

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DES PLAINES, ILLINOIS HELD IN THE ELEANOR ROHRBACH MEMORIAL COUNCIL CHAMBERS, DES PLAINES CIVIC CENTER, MONDAY, DECEMBER 4, 2023

CALL TO ORDER

The regular meeting of the City Council of the City of Des Plaines, Illinois, was called to order by Mayor Goczkowski at 7:00 p.m. in the Eleanor Rohrbach Memorial Council Chambers, Des Plaines Civic Center on Monday, December 4, 2023.

ROLL CALL

Roll call indicated the following Aldermen present: Lysakowski, Moylan, Oskerka, Sayad, Brookman, Walsten, Smith, Charewicz. A quorum was present.

Also present were: City Manager Bartholomew, Assistant City Manager/Director of Finance Wisniewski, Director of Public Works and Engineering Oakley, Assistant Director of Community and Economic Development Johnson, Fire Chief Anderson, Police Chief Anderson, and General Counsel Friedman.

PRAYER AND PLEDGE

The prayer and the Pledge of Allegiance to the Flag of the United States of America were offered by Alderman Oskerka.

PROCLAMATIONS

City Clerk Mastalski read a proclamation by Mayor Goczkowski declaring December 5, 2023 as International Volunteer Day.

APPOINTMENTS

Mayor Goczkowski swore-in MATT SAGEN as Engineer/Paramedic – Fire Department.

Mayor Goczkowski swore-in MAX VERLINSKY as Engineer/Paramedic–Fire Department.

PROMOTIONS

Mayor Goczkowski swore-in JOE MORDELL as Lieutenant – Fire Department.

MINUTES OF THE PUBLIC HEARINGS HELD IN THE ELEANOR ROHRBACH MEMORIAL COUNCIL CHAMBERS DES PLAINES CIVIC CENTER, MONDAY, DECEMBER 4, 2023

**PUBLIC HEARING/
CONSIDER
APPROVING THE
CDBG PROG
CONSOLIDATED
ANNUAL
PERFORMANCE &
EVAL REPORT FOR
PY2022
Resolution
R-216-23**

Mayor Goczkowski called the Public Hearing for consideration of Resolution R-216-23, approving the Community Development Block Grant program consolidated annual performance and evaluation report for program year 2022, to order at 7:08 p.m.

Assistant Director of Community and Economic Development Johnson reviewed a memorandum dated November 21, 2023.

The Consolidated Annual Performance & Evaluation Report (CAPER) is an annual document detailing the accomplishments of the Community Development Block Grant (CDBG) program and requires City Council approval before submitting to the U.S. Department of Housing and Urban Development (HUD).

The City of Des Plaines Program Year (PY) 2022 CAPER summarizes the performance of the City towards the goals established in its PY2022 Annual Action Plan and 5-year CDBG Consolidated Plan. Program Year 2022 took place during the period of October 1, 2022 to September 30, 2023, and was Year 3 of the current Consolidated Plan. The CAPER details the expenditures and accomplishments of the City's public service, housing, and infrastructure activities performed during the Program Year.

Moved by Sayad, seconded by Brookman, to Approve Resolution R-216-23, A RESOLUTION APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR PROGRAM YEAR 2022.

Upon roll call, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Sayad,
Brookman, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

Mayor Goczkowski adjourned the Public Hearing at 7:16 p.m.

PUBLIC COMMENT

A couple of residents requested help with parking issues during times of service at a local religious location.

Alderman Lysakowski requested consideration of increasing parking fines from \$25 to \$100.

City Council had consensus to have staff draft something to adjust the parking fines.

A couple residents expressed issues their neighborhood has regarding Prestige located in Mount Prospect, and they asked for an official letter from the Mayor to Mount Prospect representing the Des Plaines residents.

Mayor Goczkowski stated he would provide a letter to the mayor of Mount Prospect.

Alderman Charewicz requested to also have staff look into leaf parking regulations.

