

Minutes of the Regular City Council Proceedings of the City of Chicago Heights, Cook County, Illinois held Wednesday, March 16, 2022 at 6:00 p.m. at 1601 Chicago Road, Chicago Heights, IL.

By Zoom conference call with public attendance and participation at Chicago Heights Municipal Building, 1601 Chicago Road, Chicago Heights, IL

CALL TO ORDER

Mayor Gonzalez called the regular meeting of the Chicago Heights City Council to order at 6:00 p.m.

ROLL CALL BY DEPUTY CLERK RACHEL VEGA

Mayor:	David Gonzalez	Present
Council:	1 st Ward Renee Smith	Present
	2 nd Ward Sonia Perez	Present
	3 rd Ward Wanda Rodgers	Present
	4 th Ward Christopher Baikauskas	Present
	5 th Ward George Brassea	Present
	6 th Ward Vincent Zaranti	Present
	7 th Ward Kelli Merrick	Present

PLEDGE OF ALLEGIANCE

COMMUNICATIONS

Alderman Smith announced that she would host her next ward meeting on Saturday, April 9th at 11:00 a.m. at Barack Obama School.

Alderman Perez announced that she would host her next ward meeting on Monday, March 28th at 7:00 p.m. at Garfield School.

Alderman Rodgers - no ward meeting announcement.

Alderman Baikauskas announced that he would host a joint ward meeting with Park Commissioner Michele Baikauskas on Monday, March 28th at 6:00 p.m. at Roosevelt School.

Alderman Brassea - no ward meeting announcement.

Alderman Zaranti announced that he would host a joint ward meeting with Park Commissioner Curtis Straczek on March 31st at 7:00 p.m. at Commissioners Park.

Alderman Merrick - no ward meeting announcement.

PUBLIC PARTICIPATION

Leticia Johnson, Bloom Township Administrator, announced that Bloom Township center was given the honor of hosting the "Wall That Heals," a traveling replica of the Vietnam War Veterans memorial wall located in Washington D. C. The wall would arrive July 5th, and be on display from July 7th to July 10th at 2:00 p.m. The township was seeking volunteers to assist with the event; more details would be forthcoming.

Luis Vazquez, a resident of the City, was there to address the council regarding agenda item #3.

REPORT OF CHIEF OF STAFF – KAREN ZERANTE

COS Zerante reported that City projects were starting up again. One such project was the streambed maintenance program along the culvert in the 4th Ward. Another was the sink-hole project related to sewer structure, reconstruction and repairs at various locations. Priority would be given to repairs on parkways, followed by repairs on the streets and the roadbed.

REPORT OF THE CORPORATION COUNSEL—T.J. SOMER

None

1. MINUTES: MEETING OF March 2, 2022.

Alderman Smith moved, and Alderman Zaranti seconded, a motion to approve the minutes.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

2. BILLS: APPROVAL OF FIRST RUN OF MARCH 2022.

Alderman Zaranti moved, and Alderman Merrick seconded, a motion to approve the bills in the amount of \$ 1,740,887.19.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

3. ORDINANCE #2022 - 8: ADOPTING THE ZONING BOARD OF APPEALS RECOMMENDATION TO DENY A ZONING VARIANCE FOR THE COMMERCIAL ZONED PROPERTY LOCATED AT 359 WEST 14TH STREET, CHICAGO HEIGHTS, IL.

Alderman Perez moved, and Alderman Baikauskas seconded, a motion to TABLE the ordinance.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to TABLE carried.

Luis Vazquez addressed the council on the matter. Corporation Counsel Somer recommended that Mr. Vazquez submit a plan for the location for the matter to be considered further. There was discussion on the matter before the vote.

- 4. ORDINANCE #2022 - 9 : ADOPTING THE ZONING BOARD OF APPEALS RECOMMENDATION TO DENY A ZONING VARIANCE FOR THE RESIDENTIAL ZONED PROPERTY LOCATED AT 320 WEST GLENGATE AVENUE, CHICAGO HEIGHTS, IL.**

Alderman Baikauskas moved, and Alderman Merrick seconded, a motion to approve the ordinance.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

Corporation Counsel stated the resident asked for a change in the zoning from residential to business, in order to build a large garage for business purposes. The City offered to work with the family to find another location that was suited for commercial use.

- 5. ORDINANCE #2022 - 10 : ADOPTING THE ZONING BOARD OF APPEALS RECOMMENDATION AND APPROVING AN AMENDMENT TO THE CITY ZONING MAP AND ESTABLISHING A MIXED USE ZONING CLASSIFICATION FOR THE APPROXIMATE AREA AROUNDING THE 1300 BLOCKS OF MC KINLEY AVENUE AND WASHINGTON AVENUE.**

Alderman Baikauskas moved, and Alderman Merrick seconded, a motion to approve the ordinance.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

Corporation Counsel Somer reported that Bethel Pointe Development proposed to build a facility consisting of 72 residential units on the upper floor and mixed use retail on the bottom floor. He believed it was appropriate to change the zoning to mixed use based on the characteristics of the proposed project.

