

Minutes of the Regular City Council Proceedings of the City of Chicago Heights, Cook County, Illinois held Wednesday, May 5, 2021 at 6:00 p.m. at 1601 Chicago Road, Chicago Heights, IL.

***To be conducted remotely by telephone conference pursuant to Governor Pritzker’s Covid-19 Executive Order #8 dated March 9, 2020 and extension thereof set forth in Executive order 2020-39.Meeting to be broadcast at City Hall with opportunity made available for public attendance and/or participation subject to social distancing regulations. Attendees must be attired in mask and gloves and may not be experiencing any symptoms of the COVID virus, i.e., fever, cough, sore throat, or uncommon fatigue.**

CALL TO ORDER

Mayor Pro-Tem Vincent Zaranti, as most senior alderman and in the absence of 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	Absent
Council:	1st Ward Renee Smith	Present
	2nd Ward Sonia Perez	Present
	3rd Ward Wanda Rodgers	Present
	4th Ward Christopher Baikauskas	Present
	5th Ward George Brassea	Present
	6th Ward Vincent Zaranti	Present
	7th Ward Kelli Merrick	Present

PLEDGE OF ALLEGIANCE

COMMUNICATIONS

Alderman Smith – announced that her next ward meeting would be held on Saturday, June 5th at 11:00 a.m.

Alderman Perez announced that her ward meetings would resume in the month of June.

Alderman Rodgers – no announcements

Alderman Baikauskas announced that his next ward meeting would be held on Monday, May 24th at 6:00 p.m. at Roosevelt School. He also announced that he would host the 4th Ward Neighborhood Garage Sale on June 5th from 8 a.m. - 3:00 p.m.

Alderman Brassea – no announcements

Alderman Zaranti announced that he would host his next ward meeting in coordination with Park Commissioner Curtis Straczek on May 27th at 7:00 p.m. at Commissioners Park.

Alderman Merrick – no announcements

PUBLIC PARTICIPATION

Charles Dieringer, a resident of the City, addressed the council on the matters of animal control and diseased trees in the City. Mr. Dieringer's grandson briefly commented on the subject of an area or track designated for dirt bike riding.

REPORT OF CHIEF OF STAFF – KAREN ZERANTE

COS Zerante updated the city council on the projects that were out to bid and/or awarded for the season: Westside Stormwater sewer reconstruction, CDBG, Euclid and 26th Street, D'Amico Drive and 10th Street resurfacing and reconstruction.

REPORT OF THE CORPORATION COUNSEL—T.J. SOMER

None

1. MINUTES: MEETING OF APRIL 21, 2021

Alderman Merrick moved, and Alderman Rodgers 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 SECOND RUN OF APRIL 2021.

Alderman Baikauskas moved, and Alderman Brassea seconded, a motion to approve the bills.

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

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

3. RESOLUTION #2021 - 35; APPROVING A COOK COUNTY CLASS 8 RENEWAL APPLICATION FOR FED EX AT 470 EAST JOE ORR ROAD.

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.

Jack Hynes, Economic Development Director, stated that the renewal applied to a small parcel on FedEx's property, and would generate \$ 40,209 in application fees to the City. Peter Verros, attorney for FedEx, addressed the council on the matter. There was a brief comment on the matter.

- 4. RESOLUTION #2021 - 36 : APPROVING AN EXCLUSIVE OPTION TO PURCHASE AGREEMENT FOR THE CITY OWNED SURPLUS COMMERCIAL PROPERTY LOCATED AT 210 W. JOE ORR ROAD. (Submitted by Latasha Smith and Tracy Barnett d/b/a Mirror Beauty Salon).**

Alderman Rodgers moved, and Alderman Perez 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 Director, informed the council that the condition of the property required approximately \$ 80,000 in rehab repairs. If the prospective buyers proceeded with the purchase, a Class 8 property tax status would be sought from the City.

- 5. RESOLUTION #2021 - 37 : APPROVING AN EXCLUSIVE OPTION TO PURCHASE AGREEMENT FOR THE CITY OWNED SURPLUS PROPERTY LOCATED AT 1651 HALSTED STREET. (Submitted by the Southland Black Chamber of Commerce).**

Alderman Rodgers 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.

Jack Hynes, Economic Director, stated that the building needed \$ 400,000 worth of rehab work. If the prospective buyer proceeded with the purchase, a Class 8 property tax status would be sought from the City.

6. RESOLUTION #2021 - 38 : AUTHORIZING A DEED IN LIEU OF FORECLOSURE AGREEMENT FOR ACQUISITION OF THE COMMERCIAL REAL ESTATE LOCATED AT 291 S. HALSTED STREET, CHICAGO HEIGHTS (former Prairie Tire).

Alderman Baikauskas 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.

Corporation Counsel Somer stated that the City's acquisition of the recently vacant, tax delinquent property would enable the City to market the property and put it back on the tax rolls.

7. RESOLUTION #2021 - 39 : APPROVING A PROPOSAL FOR ENGINEERING SERVICES FROM ESI ENGINEERING RELATED TO THE D'AMICO DRIVE REPAVING PROJECT.

Alderman Baikauskas moved, and Alderman Perez 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 Karen Zerante informed the council that ESI's proposed fee for preparation of specifications for the project's bid packet was \$ 69,954. Project area was D'Amico Drive between 8th Street and 207th Street (aka 10th Street).

8. RESOLUTION #2021 - 40 : APPROVING A REDEVELOPMENT AGREEMENT TO INDUCE THE SALE OF THE CITY OWNED VACANT INDUSTRIAL LAND AT 304 STATE STREET. (to Chicagoland Garage Builders, LLC).

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

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

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

Corporation Council Somer explained that the City acquired the tax delinquent property at no cost, and looked to sell the property for \$ 400,000 to Chicagoland Garage Builders.

9. RESOLUTION #2021 - 41 : APPROVING A BID AWARD FOR THE CITY COUNCIL CHAMBER RENOVATION PROJECT.

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 introduced Dawn Newman, Newman Architecture, who gave an overview of what the project included—carpet, paint, ceiling tiles, audio and visual equipment and more. Low bid, out of six, was at \$ 259,500 from LRC Group, whom Newman believed was qualified to complete a successful project. There were some questions on the matter.

10. RESOLUTION #2021 - 42 : APPROVING AN AGREEMENT FOR THE EXCLUSIVE OPTION TO PURCHASE CITY OWNED SURPLUS VACANT LAND AT AND ADJACENT TO 1700 WENTWORTH AVENUE. (applicant: NuFarm).

Alderman Smith moved, and Alderman Perez 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, addressed the council on the ninety-day option. He said that NuFarm would add another plant egress road off State Street, and eventually expand the work area of the facility and add a warehouse for storage. There was brief discussion on the matter.

ADJOURNMENT

At 7:02 p.m. Alderman Rodgers moved, and Alderman Merrick seconded, a motion to adjourn the meeting.

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

Nays: none

Abstain: none

Absent: none

Motion to adjourn by acclamation carried.

Lori Wilcox, City Clerk