Alderman Oskerka asked if snow parking regulations could be added for staff review.

ALDERMAN ANNOUNCEMENTS

Mayor Goczkowski stated going forward he will rotate at each meeting which Alderman will start Alderman announcements.

Alderman Sayad stated he will be having a ward meeting either late January or early February at the Golf Road Baptist Church. He also expressed concern regarding bike riders without lights, and reminded the residents of lights being needed for safety. He also thanked everyone for coming to the tree lighting ceremony.

Alderman Brookman gave an update regarding The Foxtail on the Lake.

Alderman Walsten mentioned there was an incident in Elk Grove; stating individuals should not make rushed decisions over what happen before the investigation is concluded.

Alderman Charewicz thanked everyone involved with the tree lighting ceremony. He also mentioned he is hosting a ward meeting tomorrow, the 56th District State Representative Michelle Mussman is having a town hall meeting December 7th at Friendship Conservatory at 6:00 p.m., the Senior Center is having a senior lunch on December 25th at 12:00 p.m. and the Senior Center is having a Supply Drive on December 17th.

Alderman Lysakowski mentioned the amazing job staff did with the holiday lights in downtown Des Plaines.

MAYOR ANNOUNCEMENTS

Mayor Goczkowski echoed the great job staff did with the holiday tree lighting and the lights. He also mentioned Alderman Charewicz is hosting a ward meeting tomorrow at 7:00 p.m. at Friendship Park Conservatory. He also mentioned the Cook County Board of Appeals stated Maine Township and Elk Grove Township are currently open for appeal through December 12th; further information can be found at www.cookcountyboardofreview.com.

CONSENT AGENDA

Alderman Walsten requested item #4 to be removed from the Consent Agenda

Moved by Sayad, seconded by Lysakowski, to Establish the Consent Agenda without item #4.

Upon voice vote, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Sayad, Brookman, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

Moved by Brookman, seconded by Walsten, to Approve the Consent Agenda without item #4.

Upon roll call, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Sayad, Brookman, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

Minutes were approved; Ordinance M-19-23, M-20-23 were adopted; Ordinance M-22-23, M-24-23 were approved; Resolutions R-215-23, R-217-23, R-219-23, R-220-23, R-221-23, R-222-23, R-223-23, R-224-23, R-225-23, R-226-23, R-227-23, R-228-23, R-229-23, R-230-23, R-231-23 were adopted.

City Clerk Mastalski read the item removed from the Consent Agenda.

**APPROVE
VACATING ALLEY/
1864 ILLINOIS ST**
Consent Agenda

Moved by Brookman, seconded by Walsten, to Approve First Reading of Ordinance M-22-23, AN ORDINANCE VACATING A PORTION OF A PUBLIC ALLEY AT 1864 ILLINOIS STREET. Motion declared carried as approved unanimously under Consent Agenda.

**Ordinance
M-22-23**

**APPROVE & AUTH
FUNDS/ LEG ADV
SVCS/ RAUCCI &
SULLIVAN**
Consent Agenda

Moved by Brookman, seconded by Walsten, to Approve Resolution R-215-23, A RESOLUTION APPROVING AND AUTHORIZING THE EXPENDITURE OF FUNDS PURSUANT TO A PROPOSAL FROM RAUCCI & SULLIVAN STRATEGIES, LLC FOR INTERGOVERNMENTAL AND LEGISLATIVE ADVOCACY SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-215-23**

**APPROVE AGRMT/
TRAIN/ POLICE LAW**
Consent Agenda

Moved by Brookman, seconded by Walsten, to Approve Resolution R-217-23, A RESOLUTION APPROVING AN AGREEMENT WITH POLICE LAW INSTITUTE, INC. FOR POLICE DEPARTMENT TRAINING. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-217-23**

**APPROVE T.O. 8/
LIBRARY MAIN
ROOF/ FGM ARCH**
Consent Agenda

Item #4 was removed from the Consent Agenda.

Alderman Walsten asked about the possibility of adding solar panels at the conclusion of the roof replacement.

