

**MONDAY  
DECEMBER 1, 2025**

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

Following City Council Meeting



**COMMITTEE OF THE WHOLE**

**6:44 p.m.**

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

**ROLL CALL:**

Present: Jackson, Coleman (RP), Evans, Wray, Murphy, Brooks (RP)

Absent: Allen

**I. DISCUSSION/REVIEW ADVERTISING FOR REQUEST OF PROPOSALS FOR  
JANITORIAL & BUILDING CLEANING SERVICES:**

Chief of Staff Greg Jackson explained that he would like to obtain RFPs for janitorial services for City Hall. It would be a 3-year contract. This is the opportunity to look for other options from the current contract to consider cost.

**Alderman Murphy moved, seconded by Alderman Wray that Committee of the Whole Committee Meeting stand adjourned.**

**MOTION CARRIED BY VOICE VOTE**

The meeting adjourned at 7:16 p.m.

**FINANCE /AUDIT  
COMMITTEE MEETING**

**MONDAY, DECEMBER 1, 2025  
6:45 p.m.**

Alderman Murphy called the meeting to order.

**ROLL CALL:**

Present: Jackson, Coleman (RP), Evans, Wray, Murphy, Brooks (RP)

Absent: Allen

**I. DISCUSSION OF 2025 PROPERTY TAX LEVY:**

Comptroller Tawanda Joyner explained there were no new estimates from the County and the rate would remain the same; approximately 4.60%. The Public Hearing will be held at the next Council meeting. There was an opportunity to reduce. 2024 there was a reduction in the EAV; 2025 the estimate was about 11% of an increase.

- Fire Pension asked for increase of \$54,475 from the previous year
- Police Pension asked for increase of \$57,965 from the previous year
- The City did not anticipate any more increase beyond the 4.60%
- The City makes up approximately 35% of the tax bill
- Example: \$100,00 market value (with homestead) if value was the same there would be no change

**II. DISCUSSION OF PURCHASE AND IMPLEMENTATION OF PLACER.AI SOFTWARE LICENSE IN THE AMOUNT OF \$26,650:**

Economic and Community Development Department Director Taylor Wegrzyn explained that the software was generally an economic development tool which would recruit businesses to the City of North Chicago. There was a 2-year subscription. It would be funded by a DCEO Grant with no city funds spent.

Alderman Jackson asked it was a tracking system and if the information was shared with other governments. Mr. Wegrzyn clarified that the information was anonymous and exclusive to the City of North Chicago. It was publicly available data. Treasurer Vance Wyatt stated that AI was used in different cities to find other revenue sources.

Alderman Murphy asked if discoveries would be brought before Council before any decisions were made. Mr. Wegrzyn clarified the process.

**Alderman Evans moved, seconded by Alderman Jackson that Finance/Audit Committee Meeting stand adjourned.**

**MOTION CARRIED BY VOICE VOTE**

The meeting adjourned at 7:16 p.m.

**PUBLIC WORKS  
COMMITTEE MEETING**

**MONDAY, DECEMBER 1, 2025**

**7:10 p.m.**

Alderman Evans called the Public Works meeting to order.

**ROLL CALL:**

Present: Jackson, Coleman (RP), Evans, Wray, Murphy, Brooks (RP)

Absent: Allen

**I. DISCUSSION/REVIEW OF CURRENT SURFACE TRANSPORTATION PROGRAM (STP)  
AND NEWLY PROPOSED PROJECTS:**

Engineer Steve Cieslica explained there was a deadline of December 19<sup>th</sup> to apply for road projects. The major project was Argonne Dr., of which \$12.3 million was already reserved + \$7 million to be applied for once a letter of commitment is sent. Argonne Dr. scheduled to be bid 2027. Dugdale Rd., 2 segments of Jackson St., part of Sheridan Rd. and 10<sup>th</sup> St. (Sheridan Rd. to Glenn Dr.). If there is no funding, there will be NO projects.

Alderman Jackson asked if there was a sidewalk program. Mr. Cieslica explained when roadways and watermain were repaired it is mandated to do update sidewalks. Alderman Jackson was concerned of someone getting hurt on damaged sidewalks and the liability. Mayor Rockingham explained that if there were sidewalks that needed to be replaced to contact the Public Works Department. He also noted that CMAP was a possible avenue for sidewalk repair funding; the option was being reviewed.

**Alderman Jackson moved, seconded by Alderman Murphy that the Public Works Committee Meeting stand adjourned.**

**ROLL CALL:**

Ayes: Jackson, Coleman (RP), Evans, Wray, Murphy, Brooks (RP)

Nays: None

Absent: Allen

**MOTION CARRIED**

The meeting adjourned at 7:16 p.m.

