

Monday, June 2, 2025
7:00 PM - Regular City Council Meeting

Time of meeting: 7:00 PM
Waukegan City Hall
City Council Chambers ~ 2nd Floor
100 N. Martin Luther King Jr, Ave
Waukegan, Illinois 60085
847-599-2513

1. Opening Items

Subject : A. Roll Call
Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting
Category : 1. Opening Items
Type : Procedural
Subject : B. Invocation by Apostle Mark McCorley- House of Prayer Church, Waukegan, IL / Pledge of Allegiance
Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting
Category : 1. Opening Items
Type : Procedural
Subject : C. Mayor's Comments
Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting
Category : 1. Opening Items
Type : Procedural

2. Resolutions/Proclamations/Presentations/Appointments

Subject : A. RESOLUTION: 25-R-139 Ultraviolet Filming on the Amstutz, June 21-22, 2025
Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting
Category : 2. Resolutions/Proclamations/Presentations /Appointments
Type : Action

Public Content

Resolution

25-R-139

Ultraviolet Filming on the Amstutz, June 21-22, 2025

WHEREAS, the production company, ENEMIES LLC, desires to produce segments for their film, Ultraviolet, on the Amstutz Highway starting at 4pm on Saturday, June 21 and ending at 6am on Sunday, June 22; and

WHEREAS, this event will require the temporary closure of the Amstutz Highway from Greenwood Avenue to Genesee Street during the filming; and

WHEREAS, the State of Illinois requires that the City of Waukegan and the production company of Enemies LLC will assume the responsibility and liability involved in the closing of the Amstutz Highway for this purpose; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Waukegan will be responsible for the direction, protection and regulation of traffic during the time this temporary detour is in place, and all liabilities for damages by the closure of the Amstutz Highway and that all-weather detours will be maintained conspicuously marked and judiciously police patrolled for the benefit of traffic deviated from the Amstutz Highway.

BE IT FURTHER RESOLVED, that a suitably embossed copy of this resolution signed by the Mayor and City Clerk be sent to the permitting office of the Illinois Department of Transportation in order to give their authorization for this closure.

Adopted this 2nd day of June 2025.

Motion by Ald Newsome, second by Ald Bolton to approve Resolution for Ultraviolet Filming on the Amstutz, June 21-22, 2025

AYE:Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald Florian.

NAY: None.

ABSENT:Ald Donnenwirth.

ABSTAIN:None.

MOTION APPROVED

Motion & Voting

Subject :	B. PROCLAMATION: May is National Community Action Month
Meeting :	Jun 2, 2025 - 7:00 PM - Regular City Council Meeting
Category :	2. Resolutions/Proclamations/Presentations /Appointments
Type :	Information

Public Content

PROCLAMATION

May is National Community Action Month

WHEREAS, Community Action has made essential contributions to individuals and families across this nation and in our community by creating economic opportunities and strengthening communities; and

WHEREAS, Community Action is a robust state and local force connecting people to life-changing services and creating pathways to prosperity in 99% of all American counties; and

WHEREAS, Community Action builds and promotes economic stability as an essential aspect of enabling and enhancing stronger communities and stable homes; and

WHEREAS, Community Action promotes community-wide solutions to challenges throughout all areas including Waukegan; and

WHEREAS, Community Action delivers innovative services and supports that create greater opportunities for families and children to succeed; and

WHEREAS, Community Action insists on community participation and involvement ensuring that all sectors of our community have a voice and will be heard; and

WHEREAS, Community Action is celebrating 61 years of innovation, impact, and providing proven results for Americans; and

NOW, THEREFORE, BE IT RESOLVED that Mayor Samuel D. Cunningham, Jr, and the members of City Council do hereby proclaim that May is National Community Action Month, thanks the Community Action Partnership of Lake County for taking an active role in bettering lives in our community, and encourages our community support their endeavors to reduce the causes and effects of poverty, promote self-sufficiency of families and individuals with low incomes, and improve the standard of living in Waukegan and Lake County.