**Resolution
R-218-23**

Moved by Walsten, seconded by Sayad, to Approve Resolution R-218-23, A RESOLUTION APPROVING TASK ORDER NO. 8 WITH FGM ARCHITECTS INC. FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE REPLACEMENT OF THE MAIN ROOF AT THE DES PLAINES PUBLIC LIBRARY.

Upon roll call, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Sayad,
Brookman, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

**APPROVE T.O. 7/
SWITCHGEAR/
TROTTER
Consent Agenda**

Moved by Brookman, seconded by Walsten, to Approve Resolution R-219-23, A RESOLUTION APPROVING TASK ORDER NO. 7 WITH TROTTER AND ASSOCIATES, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR THE CITY HALL ELECTRICAL SWITCHGEAR REPLACEMENT. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-219-23****APPROVE AGRMNT/
DEMO WORK
Consent Agenda**

Moved by Brookman, seconded by Walsten, to Approve Resolution R-220-23, A RESOLUTION APPROVING AN AGREEMENT WITH (AWARDED CONTRACTOR) FOR DEMOLITION WORK. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-220-23****AUTH NICOR/ GAS
DISTRIB SYS
Consent Agenda**

Moved by Brookman, seconded by Walsten, to Approve First Reading of Ordinance M-24-23, AN ORDINANCE AUTHORIZING NORTHERN ILLINOIS GAS COMPANY, D/B/A NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE AND MAINTAIN A GAS DISTRIBUTING SYSTEM IN AND THROUGH THE CITY OF DES PLAINES, ILLINOIS. Motion declared carried as approved unanimously under Consent Agenda.

**Ordinance
M-24-23****APPROVE & ACCEPT
PROPOSAL/ MUN
BLDGS. GAS/ NICOR
Consent Agenda**

Moved by Brookman, seconded by Walsten, to Approve Resolution R-221-23, A RESOLUTION APPROVING AND ACCEPTING A PROPOSAL FROM NORTHERN ILLINOIS GAS COMPANY, D/B/A NICOR GAS COMPANY, TO PROVIDE GAS TO MUNICIPAL BUILDINGS. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-221-23****APPROVE IGA/
SIDEPTH/ COOK
CTY & ROSEMONT
Consent Agenda**

Moved by Brookman, seconded by Walsten, to Approve Resolution R-222-23, A RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENTS WITH THE COUNTY OF COOK AND THE VILLAGE OF ROSEMONT IN CONNECTION WITH THE DEVON AVENUE SIDEPTH PROJECT. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-222-23****APPROVE T.O.1/ WTR
SVC REP/ BERGER
Consent Agenda**

Moved by Brookman, seconded by Walsten, to Approve Resolution R-223-23, A RESOLUTION APPROVING TASK ORDER NO. 1 WITH BERGER EXCAVATING CONTRACTORS, INC. FOR ADDITIONAL WATER SERVICE REPAIR SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-223-23**

**APPROVE M.C. &
T.O.1/ PROF ARCH
SVCS/ ACG LTD**
Consent Agenda

Moved by Brookman, seconded by Walsten, to Approve Resolution R-224-23, A RESOLUTION APPROVING A MASTER CONTRACT AND TASK ORDER NO. 1 WITH ARCHITECTURAL CONSULTING GROUP, LTD FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-224-23**

**APPROVE M.C./
PROF ENG SVCS/
CIVILTECH**
Consent Agenda

Moved by Brookman, seconded by Walsten, to Approve Resolution R-225-23, A RESOLUTION APPROVING A MASTER CONTRACT WITH CIVILTECH ENGINEERING, INC. FOR PROFESSIONAL ENGINEERING SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-225-23**

**APPROVE M.C./
PROF ENG SVCS/
H.R. GREEN**
Consent Agenda

Moved by Brookman, seconded by Walsten, to Approve Resolution R-226-23, A RESOLUTION APPROVING A MASTER CONTRACT WITH H.R. GREEN, INC. FOR PROFESSIONAL ENGINEERING SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-226-23**

