

**Minutes of the Special City Council Proceedings of the
City of Chicago Heights, Cook County, Illinois held
Thursday, September 2, 2021 at 6:00 p.m.
Meeting to be held "IN PERSON" at
the Bloom Township Center, 425 Halsted Street, Chicago Heights, IL**

CALL TO ORDER

Mayor Gonzalez called the special meeting of the Chicago Heights City Council to order at 6:09 p.m.

ROLL CALL BY DEPUTY CLERK RACHEL VEGA

Mayor:	David Gonzalez	Present
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, September 11th at 11:00 a.m. at Barack Obama School.

Alderman Perez announced that her next ward meeting would be held on Monday, September 27th at 7:00 p.m. at Garfield School.

Alderman Rodgers announced that she and Alderman Zaranti would host a vaccine event on September 11th for all persons wanting the vaccine. A follow-up event was planned On October 6th at the Chicago Heights Park District for the second vaccine shot.

Alderman Baikauskas announced that his next ward meeting would be held in coordination with Park District Commissioner Michele Baikauskas on Monday, September 27th at 6:00 p.m. at Roosevelt School.

Alderman Brassea congratulated Mayor Gonzalez on his being named "Mayor of the Year" by the Southland Black Chamber of Commerce.

Alderman Zaranti announced that his next ward meeting would be held in coordination with Park District Commissioner Curtis Straczek on September 30th at 7:00 p.m. at Commissioners Park.

Alderman Merrick announced that she would host a 7th Ward Garage Sale event on September 18th from 9 a.m. to 5:00 p.m.

PUBLIC PARTICIPATION

Charles Dieringer, a resident of the City, addressed the city council regarding diseased trees and flooding issues.

REPORT OF THE CHIEF OF STAFF – KAREN ZERANTE

COS Zerante updated the council on several matters: the annual Tree Removal & Trimming project underway through the summer; the engagement of a professional arborist for a city-wide program to address diseased, dying, or hazardous trees; the city-wide street sweeping project recently completed with another one scheduled for the fall; the 50/50 Sidewalk program ongoing into mid-September; and lastly, the professional painting of eighty fire hydrants beginning on the West Side and continuing until all hydrants in the City were completed.

REPORT OF THE CORPORATION COUNSEL – T.J. SOMER

None

1. MINUTES: MEETING OF AUGUST 18, 2021.

Alderman Zaranti moved, and Alderman Brassea 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 AUGUST 2021.

Alderman Baikauskas moved, and Alderman Merrick seconded, a motion to approve the bills in the amount of \$ 699,941.56.

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

Nays: none

Abstain: none

Absent: none

Motion to approve carried.

3. **RESOLUTION #2021 - 89 : APPROVING AN AGREEMENT WITH “CANN EQUALITY, LLC” FOR THE EXCLUSIVE RIGHT TO PURCHASE THE CITY OWNED SURPLUS COMMERCIAL REAL ESTATE AT 711 W. 15TH STREET (former Brunswick Bowl).**

Alderman Smith 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.

Corporation Counsel Somer stated that this was an exclusive sixty-day option to purchase agreement with Cann Equality, who held a State Craft Grower license. The company’s Letter of Intent offered \$ 100,000 for the property. If Cann Equality decided to proceed with the purchase, the matter would be back before the council for approval of the redevelopment and sale agreements. Brief question.

4. **RESOLUTION #2021 - 90 : APPROVING AN AGREEMENT WITH “HT23 CUSTOM CRAFTERS, LLC” FOR THE EXCLUSIVE RIGHT TO PURCHASE THE CITY OWNED SURPLUS COMMERCIAL REAL ESTATE AT 180 W. JOE ORR ROAD (former Ace Hardware complex).**

Alderman Brassea moved, and Alderman Zaranti 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 this was an exclusive sixty-day option to purchase agreement with HT23, who held a State Craft Grower license. HT23’s Letter of Intent offered \$ 1 for the property, which required massive investment and rehabilitation. If HT23 decided to proceed with the purchase, the matter would be back before the council for approval of the redevelopment and sale agreements. Brief question.