BE IT FURTHER RESOLVED, that a suitably embossed copy of this proclamation signed by the Mayor and City Clerk be presented to Community Action Partnership of Lake County at the REPORT TO THE COMMUNITY BRUNCH on Friday, May 23, and entered into the public record at the Waukegan City Council Meeting on Monday, June 2.

ADOPTED this 2nd of **JUNE**, 2025.

Subject :

C. PROCLAMATION: Recognizing the 250th Birthday of the U.S. Army

Meeting :

Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 2. Resolutions/Proclamations/Presentations
/Appointments
Type : Information

Public Content

PROCLAMATION

Recognizing the 250th Birthday of the U.S. Army

WHEREAS, on June 14, 1775, the Second Continental Congress, representing the citizens of 13 American colonies, authorized the establishment of the Continental Army; and

WHEREAS, the collective expression of the pursuit of personal freedom that caused the authorization and organization of the United States Army led to the adoption of the Declaration of Independence and the codification of our countrys basic principles and values in the Constitution; and

WHEREAS, for the past 250 years, the Armys central mission has been to fight and win our Nations wars; and

WHEREAS, the motto of Duty, Honor, Country is the creed by which the American soldier lives and serves; and

WHEREAS, no matter what the cause, location or magnitude of future conflicts, Americans can rely on their Army to produce well-trained, well-led and highly motivated soldiers to carry out the missions entrusted to them; and

WHEREAS, several citizens in the Waukegan community have proudly served and made the ultimate sacrifice for our countrys freedom while serving in the United States Army and other branches of our Nations military.

NOW, THEREFORE, BE IT RESOLVED that Mayor Samuel D. Cunningham, Jr, and the members of City Council do hereby commend the soldiers of the United States Army, past and present, and recognize the historic significance of June 14, 2025, as the 250th Birthday of the U.S. Army, and hereby expresses the appreciation of the citizens of Waukegan to the United States Army and to the dedicated soldiers who have served for 250 years.

ADOPTED this 2nd of **JUNE**, 2025.

Subject : D. PROCLAMATION: "June is Pride Month in Waukegan"
Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category :

2. Resolutions/Proclamations/Presentations
/Appointments

Type :

Information

Public Content

PROCLAMATION

'June is Pride Month, in Waukegan'

WHEREAS, our nation was founded on the principle of equal rights for all people, yet the fulfillment of this promise has been long in coming for many Americans; and

WHEREAS, the City of Waukegan cherishes the value and dignity of each person and appreciates the importance of equality and freedom; and

WHEREAS, all are welcome in the City of Waukegan to live, work, play, and every family, in any shape, deserves a place to call home where they are safe, happy, and supported by friends and neighbors; and

WHEREAS, in a time when our LGBTQIA+ residents face ongoing challenges in being their authentic selves, the City of Waukegan remains steadfast in its commitment to dignity, inclusion, and the celebration of every individual's right to live openly and with pride; and

WHEREAS, the Lesbian, Gay, Bisexual and Transgender (LGBTQIA+) community is an integral part of the cultural landscape in Waukegan; and

WHEREAS, the diverse LGBTQIA+ community contributes to the academic, economic, artistic, and social foundation of the City; and

WHEREAS, communities across the United States and the world designate June as a month to commemorate the Stonewall Riots that occurred in June, 1969 which are widely recognized as the catalyst for LGBTQIA+ rights movement; and

WHEREAS, the landmark Supreme Court decision of 2015 guaranteeing marriage equality in all 50 States was a historic victory for LGBTQIA+ Americans and continues to affirm that we are all more free when we are treated as equals; and

WHEREAS, the City of Waukegan remains committed to protecting the civil rights of the LGBTQIA+ community in an effort to help eradicate prejudice and discrimination, and foster a better sense of understanding and compassion to all residents and visitors; and

WHEREAS, the City of Waukegan embraces Pride Month as an opportunity to celebrate the harmony in which we coexist; and

WHEREAS, the City of Waukegan recognizes the significant impact, direct investment, and the Pride in Waukegan by the LGBTQIA+ community; and

NOW, THEREFORE, BE IT RESOLVED, that Mayor Cunningham, and Members of the City Council of Waukegan, Illinois, do hereby proclaim June, 2025 as Pride Month to recognize the ongoing efforts and continuing contributions of the Lesbian, Gay, Bisexual and Transgender communities in our City and beyond, and encourage all residents to respect and honor our diverse community and celebrate and build a culture of inclusiveness and acceptance.