**APPROVE M.C./
PROF ENG SVCS/
THOMAS GROUP**
Consent Agenda

Moved by Brookman, seconded by Walsten, to Approve Resolution R-227-23, A RESOLUTION APPROVING A MASTER CONTRACT WITH THOMAS GROUP SOLUTIONS, LLC, INC. FOR PROFESSIONAL RISK MANAGEMENT SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-227-23**

**APPROVE M.C./
PROF ENG SVCS/
WALKER**
Consent Agenda

Moved by Brookman, seconded by Walsten, to Approve Resolution R-228-23, A RESOLUTION APPROVING A MASTER CONTRACT WITH WALKER CONSULTANTS/ENGINEERS, INC. FOR PROFESSIONAL ENGINEERING SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-228-23**

**APPROVE M.C./ PROF
SCADA INTGR SVCS/
WUNDERLICH-
MALEC**
Consent Agenda

Moved by Brookman, seconded by Walsten, to Approve Resolution R-229-23, A RESOLUTION APPROVING A MASTER CONTRACT WITH WUNDERLICH-MALEC ENGINEERING, INC. FOR PROFESSIONAL SCADA INTEGRATION SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-229-23**

**APPROVE AGRMT/
CDBG/ NWHP**
Consent Agenda

Moved by Brookman, seconded by Walsten, to Approve Resolution R-230-23, A RESOLUTION AUTHORIZING THE EXECUTION OF SUBRECIPIENT AGREEMENTS WITH NORTH WEST HOUSING PARTNERSHIP REGARDING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-230-23**

**APPROVE/ ANIMAL
CTRL SVCS/ NWAH
Consent Agenda**

Moved by Brookman, seconded by Walsten, to Approve Resolution R-231-23, A RESOLUTION APPROVING THE PROCUREMENT OF ANIMAL CONTROL SERVICES FROM NORTHWEST ANIMAL HOSPITAL, P.C. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-231-23**

**SECOND READING/
ORDINANCE
M-20-23
Consent Agenda**

Advanced to second reading by Brookman, seconded by Walsten, to Adopt the Ordinance M-20-23, AN ORDINANCE AMENDING TITLE 7 OF THE CITY CODE REGARDING RESIDENTIAL PARKING AND RESTRICTED RESIDENT PARKING DISTRICTS NEAR O'HARE AIRPORT. Motion declared carried as approved unanimously under Consent Agenda.

**SECOND READING/
ORDINANCE
M-19-23
Consent Agenda**

Advanced to second reading by Brookman, seconded by Walsten, to Adopt the Ordinance M-19-23 AN ORDINANCE LEVYING TAXES FOR THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS FOR THE TAX LEVY YEAR BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE
MINUTES
Consent Agenda**

Moved by Brookman, seconded by Walsten, to Approve the Minutes of the City Council meeting of November 20, 2023, as published. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE
MINUTES
Consent Agenda**

Moved by Brookman, seconded by Walsten, to Approve the Closed Session Minutes of the City Council meeting of November 20, 2023, as published. Motion declared carried as approved unanimously under Consent Agenda.

**UNFINISHED
BUSINESS**

**CONSIDER AUTH
THE ACQUISITION
THROUGH
CONDEMNATION OF
FEE SIMPLE TITLE
AT 1504 MINER ST
Ordinance
M-3-23**

The City Council has provided direction to City Staff and the General Counsel to move forward with the acquisition of the Property located at 1504 Miner Street. Since that direction was given, the City has been attempting to engage the owner of the Subject Property in negotiations with the goal of reaching a mutual agreement on a price at which the owner would be willing to sell the Subject Property to the City and at which the City would be willing to purchase the Property from the owner.

Mayor Goczkowski stated there are some interested parties in the property; that both staff and himself are satisfied that the owner is working diligently to try and fill this property.

