

Minutes of the Regular City Council Proceedings of the City of Chicago Heights, Cook County, Illinois held Wednesday, May 17, 2023 at 6:00 p.m. at 1601 Chicago Road, Chicago Heights, IL.

CALL TO ORDER

Mayor Gonzalez called the regular meeting of the Chicago Heights City Council to order at 6:06 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	Absent
	4 th Ward Christopher Baikauskas	Present
	5 th Ward George Brassea	Absent
	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 June 10th at 11:00 a.m. at Barack Obama School.

Alderman Perez announced that she would host her next ward meeting on May 22nd at 7:00 p.m. at Garfield School.

Alderman Rodgers announced that she would host a CPR Training program in partnership with Christ for Everyone Ministries on June 24th from 11:00 a.m. – 1:00 p.m. at the Park District Recreation Center.

Alderman Baikauskas announced that he would host a joint ward meeting with Park Commissioner Michele Baikauskas on May 22nd at 6:00 p.m. at Roosevelt School. He announced that four wards would host ward-wide garage sale events on June 10th.

Alderman Brassea - absent.

Alderman Zaranti announced that he would not host a ward meeting in May due to the Memorial Day Holiday.

Alderman Merrick announced that all wards would participate in the garage sale event on June 10th, making it a City-Wide Garage Sale event.

PUBLIC PARTICIPATION

None

REPORT OF CHIEF OF STAFF – KAREN ZERANTE

COS Zerante reported that the City-Wide Cleanup Event highlighted the cleanup activities and great student volunteer participation. COS Zerante announced the Memorial Day Parade for Monday, May 29th at 10:00 a.m. She encouraged all to attend.

REPORT OF THE CORPORATION COUNSEL—T.J. SOMER

None

MINUTES: MEETING OF MAY 3, 2023.

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

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

Nays: none

Abstain: none

Absent: Brassea

Motion to approve carried.

BILLS: APPROVAL OF FIRST RUN OF MAY 2023.

Alderman Zaranti moved, and Alderman Perez seconded, a motion to approve the bills in the amount of \$3,366,358.67.

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

Nays: none

Abstain: none

Absent: Brassea

Motion to approve carried.

- 1. RESOLUTION #2023 – 57 : APPROVING A CHANGE ORDER FOR THE SARATOGA FARMS SEWER IMPROVEMENT PROJECT.**

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

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

Nays: none

Abstain: none

Absent: Brassea

Motion to approve carried.

COS Zerante explained that unexpected work on the project resulted in additional expenses incurred in the amount of \$181,002. The City's consulting engineer, C. Burke Engineering, reviewed and approved the change orders to the project, whose original bid amount was \$868,704.

2. RESOLUTION #2023 – 58: APPROVING AN APPLICATION FOR A COOK COUNTY CLASS 8 TAX CLASSIFICATION FOR THE COMMERCIAL PROPERTY LOCATED AT 628 WEST 14TH STREET. (Applicant: Highlife Group, LLC).

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

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

Nays: none

Abstain: none

Absent: Brassea

Motion to approve carried.

Jack Hynes, Director of Economic Development, reported that the applicant planned to invest \$1.4 million to rehabilitate the vacant property and parking lot to operate a cannabis dispensary. Local sales tax dollars would result, as well company donations to municipal community social equity programs. Discussion took place before the vote.

3. RESOLUTION #2023 – 59: APPROVING A RENEWAL APPLICATION FOR A COOK COUNTY CLASS 6B TAX CLASSIFICATION FOR THE INDUSTRIAL PROPERTY LOCATED AT 901 STATE STREET (Applicant: Caspar Management, LLC).

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

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

Nays: none

Abstain: none

Absent: Brassea

Motion to approve carried.

Jack Hynes, Director of Economic Development, explained that the business requested the renewal of the tax classification in order for it to continue the operation its manufacturing facility at the location.

4. RESOLUTION #2023 – 60 : APPROVING A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY AND THE POLICE BENEVOLENT LABOR COMMITTEE ON BEHALF OF THE CITY'S POLICE SERGEANTS.

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

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

Nays: none

Abstain: none

Absent: Brassea

Motion to approve carried.

COS Zerante reviewed the changes in the renewal contract as stated in the economic summary provided to the council. She noted that all other provisions in the contract were status quo.

5. RESOLUTION #2023 - 61 : APPROVING A BID AWARD FOR 2023 ANNUAL TREE REMOVAL AND MAINTENANCE PROGRAM.

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

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

Nays: none

Abstain: none

Absent: Brassea

Motion to approve carried.