ADOPTED this 2nd day of **JUNE**, 2025.

3. Audience Time

Subject : A. Audience Time
Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting
Category : 3. Audience Time
Type : Procedural

4. Consent Agenda (Items under the Consent Agenda are considered routine and/or non-controversial and will be approved by one motion. If any one board member wishes to have a separate vote on any item, it will be pulled from the Consent Agenda and voted on separately)

Subject : A. Motion to approve the Regular Meeting Minutes from Monday, May 19, 2025.
Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting
Category : 4. Consent Agenda (Items under the Consent Agenda are considered routine and/or non-controversial and will be approved by one motion. If any one board member wishes to have a separate vote on any item, it will be pulled from the Consent Agenda and voted on separately)
Type : Action (Consent), Minutes

Public Content

Motion by Ald Newsome, second by Ald Guzman to approve Consent Agenda items 4. A - E

Consent Agenda Vote:

AYE:Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald Donnenwirth, Ald Florian.

NAY: None.

ABSENT:None.

ABSTAIN:None.

MOTION APPROVED

Motion & Voting

Subject : B. Motion to approve vendor payments dated June 2, 2025 in the total amount of \$2,194,950.70.

Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 4. Consent Agenda (Items under the Consent Agenda are considered routine and/or non-controversial and will be approved by one motion. If any one board member wishes to have a separate vote on any item, it will be pulled from the Consent Agenda and voted on separately)

Type : Action (Consent)

Public Content

Motion by Ald Newsome, second by Ald Guzman to approve Consent Agenda items 4. A - E

Consent Agenda Vote:

AYE:Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald Donnenwirth, Ald Florian.

NAY: None.

ABSENT:None.

ABSTAIN:None.

MOTION APPROVED

File Attachments

[AP.06.02.25.AP Transfer.pdf \(54 KB\)](#)

[AP.06.02.25.Manual Check List.pdf \(45 KB\)](#)

[AP.06.02.25.Port Angeles Report.pdf \(41 KB\)](#)

[AP.06.02.25.ReviewAndApproval.pdf \(78 KB\)](#)

Motion & Voting

Subject : C. Motion to approve and ratify Regular Payroll dated May 30, 2025, in the total amount of \$2,092,752.65.

Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 4. Consent Agenda (Items under the Consent Agenda are considered routine and/or non-controversial and will be

approved by one motion. If any one board member wishes to have a separate vote on any item, it will be pulled from the Consent Agenda and voted on separately)

Type : Action (Consent)
Fiscal Impact : Yes
Budgeted : Yes

Public Content

Motion by Ald Newsome, second by Ald Guzman to approve Consent Agenda items 4. A - E

Consent Agenda Vote:

AYE:Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald Donnenwirth, Ald Florian.

NAY: None.

ABSENT:None.

ABSTAIN:None.

MOTION APPROVED

File Attachments

[Regular Payroll 05.31.25.pdf \(313 KB\)](#)

Motion & Voting

Subject : D. Motion to approve and ratify Misc. Payroll (FYE25 Cashout & VEBA Cashout) dated May 16, 2025, in the total amount of \$392,980.35.

Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 4. Consent Agenda (Items under the Consent Agenda are considered routine and/or non-controversial and will be approved by one motion. If any one board member wishes to have a separate vote on any item, it will be pulled from the Consent Agenda and voted on separately)

Type : Action (Consent)
Fiscal Impact : Yes
Budgeted : Yes

Public Content

Motion by Ald Newsome, second by Ald Guzman to approve Consent Agenda items 4. A - E

Consent Agenda Vote:

AYE:Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald Donnenwirth, Ald Florian.

