylor Wegryzn A few years ago, we updated our new building codes to the 2021 edition, which required sprinklers in new construction or full remodeling projects, which refers to a home system. However, what Mr. Cushing is referring to is localized system that is over the mechanical equipment. *(explained in depth some history of the inspection process)*

Alderman Coleman in the past, there were individuals that indicated they were not grandfathered in. Meaning the new code applied and they were required to get in compliance with the new requirements.

Taylor Wegryzn said that was correct, this change does not exempt anyone, this is to provide clarity and structure across our requirements. It will supplement what we have in place and provide clarity to the language and the practice we already have in place. This would also grant relief to the residents, by reducing the burden to one hardwired smoke detector.

Alderman Coleman asked if there was burden to residents in the future Mr. Cushing assured there was not, already been in place, just not in writing. This would make it easier for residents to sell their property; they would not have to have every smoke and carbon monoxide detector hardwire.

Taylor Wegryzn The net result of this amendment is a relief for the constituents because it clarifies the requirements to eliminate further confusion or misunderstanding of the requirements with explanation.

Alderman Murphy asked if it were physical impossibility to comply with the sprinkler requirement, what would happen. She provided examples and history. There were owners in here complex, who attempted to sale their home, and were unable to sell because there was no sprinkler unit in their utility closet. The constituents are saying they were provided with a process to follow, they complied as outlined. She questioned if a plumber could install sprinkler systems? Mr. Cushing said a plumber could install

Alderman Murphy the name of the plumber provided by the City to install sprinkler systems, said he could not do it. Now there were people that cannot sale because they could not get a sprinkler installed somewhere it could not be physically installed.

Mr. Cushing indicated that he would need to look at the units to provide an answer to the question. Alderman Murphy said she would need clarity before voting. Over the years things have changed, as expected. However, if put in a position where no one can comply, they are put in a position where they cannot sale either.

Dean Cushing reiterated that code there was verbiage that indicated relief if it was impossible to comply. The property needs to be reviewed to determine next steps.

Alderman Allen asked if there needed to be a licensed plumber to install the sprinkler head due to the mechanics if the system. Mr. Cushing agreed that it required a licensed plumber with the city of North Chicago

Alderman Coleman added that the plan was on the right track to gain consistency. Added that the aim should be for consistency and flexibility at the same time, for impossible situations.

Alderman Murphy moved, seconded by Alderman Coleman that Judiciary Committee Meeting stand adjourned.

ROLL CALL:

Ayes: Jackson, Coleman, Allen, Murphy, Brooks

Nays: None

Absent: Evans, Wray

MOTION CARRIED

The meeting adjourned at 7:01 p.m.

**PUBLIC WORKS
COMMITTEE MEETING**

**MONDAY
March 16, 2026**

7:01p.m.

Alderman Evans called the meeting to order.

ROLL CALL:

Present: Jackson, Coleman, Allen, Murphy, Brooks

Nays: None

Absent: Evans, Wray

1. DISCUSSION OF DISABLED PARKING PERMIT FOR 1637 ELIZABETH AVE.

Alderman Murphy indicated her uncertainty of why permit applications need to come to committee, if all the required documents were approved. Questioned if anyone had questions about the issuing or reissuing of the permit. Alderman Allen asked if the parking space was designated to the applicant. Alderman Murphy indicated that it was the understanding that once approved it is approved for that applicant, for their vehicle or the vehicle being used to transport that individual.

Taylor Wegryzn provided clarification the application was for installation of a signage. It is not reserved for any individual. The signage will be placed close to the address of the applicant.

Alderman Murphy provided clarification of her misunderstanding of the application, whether it was a permit or signage, which was explained and corrected.

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

ROLL CALL:

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

Nay: None

Absent: Evans, Wray

MOTION CARRIED

The meeting adjourned at 7:07 p.m.

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

MONDAY, March 16, 2026

7:07 p.m.

Alderman Brooks called the meeting to order.

ROLL CALL:

Present: Jackson, Coleman, Allen, Murphy, Brooks

Absent: Evans, Wray

**1.DISCUSSION OF AN ORDINANCE APPROVING VARIATIONS FOR THE PROPERTY
LOCATED AT 0 KEMBLE AVENUE**

Taylor Wegryzn – Economic & Community Development Director

- Located on southeast corner near South Elementary School.
- It was vacant personal land, owned by Matthew Homes, who was seeking to subdivide the land into two lots
- This space is 75 feet wide, subdivided would be 38' to 39' feet each lot.
- They desired to construct two family homes, both 2-story homes with rear detached garages off the alley
- The zoning code required a minimum of 50' feet lot width per the ordinance, this request was 11' feet shorter than the requirement
- It was reviewed by the Planning and Zoning Commission and it was a unanimous approval and staff recommended approval for this petition as well
- At the public hearing there were questions about why this is appropriate to grant relief
- The opinion of the Planning and Zoning Committee would be that it is the Character of that specific area. There was a pattern of duplex housing on the same type of lots