Moved by Sayad, seconded by Oskerka, to postpone indefinitely Ordinance M-3-23, AN ORDINANCE AUTHORIZING THE ACQUISITION THROUGH CONDEMNATION OF FEE SIMPLE TITLE TO THE PROPERTY LOCATED AT 1504 MINER STREET. No Vote.

Moved by Charewicz, seconded by Brookman, a substitute motion to defer until April 1, 2024 Ordinance M-3-23, AN ORDINANCE AUTHORIZING THE ACQUISITION THROUGH CONDEMNATION OF FEE SIMPLE TITLE TO THE PROPERTY LOCATED AT 1504 MINER STREET.

Upon voice vote, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Sayad,
Brookman, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

NEW BUSINESS

WARRANT REGISTER
Resolution R-232-23

FINANCE & ADMINISTRATION – Alderman Sayad, Chair

Alderman Sayad presented the Warrant Register.

Moved by Oskerka, seconded by Brookman, to Approve the Warrant Register of December 4, 2023, in the Amount of \$5,525,160.67 and Approve Resolution R-232-23.

Upon roll call, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Sayad,
Brookman, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

CONSIDER APPROVING THE 2024 ANNUAL BUDGET FOR THE CITY
Resolution R-233-23

The City Council held two budget hearings over the 2024 Proposed Budget document. The first meeting was held on October 12th and the discussion covered the review of the General Fund. The second budget meeting was held on October 18 to review the Non-General Funds within the budget document. Within those discussions, the City Council voted and approved all expenditures, revenues, and the resulting fund balances to support City services and projects.

Additionally, during these meetings, the City Council achieved a consensus on additional changes to be included as part of the 2024 Final Budget document.

2024 Budget Snapshot: The Fiscal Year 2024 annual budget totals \$194.5M (excluding transfers), a \$20.4M or 11.7% increase over the 2023 Budget.

Moved by Sayad, seconded by Brookman, to Approve Resolution R-233-23, A RESOLUTION APPROVING THE 2024 ANNUAL BUDGET FOR THE CITY OF DES PLAINES.

Upon roll call, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Sayad,
Brookman, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

COMMUNITY DEVELOPMENT – Alderman Moylan, Chair

CONSIDER APPROVING A ZONING MAP AMD & A PRELIM PUD PLAT FOR 900 GRACELAND AVE & 1217 THACKER ST
Ordinance Z-33-23

The petitioner is requesting the following under the Zoning Ordinance for the properties at 900 Graceland Avenue and 1217 Thacker Street: (i) a Map Amendment to rezone from M-2 General Manufacturing to R-3 Townhouse Residential District; (ii) a Preliminary PUD, with exceptions for minimum front yard and minimum lot area, to allow a 50-unit townhouse development.

The petitioner is Luz and Associates, which is the contract purchaser of the subject property, along with the Contour Saws parking lot on the other side of Graceland. They are proposing

to build a 50-unit townhouse development and a private, publicly accessible park on the property.

The proposal includes the removal of all existing buildings and structures to redevelop the subject property into a 50-unit townhouse PUD. The proposed development consists of eight separate three story townhouse buildings with various numbers of units depending on the building. A publicly accessible, privately owned park is proposed at the north corner of the

development with landscaped areas throughout the development. The anticipated unit mix will be 33 three-bedrooms and 17 two-bedrooms, with a unit size ranging from approximately 2,200 to 2,500 square feet each. Each unit will have a two-car, attached garage and thirteen surface parking spaces are provided for guests on the site. The parking lot of the former Contour Saws facility is proposed to be a 56-unit multifamily development.

While the subject property is currently not owned by the petitioner, the petitioner does intend to take ownership of the property upon approval of the requests in this application. Because the development will involve rental units with one property management and maintenance entity, a Homeowner's Association (HOA) is not required at this time; however, a condition of approval states if the development is subdivided into separate, fee-simple townhouse units, an HOA must be established to manage and maintain the proposed PUD.