NAY: None.

ABSENT:None.

ABSTAIN:None.

MOTION APPROVED

File Attachments

[Misc. Payroll \(FYE25 Cashout & VEBA Cashout\) 5.16.2025.pdf \(203 KB\)](#)

Motion & Voting

Subject : E. Motion to approve and ratify Misc. Payroll (PD HBB & CT Cashout & Final Payout) dated May 30, 2025, in the total amount of \$83,188.75.

Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 4. Consent Agenda (Items under the Consent Agenda are considered routine and/or non-controversial and will be approved by one motion. If any one board member wishes to have a separate vote on any item, it will be pulled from the Consent Agenda and voted on separately)

Type : Action (Consent)

Fiscal Impact : Yes

Budgeted : Yes

Public Content

Motion by Ald Newsome, second by Ald Guzman to approve Consent Agenda items 4. A - E

Consent Agenda Vote:

AYE:Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald Donnenwirth, Ald Florian.

NAY: None.

ABSENT:None.

ABSTAIN:None.

MOTION APPROVED

File Attachments

[Misc. Payroll \(PD HBB & CT & FINAL PAYOUT\) 5.31.25.pdf \(148 KB\)](#)

Motion & Voting

5. Reports and Communication

6. Old Business

Subject :	A. Ordinance Approving a Development and Financial Incentive Agreement Between and Among the City of Waukegan, Waukegan Community Development Partnership, LLC - 200 N County Series, and 38 N. Genesee LLC and Authorizing the Issuance of a Long-Term Incentive Note [Pursuant to Terms of Memorandum of Key Terms approved by Resolution No. 25-R-33]
Meeting :	Jun 2, 2025 - 7:00 PM - Regular City Council Meeting
Category :	6. Old Business
Type :	Action
Preferred Date :	Jun 02, 2025
Absolute Date :	Jun 02, 2025
Dollar Amount :	\$1,725,000.00
Budget Source :	Casino Revenue Fund; TIF 8 Increment Fund
Recommended Action :	Approve Ordinance Approving a Development and Financial Incentive Agreement Between and Among the City of Waukegan, Waukegan Community Development Partnership, LLC - 200 N County Series, and 38 N. Genesee LLC and Authorizing the Issuance of a Long-Term Incentive Note

Public Content

On February 3, 2025, the City Council adopted Resolution 25-R-33 approving a Memorandum of Key Terms with the Waukegan Community Development Partnership (**WCDP**) to facilitate the redevelopment of 200 North County Street and 38 North Genesee in downtown Waukegan. WCDP proposed to redevelop the two properties as mixed use residential buildings including the following elements:

- **200 N. County (Former YMCA)**
 - Project: 19 new residential units + 6,700 square feet of shared commercial space (shared fitness and co-working space for other Developer buildings residents)
 - Estimated Project Cost: \$3,717,056
- **38 N. Genesee**
 - Project: 6 new residential units + 3,000 square feet of commercial/retail space
 - Estimate Project Cost: \$1,654,132

WCDP requested that the City provide financial assistance to enable commencement of construction of its proposed project, as current market conditions made the project not commercially feasible without the provision of certain financial incentives. The City Council agreed to provide such incentives including monetary assistance in the aggregate amount of \$1,725,000.

Pursuant to the terms of the Memorandum of Key Terms, City Staff and special outside council have negotiated a Development and Financial Incentive Agreement to provide WCDP with incentives in the following forms:

- **Up-Front Development Assistance**
 - Amount: \$900,000 in up-front cash assistance to be applied to the 200 N. County component of the Development.
 - Timing: Concurrent with WCDPs acquisition of the 200 N. County property
 - Source: Casino Revenue Fund
 - Conditions:
 - WCDP must provide the City with proof of ownership, proof of financing, a detailed sources and uses of funds statement demonstrating how all incentive funds are to be applied to project costs and the sources for all of the remaining project costs, completed permit applications, and executed construction agreements.
 - The Up-Front Development Assistance may only be deposited into a construction escrow which will require that all payouts of City funds be dollar for dollar with private financing.

