

**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, NOVEMBER 6, 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 6:01 p.m. in the Eleanor Rohrbach Memorial Council Chambers, Des Plaines Civic Center on Monday, November 6, 2023.

**ROLL CALL**

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

**CLOSED SESSION**

Moved by Sayad, seconded by Walsten, to convene into Closed Session under the following sections of the Open Meetings Act - Probable or Imminent Litigation, Personnel, Sale of Property, Purchase or Lease of Property, Ongoing or Pending Litigation, and Collective Bargaining.

Upon roll call, the vote was:

AYES: 5 - Lysakowski, Oskerka, Sayad,  
Walsten, Charewicz

NAYS: 0 - None

ABSENT: 3 - Moylan, Brookman, Smith

Motion declared unanimously carried.

The City Council recessed at 6:02 p.m.

The City Council reconvened at 7:00 p.m.

Roll call indicated the following Alderman present: Lysakowski, Moylan, Oskerka, Sayad, Brookman, Walsten, Charewicz. Absent: Smith. 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.

**PROCLAMATION**

City Clerk Mastalski read a proclamation by Mayor Goczkowski declaring the 11th of November as Veterans Day.

Mayor Goczkowski presented the proclamation to the members of the American Legion Post 36.

City Clerk Mastalski read a proclamation by Mayor Goczkowski declaring the week of November 11-18 as National Hunger and Homelessness Awareness Week.

**PUBLIC COMMENT**

Resident Robert Flynn spoke regarding Bike Walk Des Plaines, previous projects, and future funding for bike friendly projects.

An individual came to give information regarding the organization, Be Smart, which campaigns for firearm safety.

A local business owner inquired about the use of the McDonald's property and the neighboring properties for compensatory water storage.

A resident asked the City to provide further support for the migrants.

**ALDERMAN  
ANNOUNCEMENTS**

Alderman Oskerka mentioned upcoming events - Turkey Trot, Holiday Tree lighting, and the Winter Fair.

Alderman Sayad mentioned the Foxtail on the Lake had a ribbon cutting last week.

Alderman Brookman also mentioned Foxtail on the Lake had their Grand Opening

**CONSENT AGENDA**

Moved by Brookman, seconded by Oskerka, to Establish the Consent Agenda.

Upon voice vote, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad,  
Brookman, Walsten, Charewicz

NAYS: 0 - None

ABSENT: 1 - Smith

Motion declared carried.

Moved by Walsten, seconded by Charewicz, to Approve the Consent Agenda.

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad,  
Brookman, Walsten, Charewicz

NAYS: 0 - None

ABSENT: 1 - Smith

Motion declared carried.

Minutes were approved; Ordinance M-17-23, M-18-23 were approved; Resolutions R-188-23, R-189-23, R-190-23, R-191-23, R-192-23, R-193-23, R-194-23, R-195-23, R-196-23, R-197-23, R-199-23, R-200-23, R-201-23, R-202-23, R-203-23, R-204-23, R-207-23 were adopted.

**PROVIDE FOR THE  
ABATE OF 2022 TAX  
LEVY/ 2018 GEN OBL  
RFD BONDS**

**Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve First Reading of Ordinance M-17-23, AN ORDINANCE PROVIDING FOR THE ABATEMENT OF THE 2022 TAX LEVY FOR THE 2018 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2018.

Motion declared carried as approved unanimously under Consent Agenda.

**Ordinance  
M-17-23**

**LEVY TAXES/ SPEC  
SVC AREA NO 15**

**Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve First Reading of Ordinance M-18-23, AN ORDINANCE LEVYING TAXES FOR SPECIAL SERVICE AREA NO. 15 OF THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS. Motion declared carried as approved unanimously under Consent Agenda.