John Revenaugh. -President of ReNew Communities (explained slide deck)

- Faith based 501(3) (C) Non-Profit
- Work only with North Chicago
- The goal of ReNew is to empower the residents through obtainable home ownership, business development and community engagement
- The desire is for the ReNew and Matthew homeowners was to be engaged with the community
- All Matthew homeowners were first time homeowners, many are first generation homeowners
- Owners are asked to be active community stakeholders
- The desire is to seek homeowners that want to see North Chicago thrive
- ReNew would like to bring resources to help uplift families
- 1209 Morrow Ave. is the headquarters
- There is a total of 32 Matthew Homes in North Chicago and another to be finalized on Friday.

- ReNew/Matthew is in the city, and the goal is to put between one and three homes on each block
- Looking for residents that were current residents of the city that desire to be a part of the community
- Requesting a variation in the width, not the setbacks. The setbacks are within code, but they are narrower lots, as the homes are narrower.
- These homes were 200 square feet bigger than the standard branch that is on the 50' foot lot.

2. DISCUSSION OF AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 2031 DUGDALE ROAD

Taylor Wegryzn

- NICASA- formerly a church they acquired it about a decade. It has been occupied with multiple functions office space
- There is a need now for additional meeting space for larger group sizes or/and events/giveaways
- They previously used a shed type of structure south of their building which was demolished in 2026
- They were attempting to replace that with an actual building structure, a true addition to the current building structure
- The building conforms with the city's ordinance, but it is an expansion of the use of the property, there is a need for the petitioners to obtain a special use permit for a Community Resource Center which is a requirement for this type of use for the zoning district.
- After researching there was no special use permit for NICASA given initially. It is believed that one should have been enforced at that time. Therefore, we have taken the opportunity to "true up" the property
- This did go before the public hearing and planning and zoning commission and staff which was also recommended for approval unanimously.

Alderman Allen thanked Mr. Wegryzn for no overnight services. Mr. Wegryzn assured that the City was very clear with the petitioners in this case because there were some lines that could be crossed with the use of the property. We have given clear parameters to operate that would keep them aligned with the zoning ordinance.

Alderman Murphy clarified that they were already operating at the current facility and have been for quite some time. Mr. Wegryzn agreed. Alderman Murphy asked if there had been any issues and noted that the expansion would only give them more space to do what they have already been doing?

Mr. Wegryzn agreed and said that it only changed the scope that will now permit them to have an assembly of individuals verses in a small space. They were looking to expand the parking lot in the future, to make it more capable to have more people park in the lot instead of the neighborhood.

Alderman Jackson asked if the property was to be used as a community resource center. Mr. Wegryzn said it was. Alderman Jackson asked if property was ADA compliant. Mr. Wegryzn couldn't definitively answer who had not been in the building. However, the addition is required to be ADA compliant with the Illinois accessibility code. That portion of the building would have to be, while other parts of the building may not be.

Durand Wright (from NICASA) assured that the new addition would be ADA compliant, and there plans to modify the existing structure. The current structure was ADA compliant; however, there would be updates and improvements. The entire facility would be ADA compliant.

Alderman Allen questioned if there would be sprinklers. Mr. Wright said there would be. Everything would be in compliance. Working with Taylor to ensure everything needed was in the plans. The work would be done by a licensed plumber.

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

ROLL CALL:

Ayes: Jackson, Coleman, Allen, Murphy, Brooks

Nay: None

Absent: Evans, Wray

MOTION CARRIED

The meeting adjourned at 7:20 p.m.

**PUBLIC SAFETY
COMMITTEE MEETING**

MONDAY, March 16, 2026

7:20 p.m.

Alderman Brooks called the meeting to order.

ROLL CALL:

Present: Jackson, Coleman, Allen, Murphy, Brooks

Absent: Evans, Wray

1. DISCUSSION TO ENTER INTO A CONTRACT WITH EAGLE UNIFORM COMPANY FOR THE PURCHASE OF DUTY UNIFORMS, NOT TO EXCEED \$17,304

Fire Chief John Umek

- Currently used the company for the past year and would like to continue. They are reliable and dependable.

2. DISCUSSION TO ENTER INTO A CONTRACT WITH HEALTH ENDEAVORS, S. C., INC. FOR THE PURCHASE OF ANNUAL PHYSICALS FOR DEPARTMENT PERSONNEL, NOT TO EXCEED \$13,065

Fire Chief John Umek

- This company provided the trailer that is often located outside of the station to perform annual physicals.

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

ROLL CALL:

Ayes: Jackson, Coleman, Allen, Murphy, Brooks

Nay: None

Absent: Evans, Wray

MOTION CARRIED

The meeting adjourned at 7:23p.m