- **Long Term Incentive:**
 - Amount: \$825,000 in the form of a TIF increment note.
 - Timing: TIF Note to be issued upon approval of a final certificate of occupancy for 200 N. County project but paid out over remaining lifetime of TIF 8 (through year 2037)
 - Source: Incremental property taxes generated by increased equalized assessed value of 200 N. County and 38 N. Genesee parcels collected in TIF 8 increment fund.
 - Conditions:
 - TIF Note will not bear interest. City's sole obligation is to pay back \$825,000 note principal.
 - City may extend term of TIF 8. If term of TIF 8 is not extended and Long Term Incentive not fully paid back, City will be required to complete payments from other sources.
 - City will not deduct school contributions from Long Term Incentive.

- **Other Incentives**
 - A complete waiver of City building permit and inspection fees for the 200 N. County and 38 N. Genesee project components.
 - City will provide WCDP with 19 monthly parking passes in the City's 225 N. County Street Parking Garage at a monthly cost of \$35/permit for five years.

The attached ordinance approves a detailed Development and Financial Incentive Agreement for WCDPs proposed projects and authorizes the City to issue a TIF Note in the amount of \$825,000. Special outside legal counsel will be available at the June 2nd meeting address questions and concerns the City Council may have.

Motion by Ald Guzman, second by Ald Felix to approve an Ordinance Approving a Development and Financial Incentive Agreement Between and Among the City of Waukegan, Waukegan Community Development Partnership, LLC - 200 N County Series, and 38 N. Genesee LLC and Authorizing the Issuance of a Long-Term Incentive Note

AYE: Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald Donnenwirth, Ald Florian.

NAY: Ald Hayes.

ABSENT: None.

ABSTAIN: None.

MOTION APPROVED

File Attachments

- [WKG Ord Approving a Development and Financial Incentive Agreement with WCDP and 38 N. Genesee LLC & Authorizing the Issuance of TIF Note.pdf \(192 KB\)](#)
- [WKG WCDP Development and Financial Incentive Agreement June 2025 Council Approval Version.pdf \(302 KB\)](#)
- [WKG CC 6 2 25 Presentation Old Business.pdf \(857 KB\)](#)

Motion & Voting

7. New Business

Subject : A. An Ordinance approving the 2025-2026 Fiscal Year Budget of the City of Waukegan. [This matter was presented at the Special Finance & Purchasing Committee Meeting on May 28, 2025.]

Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 7. New Business

Type : Action

Recommended Action : The Finance Department recommends the Mayor and City Council approve an Ordinance approving the 2025-2026 Fiscal Year Budget of the City of Waukegan.

File Attachments

- [WKGN- Ord FY26 Budget Adoption.pdf \(121 KB\)](#)
- [PROPOSED BUDGET FY26.pdf \(10,096 KB\)](#)

Motion & Voting

The Finance Department recommends the Mayor and City Council approve an Ordinance approving the 2025-2026 Fiscal Year Budget of the City of Waukegan.

Motion by Ald Guzman, second by Ald Newsome.
Final Resolution: MOTION APPROVED
AYE: Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald Donnenwirth, Ald Florian

Subject : B. An Ordinance to approve the Annual Appropriation for Fiscal Year May 1, 2025 to April 30, 2026. [This matter was presented at the Special Finance & Purchasing Committee Meeting on May 28, 2025.]

Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 7. New Business

Type : Action

Recommended Action : The Finance Department recommends the Mayor and City Council approve an Ordinance for the Annual

Appropriation for Fiscal Year May 1, 2025 to April 30, 2026.

File Attachments

[FY26 ANNUAL APPROPRIATION ORDINANCE.pdf \(189 KB\)](#)

Motion & Voting

The Finance Department recommends the Mayor and City Council approve an Ordinance for the Annual Appropriation for Fiscal Year May 1, 2025 to April 30, 2026.