**Ordinance  
M-18-23**

**APPROVE CHG ORD  
NO 1/ LIB WALL  
FACADE REHAB/  
OTTO BAUM CO**

**Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-188-23, A RESOLUTION APPROVING CHANGE ORDER NO. 1 WITH OTTO BAUM COMPANY, INC. FOR THE FACADE REHABILITATION PROGRAM FOR THE DES PLAINES PUBLIC LIBRARY SOUTH WALL. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-188-23**

**APPROVE AGRMT/  
PURCH OF FUEL/  
WARREN OIL**  
Consent Agenda

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-189-23, A RESOLUTION APPROVING AN AGREEMENT WITH AL WARREN OIL COMPANY, INC. FOR THE PURCHASE OF GASOLINE AND DIESEL FUEL. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-189-23**

**APPROVE REINS/  
BUS REG/ PSYCHIC  
STUDIO**  
Consent Agenda

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-190-23, A RESOLUTION AUTHORIZING THE REINSTATEMENT OF A BUSINESS REGISTRATION FOR THE PSYCHIC STUDIO (656 W. ALGONQUIN ROAD). Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-190-23**

**APPROVE CONT/  
PURCH OF AGG  
MATLS DISPOSAL  
SVCS/ BERGER**  
Consent Agenda

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-191-23, A RESOLUTION APPROVING A CONTRACT WITH BERGER EXCAVATING CONTRACTORS, INC. FOR THE PURCHASE OF AGGREGATE MATERIALS AND SPOILS DISPOSAL SERVICES. Motion declared carried as approved unanimously under Consent Agenda

**Resolution  
R-191-23**

**APPROVE & RATIFY  
EXPEND OF FUNDS/  
EMERG PURCH OF  
WTR MAIN MATLS/  
CORE & MAIN**  
Consent Agenda

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-192-23, A RESOLUTION APPROVING AND RATIFYING AN EXPENDITURE OF FUNDS TO CORE & MAIN, LP FOR THE EMERGENCY PURCHASE OF WATER MAIN MATERIALS. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-192-23**

**APPROVE & RATIFY  
EXPEND OF FUNDS/  
EMERG WTR MAIN  
REP SVCS/MO  
CONSTR**  
Consent Agenda

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-193-23, A RESOLUTION APPROVING AND RATIFYING THE EXPENDITURE OF FUNDS FOR EMERGENCY WATER MAIN REPAIR SERVICES FROM MQ CONSTRUCTION COMPANY. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-193-23**

**APPROVE CHG ORD  
NO 2/ ADD AGGE  
MATLS & DISPOSAL/  
JOHN NERI**  
Consent Agenda

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-194-23, A RESOLUTION APPROVING CHANGE ORDER NO. 2 TO THE CONTRACT WITH JOHN NERI CONSTRUCTION CO., INC. FOR ADDITIONAL AGGREGATE MATERIALS AND SPOILS DISPOSAL. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-194-23**

**APPROVE MSTR  
CONT/ PROF ENG  
SVCS & TSK ORD NO  
1/ RITTER GIS**

**Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-195-23, A RESOLUTION APPROVING A MASTER CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES AND TASK ORDER NO. 1 UNDER THE MASTER CONTRACT FOR ENTERPRISE ASSET MANAGEMENT SYSTEM IMPLEMENTATION WITH RITTER GIS. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-195-23**

**APPROVE PURCH & IMPL/SW/ AZTECA**

**Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-196-23, A RESOLUTION APPROVING THE PURCHASE AND IMPLEMENTATION OF TRIMBLE-CITYWORKS ASSET MANAGEMENT SOFTWARE FROM AZTECA SYSTEMS, LLC. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-196-23**

**APPROVE TSK ORD  
S/PROFENG  
DESIGN/ TROTTER**

**Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-197-23, A RESOLUTION APPROVING TASK ORDER NO. 5 WITH TROTTER AND ASSOCIATES, INC. FOR PROFESSIONAL ENGINEERING DESIGN SERVICES IN CONNETION WITH 2024 WATER MAIN IMPROVEMENTS. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-197-23**

**APPROVE PURCH/  
PROTEQUIP/  
DINGES**

**Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-199-23, A RESOLUTION APPROVING THE PURCHASE OF PERSONAL PROTECTIVE EQUIPMENT FOR FIREFIGHTERS FROM DINGES FIRE EQUIPMENT. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-199-23**

**APPROVE AGRMT/  
RAND RD IMP/ IDOT**

**Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-200-23, A RESOLUTION APPROVING AN AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR RAND ROAD IMPROVEMENTS OVER THE DES PLAINES RIVER. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-200-23**

**APPROVE STMT OF  
WORK/ GEO INFO  
SYS SUPP SVCS/ GIS  
PARTNERS**

**Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-201-23, A RESOLUTION APPROVING A STATEMENT OF WORK UNDER THE AGREEMENT WITH GIS PARTNERS, INC. FOR GEOGRAPHIC INFORMATION SYSTEM SUPPORT SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-201-23**