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

**MONDAY, DECEMBER 1, 2025  
7:17 p.m.**

Alderman Brooks called Economic Development/Planning/Zoning the meeting to order.

**ROLL CALL:**

Present: Jackson, Coleman (RP), Evans, Wray, Murphy, Brooks (RP)

Absent: Allen

**I. DISCUSSION OF APPROVAL AND AUTHORIZATION TO EXECUTE AN EASEMENT AGREEMENT WITH COMED – FARWELL AVENUE:**

Economic and Community Development Department Director Taylor Wegrzyn explained that it was for developing the Compass Travel Center on Skokie Highway; ComEd owns the property and requires their approval for disposal of the property or an easement. Working for 4 years to get approval from ComEd; North Chicago would be responsible for maintaining the area.

Alderman Murphy left the Council Chambers at 7:17 p.m.

**II. DISCUSSION/REVIEW – AN ORDINANCE APPROVING A PETITION BY STEVE AND DEBORAH OLSON FOR ZONING MAP AMENDMENT AT 1550 GREEN BAY ROAD (PZA 2025-18):**

Mr. Wegrzyn explained the petition was approved by the Planning Zoning Commission. Mrs. Olson to neighbors of the property, only 1 replied and was in support.

Alderman Murphy returned to Council Chambers at 7:20 p.m.

Attorney representing the Olson's gave an overview of the dynamics of the property. the current business is closed and up for sale. The Olson's wanted to market to businesses that were sought. Potential uses were available for the current zoning.

Alderman Coleman asked if it would be best that the attorneys discuss legal matters prior to discussing on the floor. Attorney Silverman explained that it was legal for the Olson's to be represented by Counsel concerning their application. If there was a denial it could cause attorney specific discussions. Alderman Coleman felt it was an Executive Session matter; Attorney Silverman said there was currently no basis for Executive Session.

Olson's Attorney said map amendments were for purpose of what is good for the City. Alderman Evans asked why the purpose of the change in zoning; Attorney said to widen the possibility. It would be difficult to sell the property with current zoning; primarily if intention was for automotive services.

Alderman Brooks entered the Council Chambers at 7:28 p.m.

Alderman Evans clarified the purpose was for automotive and if he thought automotive services would be advantageous for North Chicago. There were currently issues with automotive businesses in North Chicago that assured the City there would not be disabled vehicles on the streets. Alderman Coleman suggested that the attorneys work amongst themselves to develop a plan. Attorney

Silverman said that it needed to be discussed openly because of procedure. Ultimately there needed to be a vote on the application, unless the Olson's decide to withdraw petition.

Alderman Jackson asked if what the potentials were for the property; Realtor representing the Olson's explained that majority of the inquires were for some sort of vehicle repair, sell, auction, etc. which was under B-2 zoning. He respects the standards for the City and should uphold them. Alderman Evans explained intently that if rejected it would be legal. Attorney Silverman explained that if rejected they would not be able to resubmit for 1 year.

Alderman Wray expressed that North Chicago had been rebranded, and North Chicago was not going to be represented in a bad way; all the cars on Green Bay Road would not be a good representation. She did not want that type of business anymore in North Chicago "this is not the ghetto."

Alderman Murphy said she understood the concerns and was considering the alternative that nothing would be in that space. There would be a problem with selling it, vacancy would be vandalized or broken in. There should be some consideration. If the code is not followed it is a City of North Chicago problem not an owner of a property. There needed to be enforcement.

Alderman Brooks asked what codes the current automotive businesses were violating and if they could be changed. Mr. Wegrzyn explained and noted there would be no authority on what business would be allowed if one of the possibilities were in the zoning.

Alderman Coleman expressed respect to the Olson's; suggested the Olson's withdraw their petition (if denied another year delay). Attorney Silverman explained that there could not be limited use if in the Zoning, all types of business in that CW zoning would be allowable.

Mr. Olson asked for solution with Veteran's Closet patrons parking on his property. Alderman Evans suggested putting a chain to prevent them from parking. The Realtor asked for suggestions of what should be in that space to benefit the City. Alderman Coleman stated, "anything other than an automotive shop."

**Alderman Murphy stated, seconded by Alderman Jackson that Economic Development / Planning / Zoning Committee Meeting stand adjourned.**

**MOTION CARRIED BY VOICE VOTE**

The meeting adjourned at 8:06 p.m.