The proposal does not meet the minimum front yard size and does not meet the minimum lot area, requiring a PUD exception. The exceptions allow for a development that efficiently uses the irregularly shaped parcel in a way that would not be possible under the strict application of the code. The proposed 50-unit PUD requires a minimum of 100 off-street parking spaces and 13 common guest spaces. The PUD Site Plan indicates two covered off-street garage spaces for each unit and guest parking provided by thirteen standard spaces, including one accessible space in an interior parking area of the development.

The proposal includes a consolidation of the property from eight lots to two lots. One lot will be 130,406 square feet, proposed to be developed with the townhouses and associated structures. A second lot, 6,182 square feet, is proposed to be a publicly accessible, private park space.

The Department of Public Works and Engineering (PWE) has provided comments based on the submittal. The memo states the following is required with this subdivision, to be finalized at the final plat of subdivision stage:

1. Grind and re-surface eastbound lane on Thacker Street.
2. Add 8" water main to replace 4" water main along a portion of Graceland Avenue.
3. Add pedestrian crosswalk crossing on Thacker Street including a bump-out, striping, and Rectangular Rapid Flashing Beacons (RRFB).
4. The sole streetlight along Graceland Avenue must be replaced and electrical conduit undergrounded. Petitioner will work with staff and ComEd to coordinate this replacement.

The PZB voted 6-0 to recommend approval of the Zoning Map Amendment, Preliminary Planned Unit Development (PUD).

The attorney for the project spoke on behalf of the petitioner.

Moved by Oskerka, seconded by Sayad, to Approve, with the recommended conditions, First Reading of Ordinance Z-33-23, AN ORDINANCE APPROVING A ZONING MAP AMENDMENT AND A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT FOR 900 GRACELAND AVENUE AND 1217 THACKER STREET (CASE #23-039-MAP-PUD-SUB).

Upon roll call, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Sayad,
Brookman, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

CONSIDER
APPROVING A
ZONING MAP AMD
FOR 1217 THACKER
ST/919-921
GRACELAND AVE
Ordinance
Z-34-23

The petitioner is requesting to rezone the property at PIN 09-20-203-006-0000 (approximately 1217 Thacker Street/919-921 Graceland Avenue) from C-3 General Commercial to R-3 Townhouse Residential.

The petitioner is Luz and Associates, which is the contract purchaser of the subject property, along with the main Contour Saws building property on the other side of Graceland. They are proposing a zoning map amendment from C-3, General Commercial to R-4, Central Core Residential. The amendment would allow for a contemplated multifamily residential building at this site, one of two that are proposed for the former Contour Saws facility.

The petitioner proposes a four story, 56-unit multi-family residential development and associated parking lot and private park space. The proposed development is one of two for the former Contour Saws properties; the site to the north will be reviewed and considered as a separate application.

The PZB voted 6-0 to recommend approval of the map amendment.

Moved by Moylan, seconded by Oskerka, to Approve First Reading of Ordinance Z-34-23, AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR 1217 THACKER STREET/919-921 GRACELAND AVENUE, DES PLAINES, ILLINOIS. (CASE #23-040-MAP).

Upon roll call, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Sayad,
Brookman, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

OTHER MAYOR/
ALDERMEN
COMMENTS

Alderman Sayad mentioned the City Council meeting of January 2, 2024, has been cancelled.

Mayor Goczkowski reminded 8th ward residents there is a meeting tomorrow at 7:00 p.m. at Friendship Park Conservatory.

Alderman Oskerka thanked staff for their meeting presentations and including additional staff in the presentations.

ADJOURNMENT

Moved by Brookman, seconded by Oskerka to adjourn the meeting. Upon voice vote, motion declared carried. The meeting adjourned at 8:31 p.m.

/s/ Jessica M. Mastalski
Jessica M. Mastalski – CITY CLERK

APPROVED BY ME THIS 18th
DAY OF December, 2023

/s/ Andrew Goczkowski
Andrew Goczkowski, MAYOR