**APPROVE MSTR  
CONT/ CONSTR  
SVCS/ BERGER**

**Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-202-23, A RESOLUTION APPROVING A MASTER CONTRACT WITH BERGER EXCAVATING CONTRACTORS, INC. FOR CONSTRUCTION SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-202-23**

**APPROVE MSTR  
CONT/ CONSTR  
SVCS/ JOHN NERI  
Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-203-23, A RESOLUTION APPROVING A MASTER CONTRACT WITH JOHN NERI CONSTRUCTION COMPANY, INC. FOR CONSTRUCTION SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-203-23**

**APPROVE MSTR  
CONT/ CONSTR  
SVCS/ M.O. CONSTR  
Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-204-23, A RESOLUTION APPROVING A MASTER CONTRACT WITH M.Q. CONSTRUCTION COMPANY FOR CONSTRUCTION SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-204-23**

**RESCIND R-143-23 &  
ANNUL AWARD 2023  
SIGN RPL PROG  
CONT**

Moved by Walsten, seconded by Charewicz, to Approve Resolution R-207-23, A RESOLUTION RESCINDING RESOLUTION NO. R-143-23 AND ANNULLING THE AWARD OF THE 2023 SIGN REPLACEMENT PROGRAM CONTRACT. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-207-23**

**APPROVE  
MINUTES  
Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve the Minutes of the City Council meeting of October 16, 2023, as published. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE  
MINUTES  
Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve the Minutes of the Special Meeting of the City Council - 2024 Budget Hearing #1 of October 12, 2023, as published. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE  
MINUTES  
Consent Agenda**

Moved by Walsten, seconded by Charewicz, to Approve the Minutes of the Closed Session Meeting of the City Council- 2024 Budget Hearing #1 of October 12, 2023, as published. Motion declared carried as approved unanimously under Consent Agenda.

**UNFINISHED  
BUSINESS**

**APPROVE, ACCEPT,  
& AUTHFINAL  
STREETSCAPE  
REIMB FOR 1425  
ELLINWOOD ST  
Resolution  
R-181-23**

Director of Public Works and Engineering Oakley reviewed a memorandum dated October 26, 2023.

1425 Ellinwood, LLC is requesting (i) approval and acceptance by the City of the public improvements for the Bayview-Compasspoint (aka Welkin Apartments) development (ii) final reduction of the required subdivision improvement security; (iii) a final \$10,000 reimbursement payment for Graceland Avenue streetscape improvements pursuant to the RDA; and (iv) release of the remaining balance of the Parking Lot Restoration Deposit.

During the October 16, 2023 City Council meeting this item was deferred because several additional punch list items were given to the Developer for completion. The Public Works and Engineering Department has reviewed the Developer's request, inspected the Development, and concurs that the securities can be reduced and released and the public improvements accepted once the additional punch list items noted at the October 16, 2023 meeting were completed. The public improvements have included sanitary sewer, water

main, storm sewer, catch basins, paving, grading and erosion control, lighting, landscaping and streetscaping.

Moved by Moylan, seconded by Oskerka, to Approve Resolution R-181-23, A RESOLUTION APPROVING AND ACCEPTING THE PUBLIC IMPROVEMENTS, APPROVING THE RELEASE OF THE REMAINING PERFORMANCE SECURITY AND PARKING LOT RESTORATION DEPOSIT, AND AUTHORIZING THE FINAL STREETSCAPE REIMBURSEMENT PAYMENT FOR THE BAYVIEW COMPASSPOINT MIXED-USE DEVELOPMENT AT 1425 ELLINWOOD STREET (WELKIN APARTMENTS).

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad, Brookman, Walsten, Charewicz

NAYS: 0- None

ABSENT: I - Smith

Motion declared carried.

**NEW BUSINESS**

**FINANCE & ADMINISTRATION** -Alderman Sayad, Chair

**WARRANT REGISTER**

Alderman Sayad presented the Warrant Register.

**Resolution R-205-23**

Moved by Sayad, seconded by Oskerka, to Approve the Warrant Register of November 6, 2023, in the Amount of \$6,507,628.16 and Approve Resolution R-205-23.