Motion by Ald Newsome, second by Ald Felix.

Final Resolution: MOTION APPROVED

AYE: Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald Donnenwirth, Ald Florian

Subject : C. Resolution Approving an Building Permit reduction and Construction license Agreement with the College of Lake County for Urban Farm Facility. Intergovernmental agreement.[This matter was presented to the Community Development Committee on June 2, 2025.]

Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 7. New Business

Type : Action

Recommended Action : Motion to Approve the Resolution Approving an Intergovernmental Agreement with the College of Lake County for Urban Farm Facility

Public Content

The College of Lake County is planning to construct a new urban agriculture training and production facility (Facility) in its lakeside campus at the northwest corner of Sheridan and Madison. This facility will serve as the headquarters of the Colleges new urban farming curriculum. The facility is expected to serve as a public amenity benefitting the greater Waukegan and Lake County communities. CLC will be investing over \$12 million in the design, construction, and development of the Facility and has requested that the City contribute to this development by (i) reducing the building permit fees the City will charge CLC for the construction of the Facility; and (ii) allowing CLC to use a portion of the Citys Parking Lot D to stage and store construction equipment, vehicles, and materials necessary for the construction of the Facility. The Citys legal department has negotiated a license agreement with CLC for use of the southern portion of Parking Lot D for construction staging and storage purposes. In addition, the mayor and staff recommend that the City Council approve a 50% reduction in the total building permit fees the City will charge the College for this project, staying consistent with past intergovernmental permit fee reductions. The attached resolution approves the draft Construction License Agreement and authorizes the proposed 50% permit fee reduction.

File Attachments

[Memorandum for City Council 26May2025 CLC.pdf \(154 KB\)](#)

[WKG Construction Licensing Agreement with CLC for Urban Farm Facility Construction June 2025.pdf \(376 KB\)](#)

[WKG Resolution Approving Construction License Agreement and intergovernmental agreement for CLC for Urban Farm Building 6 2 25 - Copy \(2\) \(1\).pdf \(89 KB\)](#)

Motion & Voting

Motion to Approve the Resolution Approving an Intergovernmental Agreement with the College of Lake County for Urban Farm Facility

Motion by Ald Florian, second by Ald Guzman.

Final Resolution: MOTION APPROVED

AYE: Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald Donnenwirth, Ald Florian

Subject : D. Resolution approving an amendment to the Repurchase Agreement between the City of Waukegan and Ampsky & Associates, LLC, regarding the property at 801 Market Street, until January 16, 2026. [This matter was presented to the Community Development Committee on June 2, 2025.]

Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 7. New Business

Type : Action

Recommended Action : Motion to adopt a Resolution approving an amendment to the Repurchase Agreement between the City of Waukegan and Ampsky & Associates, LLC, regarding the property at 801 Market Street, until January 16, 2026.

Public Content

Staff recommends that the City Council adopt a Resolution approving an amendment to the Repurchase Agreement with Ampsky & Associates regarding 801 S. Market Street to extend the agreement to January 16, 2026, or later.

This property was previously transferred from Ampsky & Associates to the City of Waukegan for the cleanup and remediation of the site. As a former industrial site, the land was considered a brownfield and required cleanup actions to ready the site for redevelopment. The transfer granted Ampsky & Associates the right to repurchase the site.

The City of Waukegan was awarded the US EPA Brownfields Cleanup grant in fall 2019. As a result of the time it took to be awarded the grant, the subsequent Covid-19 pandemic, and additional cleanup and testing requirements per the IEPA and USEPA, the Repurchase Agreement was extended. The last extension, set to expire on June 16, 2025, was originally planned to allow time for IEPA to complete their reviews of the cleanup reports. The IEPA has requested two extensions for their review, first until June 4, 2025, and is now not set to return comments until early August 2025. In order to account for any additional work or edits of the reports by IEPA and for grant closeout work, the City requests that the Repurchase Agreement be extended to January 16, 2026, or later.