COS Zerante stated City Arborist, Great Lakes Urban Forestry Mgt., recommended to award the two components of the project to: 1.) Desiderio Landscaping for \$76,414 for tree removal; 2.) Homer Tree Care for \$140,869 for tree pruning & stump removal. Brief discussion on the matter before the vote.

6. RESOLUTION #2023 - 62 : AMENDING RESOLUTION #2023-41 APPROVING THE REDEVELOPMENT OF THE CITY OWNED LAND AT 19840 HALSTED STREET, CHICAGO HEIGHTS.

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

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

Nays: none

Abstain: none

Absent: Brassea

Motion to approve carried.

Corporation Counsel Somer explained that the resolution amended the original resolution by correctly stating the sales price of the property to be \$1.00 and the square footage to be 3,600 square feet.

7. RESOLUTION #2023 - 63 : APPROVING AN OPTION AGREEMENT FOR THE EXCLUSIVE RIGHT TO PURCHASE THE CITY OWNED SURPLUS COMMERCIAL REAL ESTATE LOCATED AT 164 HALSTED STREET AND 19701 HALSTED STREET.

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

Alderman Zaranti moved, and Alderman Merrick seconded, a motion to rescind the original motion.

Alderman Smith moved, and Alderman Zaranti seconded, a motion to TABLE the resolution.

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

Nays: none

Abstain: none

Absent: Brassea

Motion to TABLE carried.

Jack Hynes, Director of Economic Development, reported that there were two purchase offers:

1.) Rucker Holdings proposed to operate a cigar lounge. 2.) Evoke Venture Group proposed to operate a cannabis dispensary. Corporation Counsel Somer noted that action on the matter could not be taken, because the City was still in process of acquiring the property. Brief discussion on the matter.

8. RESOLUTION #2023 - 64 : APPROVING AN OPTION AGREEMENT FOR THE EXCLUSIVE RIGHT TO PURCHASE THE CITY OWNED SURPLUS COMMERCIAL PROPERTY AT 201 EAST 14TH STREET. (abandoned Marathon gas station).

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

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

Nays: none

Abstain: none

Absent: Brassea

Motion to approve carried.

Jack Hynes, Director of Economic Development, stated the sixty-day agreement allowed the prospective buyer to evaluate the issues of the property, environmental and otherwise. The company was considering establishing a gas station and convenience store at the location.

9. ORDINANCE #2023 - 12 : ANNEXING CERTAIN UNINCORPORATED TERRITORY LOCATED NORTH OF ROUTE 30 AT INDIANA AVENUE (Apx. 31 acres) INTO THE CITY OF CHICAGO HEIGHTS CORPORATE LIMITS.

Alderman Rodgers moved, and Alderman Merrick seconded, a motion to TABLE the ordinance.

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

Nays: none

Abstain: none

Absent: Brassea

Motion to TABLE carried.

Corporation Counsel stated a technical error in the original Notice for the Public Hearing required a motion to table, so that it could be re-noticed for a June 21st Public Hearing before the Plan Commission.

10. ORDINANCE #2023 - 13 : ANNEXING THE INDUSTRIAL PROPERTY AT 20936 COTTAGE GROVE AVENUE INTO THE CITY OF CHICAGO HEIGHTS CORPORATE LIMITS.

Alderman Rodgers moved, and Alderman Smith seconded, a motion to approve the ordinance.

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

Nays: none

Abstain: none

Absent: Brassea

Motion to approve carried.

Corporation Counsel Somer stated that the voluntary annexation was requested by the trucking and transportation company, who had began construction on the vacant land. Brief question on the matter.

11. ORDINANCE #2023 - 14 : APPROVING A "SPECIAL USE PERMIT" AUTHORIZING THE OPERATION OF A STATE OF ILLINOIS LICENSED CANNABIS RELATED BUSINESS AT 628 WEST 14TH STREET, CHICAGO HEIGHTS, IL

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

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

Nays: none

Abstain: none

Absent: Brassea

Motion to approve carried.

Jack Hynes, Director of Economic Development, stated that it was a requirement of the City's ordinance that the business obtain a special use permit in order for it to conduct its business activity at the location.

ADJOURNMENT

At 6:55 p.m. Alderman Rodgers moved, and Alderman Zaranti seconded, a motion to adjourn the meeting.

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

Nays: none

Abstain: none

Absent: Brassea

Motion to adjourn carried.

Lori Wilcox, City Clerk