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad Brookman. Walsten, Charewicz

NAYS: 0- None

ABSENT: I - Smith

Motion declared carried.

**2023 ESTIMATED PROPERTY TAX LEVY**

Assistant City Manager/Director of Finance Wisniewski reviewed a memorandum dated October 20, 2023.

**Resolution R-206-23**

The Illinois Truth in Taxation Act (ITTA) requires the City to provide notice and conduct a public hearing if the proposed aggregate levy is 5% or more than the previous year's property tax extension. Under the ITTA, the City would be prohibited from levying any amount greater than 5% of the previous year's property tax extension if failed to comply with this specific notice and hearing provisions.

The first step in complying with the requirements of the ITTA is to determine whether the 2023 estimated aggregate levy is 5% or more than the 2022 property tax extension. Since the 2023 estimated aggregate levy is below the 5% of the 2022 property tax extension (-0.58% decrease), the City is not required to publish a legal notice and hold a public hearing. However, staffs recommend publishing a legal notice and holding a public hearing.

The schedule of the key dates and actions that must be observed in order to facilitate the review and approval of the 2023 property tax levy is: November 6 - Approval of the 2023 Proposed Property Tax Levy Resolution and Public Notice, November 6-13 - Publication of Property Tax Levy Public Hearing Legal Notice in local newspaper, November 20 - Public Hearing on the Property Tax Levy Ordinance 1st Reading of the Property Tax Levy Ordinance, December 4 - 2nd Reading and Approval of the Property Tax Levy Ordinance, December 26 - Last day to file the Tax Levy Ordinance with the Cook County Clerk's Office.

The hearing for the 2023 estimated property tax levy is scheduled for Monday, November 20, 2023, at 7:00pm (at the beginning of the regularly scheduled City Council meeting).

Moved by Sayad, seconded by Lysakowski, to Approve Resolution R-206-23, A RESOLUTION ESTIMATING THE AMOUNT OF FUNDS NECESSARY TO BE RAISED THROUGH TAXATION UPON THE TAXABLE PROPERTY WITHIN THE CITY.

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad,  
Brookman, Walsten, Charewicz

NAYS: 0 - None

ABSENT: 1 - Smith

Motion declared carried.

**COMMUNITY DEVELOPMENT** - Alderman Moylan, Chair

Assistant Director of Community & Economic Development Johnson reviewed a memorandum dated October 26, 2023.

**CONSIDER**  
**APPROVING COND**  
**USE PERMIT FOR**  
**AUTO SVC REPAIR**  
**USE AT 607 E.**  
**OAKTON ST**  
**Ordinance**  
**Z-31-23**

Petitioner Mykola Tsakhniv has requested a Conditional Use Permit to operate an auto service repair facility, BOGO Shop, at 607 E. Oakton Street. The subject property contains a stand-alone building with a surface parking area. The subject property is located on the southeast corner of Oakton Street and Wolf Road and is accessed by four existing curb cuts, two each from Oakton Street and Wolf Road. The subject property is located within the C-3, General Commercial district and auto service repair requires a conditional use permit in the C-3 zoning district.

The existing one-story, 2,437-square foot building is made up of three service bays, 120-square feet of office space, restroom, utility rooms, and storage spaces. While the petitioner is not proposing a change to the size or location of the building, the proposal includes adjustments to the existing floor plan:

- Repurpose the existing front office space into a customer lobby area;
- Repurpose the existing front storage area into an office;
- Expand the existing restroom space; and
- Repurpose the existing rear utility room as a parts assembly area.

The existing structure is comprised of a mixture of board and batten siding and concrete masonry units. The petitioner does not propose to replace the existing materials but rather repaint all exterior building mater

Pursuant to Section 12-9-7 of the Des Plaines Zoning Ordinance, auto service repair facilities are required to provide two parking spaces per service bay and one space for every 200 square feet of accessory retail. Thus, a total of seven off-street parking spaces are required including one handicap accessible parking space. They propose 15 total parking spaces on the property, including a handicap accessible space. There are currently four access points on the subject property, two are in close proximity to the Oakton/Wolf intersection. Public Works and Engineering (PWE) staff have recommended that these two curb cuts be removed and replaced with turf and curb to minimize vehicle/pedestrian interactions and traffic cutting through the subject property. However, the proposal does not include the removal of any curb cuts. Instead, it includes the closing off of the westernmost curb cut off Oakton Street and northernmost curb cut off Wolf Road with the addition of two planter boxes in front of each entrance. A proposed condition of approval is that the landscape boxes need to be located within the property line.