6. RESOLUTION #2022 - 21 : APPROVING A PROPOSAL FROM "KANE,MC KENNA & ASSOCIATES" FOR TIF CONSULTING SERVICES.

Alderman Zaranti moved, and Alderman Baikauskas seconded, a motion to approve the resolution.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

Corporation Counsel reported that the company would provide consulting services for two TIF districts; proposals amounted to \$ 36,500 and \$ 33,500. There was discussion on the matter.

7. RESOLUTION #2022 - 22 : APPROVING AN AGREEMENT WITH HT23 CUSTOM CRAFTERS, LLC TO INDUCE THE SALE AND REDEVELOPMENT OF THE CITY OWNED PROPERTY LOCATED AT 180 WEST JOE ORR ROAD, CHICAGO HEIGHTS (former Ace Plaza).

Alderman Zaranti moved, and Alderman Baikauskas seconded, a motion to approve the resolution.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

Jack Hynes, Economic Development Director, and Corporation Counsel Somer reported on the terms of the agreement, such as the sale price, mode of payment, and voluntary tax on sales. Maurice Walton, a principal of HT23, addressed the council on the matter. The council discussed the matter before the vote.

8. RESOLUTION #2022 - 23 : APPROVING AN OPTION AGREEMENT FOR THE EXCLUSIVE RIGHT TO PURCHASE THE SURPLUS CITY OWNED PROPERTY REAL ESTATE LOCATED AT 10 EAST JOE ORR, CHICAGO HEIGHTS (former State Farm Office).

Alderman Zaranti moved, and Alderman Rodgers seconded, a motion to approve the resolution.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

Jack Hynes, Economic Development Director, reported that Hoffman Realty was interested in purchasing the property. Sale price was negotiable, but would be no less than \$ 5,000 with

another \$ 50,000 investment for rehabilitation of the property. There was discussion before the vote.

9. RESOLUTION #2022 - 24 : APPROVING A MAYORAL APPOINTMENT TO THE CITY ZONING BOARD OF APPEALS.

Alderman Perez moved, and Alderman Baikauskas seconded, a motion to approve the resolution.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

Mayor Gonzalez announced the appointment of Madelyn Drake, lifetime resident of the City, to the board, noting that she would be a great asset to the board. Ms. Drake was present to answer any questions from the council.

10. RESOLUTION #2022 - 25 : APPROVING THE SALE OF CERTAIN CITY OWNED SURPLUS REAL ESTATE PURSUANT TO THE CITY'S APAP PROGRAM; TO WIT:

1320 Emerald Avenue

577 Ranger Drive

1243 Emerald Avenue

114 E. 25th Street

Alderman Perez moved, and Alderman Brassea seconded, a motion to approve the resolution.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

Corporation Counsel Somer stated that the City went through the process of acquiring the four properties, and was seeking approval to convey the properties to the purchasers, who would rehab, sell, or occupy.

11. RESOLUTION #2022 - 26 : AUTHORIZING A DEED IN LIEU OF FORECLOSURE AGREEMENT FOR ACQUISITION OF THE VACANT LOT LOCATED AT 283 W. HICKORY STREET, CHICAGO HEIGHTS, IL

Alderman Merrick moved, and Alderman Baikauskas seconded, a motion to approve the resolution.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

Corporation Counsel Somer commented that the City was in the process of obtaining a deed in lieu of foreclosure from Chase Bank. The City believed that it had a buyer interested in acquiring the property for new construction.

12. RESOLUTION #2022 - 27 : APPROVING A PROPOSAL FROM "J.J. NEWELL CONCRETE" TO EXTEND ITS 2020 UNIT PRICING FOR PAVEMENT RESTORATION TO THE CITY'S 2022 SPRING PAVEMENT RESTORATION PROJECT.

Alderman Merrick moved, and Alderman Baikauskas seconded, a motion to approve the resolution.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

COS Zerante reported that the City's consulting engineer, Mark Moen of HBK Engineering, recommended the City accept J. J. Newell's proposal to extend its contract containing the 2020 pricing rates for the 2022 spring/summer restoration work. The work consisted of asphalt and concrete repairs necessitated by water main breaks or collapses at various locations.

13. RESOLUTION #2022 - 28 : APPROVING THE CITY'S 2022 CDBG GRANT APPLICATION FOR ROADWAY IMPROVEMENT.

Alderman Smith moved, and Alderman Merrick seconded, a motion to approve the resolution.

Ayes: Smith, Perez, Rodgers, Baikauskas, Brassea, Zaranti, Merrick

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

COS Zerante stated that the City applied for \$ 400,000, the maximum amount available, in grant funds for road resurfacing and improvements in 2023. The engineer estimated total project cost at \$ 1,312,534. The remaining cost of \$ 912,534 would be matched by City funds.

ADJOURNMENT