File Attachments

[Memorandum for Council - Fifth Ampsky Extension - 2025-06-02.pdf \(82 KB\)](#)

[WKG - Resolution Approving Fifth Amendment to Ampsky Repurchase Agreement.pdf \(112 KB\)](#)

[WKG - Ampsky Fifth Amendment.pdf \(82 KB\)](#)

[Ampsky - City of Waukegan Agreement 12-2-14.pdf \(651 KB\)](#)

Motion & Voting

Motion to adopt a Resolution approving an amendment to the Repurchase Agreement between the City of Waukegan and Ampsky & Associates, LLC, regarding the property at 801 Market Street, until January 16, 2026.

Motion by Ald Florian, second by Ald Guzman.

Final Resolution: MOTION APPROVED

AYE: Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald Donnenwirth, Ald Florian

Subject : E. Resolution Authorizing the City of Waukegan to Enter into a Grant of Easement for Public Utilities and Declaration of Restrictions for Public Utilities Along River Road

Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 7. New Business

Type : Action

Preferred Date : May 05, 2025

Absolute Date : Jun 02, 2025

Dollar Amount : \$64,065.00

Recommended Action : Motion to approve a Resolution Authorizing the City of Waukegan to Enter into a Grant of Easement for Public Utilities and Declaration of Restrictions for Public Utilities Along River Road

Public Content

The City has installed and maintains certain public utilities along River Road south of Route 120 including (i) a 12-inch PVC potable water transmission main on the eastern side of the roadway and (ii) a 6-inch HDPE sanitary sewer force main on the western side of the roadway (collectively, the **City Utilities**). River Road is a public road pursuant to a long-standing prescriptive easement, and the property lines of the surrounding privately-owned parcels extend to the centerline of the road. In addition to the City Utilities, the North Shore Gas Company (**NSG**) intends to install a plastic natural gas line along the western side of River Road (**Gas Line**). Chicago Title Land Trust Co. as Successor Trustee under Trust Agreement Dated March 31, 1995 and known as Trust No. 1101013, is the owner (**Property Owner**) of the certain properties impacted by the City Utilities and the Gas Line commonly known as 32815 N. River Road, 32707 N. River Road, and 1376 S. River Road (**Impacted Properties**).

The City and a predecessor in interest to the Property Owner previously entered into that certain Grant of Easements and Declaration of Restrictions dated as of March 6, 1991 and recorded with the Lake County Clerks Office on April 29, 1991 as Document No. 3013229 (**1991 Easement Agreement**). The 1991 Easement Agreement granted the City a perpetual easement over a ten-foot-wide portion of some of the Impacted Parcels running along the eastern edge of the River Road roadway for the purpose of operating and maintaining certain public utilities. The City Engineer has determined that it would be in the best interest of the City and its residents to enter into a Grant of Easement and Declaration of Restrictions (**Easement and Declaration**) with the Property Owner to clarify and guarantee the City's ability to operate and maintain the City Utilities and allow NSG to install, operate and maintain the Gas Line on portions of the Impacted Parcels on a long-term basis. The property owner has agreed to enter into the Easement and Declaration in exchange for certain covenants made by the City including an obligation to reimburse the Property Owner for actual costs incurred due to the presence or installation of the City Utilities on the Impacted Parcels in the amount of \$64,065 (**Reimbursement**).

File Attachments

[WKG Resolution Authorizing City to Enter Into a Grant of Easement for Public Utilities and Declaration of Restrictions River Road.pdf \(195 KB\)](#)

[WKG - Grant of Easement for Public Utilities and Declaration of Restrictions River Road.pdf \(181 KB\)](#)

Motion & Voting

Motion to approve a Resolution Authorizing the City of Waukegan to Enter into a Grant of Easement for Public Utilities and Declaration of Restrictions for Public Utilities Along River Road

Motion by Ald Florian, second by Ald Guzman.