The existing pavement in the parking area is in disrepair. As such, the petitioner intends to either replace, repair, or sealcoat portions of the parking area and restripe parking spaces.

The existing property is void of any landscaping. However, the petitioner's proposal includes (i) the installation of a landscaped area with curb at the northwest corner of the property and (ii) the addition of four planter boxes-two located in front of the westernmost curb cut off Oakton Street and two located in front of the northernmost curb cut off Wolf Road. A proposed condition of approval is that the landscaper boxes need to be located within the property line.

The Comprehensive Plan seeks to encourage and actively pursue beautification opportunities and efforts, including the installation of landscaping, street furniture, lighting, and other amenities, to establish a more attractive environment and achieve stronger corridor identity in Des Plaines. Due to the small lot and prominent location, conditions are being recommended by staff to enhance the property and minimize any visual impacts. While the proposal includes the addition of some landscaping, staff has added a condition requiring a minimum five-foot-landscape bed around the perimeter of the north row of six parking spaces and along the entire west property line maintaining the access through the southernmost curb cut off Wolf Road to provide a more pronounced buffer between the streets, building, and parking areas.

A dumpster will be located behind the building within a fenced in area. Staff has added a condition that the dumpster is located within an enclosure in compliance with Section 12-10-11 of the Des Plaines Zoning Ordinance.

Business Operations BOGO Shop will be open 7:00 a.m. to 6:00 p.m. Monday through Friday, 9 a.m. to 1 p.m. on Saturdays and closed on Sundays. Their services will include: (i) engine diagnostics and repairs; (ii) brake system inspections and repairs; (iii) suspension and steering repairs; (iv) transmissions maintenance and repairs; (v) AC and heating system servicing; (vi) electrical system diagnostics and repairs; and (vii) routine maintenance (e.g., oil changes, tire rotations, etc.). A maximum of four employees will be present on site at a given time. Proposed conditions of approval related to business operations include providing a dedicated area for used tires and a tire disposal contract provided with the business registration, if applicable to business operations. Another condition of approval limits use of the existing waste oil tank until proper approvals are received from local, state, or federal entities.

The PZB voted 5-0 to recommend that the City Council approve the new conditional use for the auto service repair use with staff recommended conditions Nos. 1-2, 4-7, and 9-10 as written and with the following revisions to staff recommended conditions Nos. 3, 8, and 11:

- Condition No. 3: All planter boxes shall be at least 12 inches high and 12 inches wide and shall be filled and maintained with live plantings. Planter boxes and any other landscaping improvements must be located within the property line, and the planters shall be of precast concrete or masonry construction.
- Condition No. 8: That the Site/Landscaping Plan drawing shall be updated so as to provide the dumpster enclosure location and details, and show the addition of the perimeter landscape areas between the parking area and the public sidewalk, unless and until IOOT allows placement of the planters on the aprons. The revised Site/Landscape Plan drawings shall be resubmitted to staff within 60 days of City Council approval.
- Condition No. 11: The existing waste oil tank on site shall not be used until it receives applicable local, state, or federal approvals.

Should the City Council vote to approve the Conditional Use request, staff and the PZB recommend the following conditions:

1. The parking area must be repaved with a dust-free hard surface and the parking spaces must be painted on the Subject Property as shown on the Site Plan. A revised parking striping plan may be approved by the Community and Economic Development Department if the revised plans meet the requirements of Section 12-9-6 of the Zoning Ordinance and Site Plan Review standards pursuant to Section 12-3- 2.B of the Zoning Ordinance.
2. A minimum five-foot wide perimeter landscape area must be installed along the perimeter of the north parking area and the west property line as shown on the Site Plan in compliance with Section 12-10- 8.B of the Zoning Ordinance.
3. All planter boxes must be at least 12 inches high and 12 inches wide, made of precast concrete or masonry construction, and filled and maintained with live plantings. The planter boxes shall be installed completely on the Subject Property, unless and until IDOT allows placement of the planters on the aprons.
4. The dumpster located on the Subject Property must be screened on all sides by a solid wood or masonry fence with a height of not less than six feet but not more than eight feet in compliance with Section 12-10-11 of the Zoning Ordinance.
5. Damaged or inoperable vehicles may not be parked or stored outside the Subject Property for more than fourteen consecutive days. No vehicles may be stored within the drive aisles at any time.
6. Only three service bays are allowed to be used on the Subject Property while this Conditional Use is valid.
7. No auto body related activities are pennitted on the Subject Property unless this Ordinance and the Conditional Use Pennit is amended by the City Council. The sale and display of motor vehicles is not pennitted on the Subject Property at any time.
8. The Site Plan and Landscape Plan shall be updated to show the location and details of the following to be installed completely on the Subject Property: (i) required dumpster enclosure, (ii) fence, and (iii) landscaping installations including the planter boxes and required perimeter landscape areas between the parking area and the public sidewalk. The Site Plan and Landscape Plan must be submitted to City staff within 60 days of the adoption of this Ordinance.
9. An eight-foot tall solid wood, vinyl, or masonry fence must be installed along the south lot line in compliance with Section 12-10-9.C of the Zoning Ordinance.
10. Used tires may only be stored inside the building, a dumpster, a fully fenced enclosure, or a pennitted accessory structure. A contract with a tire disposal company or an affidavit must be signed attesting that no used tires will be stored on site must be provided to Community and Economic Development staff prior to issuance of a business registration.
11. The existing waste oil tank on the Subject Property may not be used until it receives applicable local, state, or federal approvals.

Moved by Brookman, seconded by Walsten, to Approve First Reading of Ordinance Z-23-23, AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR AN AUTO SERVICE REPAIR USE AT 607 E. OAKTON STREET, DES PLAINES, ILLINOIS (Case #23-055- CU).

Upon voice vote, the vote was:

**AYES:** 7 - Lysakowski, Moylan, Oskerka, Sayad,  
Brookman, Walsten, Charewicz

**NAYS:** 0- None

**ABSENT:** 1 - Smith

Motion declared carried.

**CONSIDER**  
**SUPPORTING AND**  
**CONSENTING TO**  
**RENEWAL OF CLASS**  
**6B CLASS FOR 2001 S.**  
**MOUNT PROSPECT**  
**RD**  
**Resolution**  
**R-185-23**

Assistant Director of Community & Economic Development Johnson reviewed a memorandum dated October 19, 2023.

Applicant Edinburgh Logistics Assets LLC is the owner of 200 I South Mount Prospect Road and is requesting renewal of a Cook County Property Tax Class 6b incentive.

The subject property is approximately 8.2 acres and contains a 166,956-square-foot building constructed in 1971. The initial incentive reduced the assessment level from the typical 25 percent to IO percent for IO years. The assessment is in its twelfth year, so it is at the 20 percent assessment level. The applicant has one business that occupies the subject property. Warehouse Direct Workplace Solutions (also known as Warehouse Direct) utilizes the facility as its main headquarters. Warehouse Direct sells workplace supplies, services, and equipment. Major services include office supplies, furniture and interior design, print and promotional marketing, and site surveys. Currently Warehouse Direct employs 185 employees. The City's policy for supporting 6b renewals is that there should be a 33 percent increase in the number of full-time employees. Warehouse Direct has requested an employment waiver because they cannot guarantee the 33 percent increase in the jobs (or approximately 61 additional employees). They do, however, state that they are currently hiring full-time positions and do have plans to attempt to hire between 25-100 full-time employees throughout the lifespan of the incentive.

If the renewal is granted the applicant pledges approximately \$2.1 million in physical improvements to the property, which include \$10,000 to replace the Fire Alarm, \$98,000 to replace the windows of the building, \$23,000 for overhead door and opening work, \$5,500 for exterior tuckpointing work, \$156,000 for electrical work, \$200,000 in flooring work throughout the building, and \$1.3 million to replace the roof. The total improvements meet the City's standard 6b expectation of \$10 per square foot (\$12.45 per square foot).

Further, the applicant projects the incentive will lead to an additional approximately \$1.8 million in total property tax revenue - spread across all taxing bodies - over the life of the renewal. The projections are based on the pledged property improvements, as well as triennial reassessments of properties in Maine Township. The applicant is assuming that all other things being equal, taxes will climb with each reassessment. Further, the applicant asserts that unless the 6b is renewed, the reinvestment in the property or sustainability of the tenant business will not be viable.