5. **RESOLUTION #2021 - 91 : APPROVING AN AGREEMENT TO INDUCE THE SALE AND REDEVELOPMENT OF THE CITY OWNED SURPLUS COMMERCIAL PROPERTY AT 291 S. HALSTED STREET. (former Prairie Tire).**

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.

Corporation Counsel Somer explained that 303 LLC previously purchased property from the City for its tire recycling plant on State Street. 303 LLC was expanding its operation to include retail and service, and desired to purchase the property on Halsted Street for this purpose. No discussion.

6. RESOLUTION #2021 - 92 : APPROVING A PROPOSAL FROM MINUTEMAN SECURITY TECHNOLOGIES FOR THE PURCHASE AND INSTALLATION OF A STATE STREET SECURITY CAMERA.

Alderman Perez 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 reported that total cost of equipment and installation was \$ 33,557.64. There would be a separate annual cost of \$ 2,320 for software and data updates.

7. RESOLUTION #2021 - 93 : APPROVING THE SALE OF THE SURPLUS CITY OWNED VACANT LOT AT 202 E. 24TH STREET PURSUANT TO THE "LOT NEXT DOOR" PROGRAM.

Alderman Perez 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 explained that under the program a resident was eligible to purchase the lot next door to his property for \$ 1. Sale of the property would relieve the City of the burden of maintaining the property, and would become the resident's responsibility going forward. No discussion.

8. OMNIBUS RESOLUTION #2021 - 94 : APPROVING THE SALE OF CERTAIN CITY OWNED SURPLUS RESIDENTIAL PROPERTIES PURSUANT TO THE CITY'S ABANDONED PROPERTY ACQUISITION PROGRAM (APAP); TO WIT:

1) 333 Bradley Drive

2) 1207 Barbara Lane

- 3) 2407 Chicago Road
- 4) 1915 Ashland Avenue
- 5) 436 Hickory Street
- 6) 289 W. Hickory Street
- 7) 1431 Schilling Avenue

Alderman Zaranti 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 said that the purchase price for each property under the program was \$ 5,000, noting that the City was in receipt of over two hundred applications under the APAP program. Brief question.

9. RESOLUTION #2021 - 95 : APPROVING A DEED IN LIEU OF FORECLOSURE AGREEMENT FOR ACQUISITION OF THE ABANDONED COMMERCIAL PROPERTY LOCATED AT 560 WEST 14TH STREET (former Lorenzetti's Restaurant).

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

Corporation Counsel Somer reported that the City planned to eliminate any encumbrances and delinquent property taxes on the property, in order to help make the property marketable again. Some discussion on the matter.

10. Motion to approve carried. RESOLUTION #2021 - 96 : APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH COMMUNITY COLLEGE DISTRICT #515 AUTHORIZING THE CONVEYANCE OF 164 N. HALSTED STREET TO THE CITY OF CHICAGO HEIGHTS.

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

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

Nays: none

Abstain: Baikauskas (as a member of the School Board District # 515)

Absent: none

Motion to approve carried

Corporation Counsel Somer explained that the City planned to market the property, agreeing that the net proceeds of the sale would be shared equally between the City and the college district.

11. RESOLUTION #2021 - 97 : APPROVING AN APPLICATION FOR THE "OPEN SPACE LANDS ACQUISITION & DEVELOPMENT GRANT" (OSLAD).

Alderman Rodgers moved, and Alderman Zaranti 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 Illinois Department of Natural Resources (IDNR) program grant, if awarded to the City, was a potential funding source for the development of a recreational park area in the Lincoln/Gavin School vicinity, as conceptualized in the City's Choice Neighborhoods program.

12. RESOLUTION #2021 - 98 : APPROVING PROPOSALS FOR I.T. UPGRADES AND A DETECTIVE DIVISION RECORDING SYSTEM AT THE CITY POLICE DEPARTMENT.

Alderman Perez 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 proposal from AIS, the City's I.T. provider, for 18 new workstations amounted to \$ 30,550. The proposal from Word Systems for the digital video/audio recording system amounted to \$ 39,932.68

ADJOURNMENT

At 6:57 p.m. Alderman Smith moved, and Alderman Rodgers seconded, a motion to adjourn the meeting.

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

Nays: none

Abstain: none

Absent: none

Motion to adjourn carried.

Lori Wilcox, City Clerk