Final Resolution: MOTION APPROVED

AYE: Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald Donnerwirth, Ald Florian

Subject : F. Resolution Approving an Amended and Restated Lease & Management Agreement with the Friends of the Historic Genesee Theatre for the premises located at 203, 221, and 227 N. Genesee Street.

Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 7. New Business

Type : Action

Recommended Action : Motion to adopt a Resolution approving an Amended and Restated Lease & Management Agreement with the Friends of the Historic Genesee Theatre for the premises located at 203, 221, and 227 N. Genesee Street.

Public Content

The City has maintained a Lease and Management Agreement with the Friends of the Historic Genesee Theatre to occupy and operate the Genesee Theatre for a number of years. The Agreement has been amended numerous times to reflect the evolving obligations of the City and the Friends for the benefit of the Theatre. The current Lease and Management Agreement with the Friends is set to expire on June 30, 2025. City staff has determined that the Friends have done an exemplary job maintaining the Theatre and providing quality programming serving the greater Waukegan and Lake County community. Based on this, City Staff and Corporation Counsel worked with the Friends to incorporate the terms of the various amendments approved by the City Council into a new Amended and Restated Lease and Management Agreement with a ten-year term ending in 2035.

File Attachments

[WKG Resolution Approving Amended and Restated Lease Management Agreement for Genesee Theatre April 2025.pdf \(76 KB\)](#)

[WKG Amended and Restated Lease and Management Agreement \(Genesee Theatre\).pdf \(195 KB\)](#)

Motion & Voting

Motion to adopt a Resolution approving an Amended and Restated Lease & Management Agreement with the Friends of the Historic Genesee Theatre for the premises located at 203, 221, and 227 N. Genesee Street.

Motion by Ald Florian, second by Ald Guzman.

Final Resolution: MOTION APPROVED

AYE: Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald
Donnenwirth, Ald Florian

Subject : G. A Resolution Approving the Engagement of Elrod Friedman LLP to Provide Continuing Legal Services to the City of Waukegan and the Execution of an Engagement Letter

Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 7. New Business

Type : Action

Preferred Date : Jun 02, 2025

Absolute Date : Jun 02, 2025

Budget Source : Law Department

Recommended Action : Motion to approve a Resolution Approving the Engagement of Elrod Friedman LLP to Provide Continuing Legal Services to the City of Waukegan and the Execution of an Engagement Letter

Public Content

Mayor Cunningham and Corporation Counsel recommend that the City enter into an engagement letter with Elrod Friedman LLP to allow the firm to continue to represent the City on certain matters that originated during the firm's prior appointment through their completion as well as any other matters that may be assigned by the Mayor or Corporation Counsel from time to time. Elrod Friedman's engagement letter and hourly attorney rates are attached.

File Attachments

[WKG Res Approving Engagement of Elrod Friedman for Ongoing Legal Services \(2025\).pdf \(142 KB\)](#)
[WKG Engagement Letter for As-Needed Legal Services May 2025.pdf \(242 KB\)](#)

Motion & Voting

Motion to approve a Resolution Approving the Engagement of Elrod Friedman LLP to Provide Continuing Legal Services to the City of Waukegan and the Execution of an Engagement Letter

Motion by Ald Guzman, second by Ald Florian.

Final Resolution: MOTION APPROVED

AYE: Ald Hayes, Ald Bolton, Ald Guzman, Ald Martinez, Ald Felix, Ald Newsome, Ald Turner, Ald
Donnenwirth, Ald Florian

8. Ordinances

9. Closing Items

Subject : A. Alderperson Time

Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting

Category : 9. Closing Items
Type : Action, Procedural

10. Adjournment

Subject : A. Motion to Adjourn
Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting
Category : 10. Adjournment
Type : Procedural

11. Committee Times

Subject : A. 6:15 PM - Community Development Committee Meeting
Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting
Category : 11. Committee Times
Type :
Subject : B. 7:00 PM - Regular City Council Meeting
Meeting : Jun 2, 2025 - 7:00 PM - Regular City Council Meeting
Category : 11. Committee Times
Type :