**Property Tax Scenarios Over the 12-Year Renewal Period**

- I. Estimated taxes with a 6b renewal, improvements, and continued full occupancy: \$6,088,510
- 2. Estimated taxes without 6b renewal, improvements, and full vacancy: \$4,240,159
- 3. Estimated taxes without a 6b renewal, but with improvements, and continued full occupancy: \$13,504,406

Moved by Brookman, seconded by Walsten, to Approve Resolution R-198-23, A RESOLUTION SUPPORTING AND CONSENTING TO RENEWAL OF CLASS 6b CLASSIFICATION FOR THE PROPERTY LOCATED AT 2001 SOUTH MOUNT PROSPECT ROAD.

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad.  
Brookman, Walsten, Charewicz

NAYS: 0- None

ABSENT: 1 - Smith

Motion declared carried.

**PUBLIC SAFETY** - Alderman Oskerka, Chair

**CONSIDER  
APPROVING  
AMENDMENTS TO  
THE RULES AND  
REGULATIONS OF  
THE BOARD OF FIRE  
AND POLICE  
COMMISSIONERS**

**Resolution  
R-178-23**

The City Council, at its November 15, 2021, meeting, adopted Ordinance M-14-21 which made amendments to Chapter 6 of Title 2 of the City Code concerning the Board of Fire and Police Commissioners. The amendments included but were not limited to the City Council having authority to approve the adoption of rules and regulations of the Board. As is standard practice, the Board periodically completes a thorough review of the Rules and Regulations to review their compliance with State of Illinois Statue and if not, understand what home-rule authority may be exercised in those circumstances.

At the Regular Meeting of the Board of Fire and Police Commissioners held on September 11, 2023, the Amended Board of Fire & Police Commission Rules and Regulations were unanimously approved. Attorney Jim Powers from Clark Baird Smith, collaborated with the Board on the recommended changes and a section-by-section legal commentary.

Staff recommends approval of Resolution R-178-23 amending the Rules and Regulations of the Board of Fire and Police Commissioners and Presented.

Michael Albrecht gave further explanation of the changes.

Resident Deb Lester spoke on her opinions of the Resolution.

Resident Jim Brookman spoke on his opinions of the Resolution.

Moved by Brookman to Table Resolution R-178-23, A RESOLUTION APPROVING AMENDMENTS TO THE RULES AND REGULATIONS OF THE BOARD OF FIRE AND POLICE COMMISSIONERS OF THE CITY OF DES PLAINES, ILLIOIS. No Second. No Vote.

Moved by Moylan, seconded by Sayad, to Approve Resolution R-178-23, A RESOLUTION APPROVING AMENDMENTS TO THE RULES AND REGULATIONS OF THE BOARD OF FIRE AND POLICE COMMISSIONERS OF THE CITY OF DES PLAINES, ILLIOIS.

Upon roll call, the vote was:

AYES: 6 - Lysakowski, Moylan, Oskerka,  
Sayad, Walsten, Charewicz

NAYS: 1- Brookman

ABSENT: 1 - Smith

Motion declared carried.

**CONSIDER  
APPROVING AN IGA  
FOR DISPATCH  
SERVICES WITH  
COOK COUNTY AND  
THE COOK COUNTY  
SHERIFF'S OFFICE**

**Resolution  
R-208-23**

Police Chief Anderson reviewed a memorandum dated November 6, 2023.

In 2021, staff were directed by City Council to explore alternative 911 dispatch options that would bring fire and police dispatching back together and eliminate the 911 call transfer between police and fire dispatch centers. Staff have identified the Cook County Sheriff's Police 911 Center as an alternative for police 911 call taking and dispatch services.

For more than 20 years, the (DPECC) provided 911 call taking and dispatch services for Des Plaines, Park Ridge, Niles, and Morton Grove. Due to the high cost of managing a consolidated dispatch center, the City decided to close (DPECC) and directed staff to identify an alternative consolidated dispatch center that would provide joint fire and police dispatch services. Unfortunately, due to a variety of factors the City was not able to identify a partner for joint fire and police 911 call taking and dispatch services and decided to enter into agreements with the Village of Wheeling to provide 911 call taking and police dispatching and services and RED Center for fire dispatching services. Splitting fire and police

dispatching resulted in a call transfer from Wheeling to Red Center whenever a 911 call required fire response. State and Federal statute requires that all 911 calls be forwarded to a Public Safety Answering Point (PSAP). In this case, Wheeling was designated as the primary answering point and receives all initial 911 calls for the City. If fire response is needed, they then transfer the call to RED Center dispatchers who dispatch fire services.

In 2021 staff were directed by City Council to explore alternative 911 dispatch options that would bring fire and police dispatching back together and eliminate the call transfer between police and fire. Staff began working with Northwest Central Dispatch, a nearby consolidated dispatch center who initially expressed interest providing joint 911 dispatch services for both the City of Des Plaines and Wheeling. Due to the potential relocation of the Bears football team to Arlington Heights, Northwest Central Dispatch changed direction and only offered to provide dispatch services for Wheeling. Wheeling has indicated that they will be closing their dispatch center at the end of the current agreement with the City on December 31, 2024, and joining Northwest Central Dispatch. Staff approached a number of other consolidated dispatch centers but were not able to find an organization that met the needs of the City. The following are centers that were considered: DuPage Public Safety Communications, Addison Consolidated Dispatch, Glenview Public Safety, West Suburban Communications Center, and Village of Skokie.

As an alternative, staff made contact with the Cook County Sheriffs Police 911 Center, who operate a large 911 dispatch center at 9511 W. Harrison, in unincorporated Des Plaines. The Cook County 911 Center provides best practice police 911 call taking services for 19 police agencies located within the borders of Cook County but does not provide fire 911 call taking services and dispatch services for any of their member communities.

Staff inquired if the Cook County 911 center would consider providing fire dispatching services for the City. Staff from Cook County indicated that they did not have the infrastructure or staffing to begin providing fire dispatch services but did offer to provide two additional options that would help mitigate challenges when 911 calls were transferred to RED Center. Cook County has begun utilizing active 911, which allows RED Center dispatchers to monitor fire related 911 calls in real time as they are received into the Cook County 911 Center before they are transferred. Monitoring the 911 calls in real time better prepares RED Center dispatchers when the call is transferred from Cook County and provides improved communication and a reduction in potential fire response delays. Staff from the Cook County 911 Center also committed to create a Computer Aided Dispatch (CAD) connection between the Cook County 911 Center which would allow Cook County dispatchers to directly forward a 911 call with its associated information directly into RED Center's dispatch console. This CAD to CAD connection is also expected to reduce challenges associated with traditional 911 call transfers.

The Cook County Sheriffs Police 911 Center provided the following cost proposal to the City. Year 1 - \$1,612,951.00 Year 2 - \$1,780,790.00 Year 3 - \$1,875,720.00 Year 4 - \$1,977,057.00 Year 5-\$2,085,232.00

Annually, the City receives an average of \$1,100,000 in 911 surcharge funds, that can be used to offset approved 911 costs. If this agreement is approved, the Cook County Sheriffs Police 911 Center proposal allows for the City to apply 50% of our annual 911 surcharge money to offset our annual membership costs and the other 50% to support the infrastructure of the Cook County Center. Cook County will use these funds to cover radio upgrades (estimated value of \$974,095.94) and ongoing technology upgrades (estimated value of \$200,000) for the City.

Although staff were not able to identify a partner for consolidated police and fire services at this time, transitioning to the Cook County 911 Center does allow for better handling of the

911 call transfers to RED Center by integrating Active 911 and a CAD to CAD interface. Due to the impending closure of the Wheeling Dispatch Center, staff have limited time to make a police 911 call taking and dispatch transition to a new center.

Staff recommend approval of Resolution R-208-23.

Moved by Walsten, seconded by Brookman, to Approve Resolution R-208-23, A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR DISPATCH SERVICES WITH COOK COUNTY AND THE COOK COUNTY SHERIFF'S OFFICE.

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad,  
Brookman, Walsten, Charewicz

NAYS: 0 - None

ABSENT: 1 - Smith

Motion declared carried.

**ADJOURNMENT**

Moved by Brookman, seconded by Sayad to adjourn the meeting. Upon voice vote, motion declared carried. The meeting adjourned at 8:44 p.m.

Approved on November 20, 2023  
Andrew Goczkowski, MAYOR

Jessica M. Mastalski, City Clerk