

**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 18, 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 18, 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, Chief Building Official Yanong, 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 Moylan.

**PUBLIC COMMENT**

Connie and Michael Salerno thanked first responders for their amazing job in coming to their mother's aid.

**ALDERMAN ANNOUNCEMENTS**

Alderman Sayad reminded residents there will be no meeting on January 2<sup>nd</sup>, he thanked staff, and wished everyone Merry Christmas and Happy New Year.

Alderman Brookman wished everyone Happy Holidays and Happy New Year.

Alderman Walsten thanked the police department; he also wished everyone Happy Holidays and stated he hopes 2024 will bring us more peace in this world.

Alderman Smith thanked City members and wished everyone a safe Holiday and New Year.

Alderman Charewicz stated the last ward meeting had great discussion, the next eighth ward meeting will be February 6th at 7:00 p.m. at the conservatory, and wished that everybody has a Merry Christmas and a prosperous New Year.

Alderman Lysakowski wished everybody Happy Holidays and Happy New Year.

Alderman Moylan stated Happy Holidays and Happy New Year.

**MAYOR ANNOUNCEMENTS**

Mayor Goczkowski thanked City members, and wished everyone a good holiday season.

**MANAGER'S REPORT**

City Manager Bartholomew introduced Chief Building Official Yanong.

**CONSENT AGENDA**

Alderman Walsten requested item #1 to be removed from the Consent Agenda.

City Manager Bartholomew stated the petitioner for items #12 and #13 requested the items to be postponed to the next meeting.

Without objection, items #12 and #13 on the consent agenda were deferred to the January 16<sup>th</sup> City Council meeting.

Moved by Brookman, seconded by Oskerka, to Establish the Consent Agenda without items #1, #12, and #13.

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 Sayad, to Approve the Consent Agenda without items #1, #12, & #13.

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-26-23 was approved; Ordinance M-22-23, M-24-23 were adopted; Resolutions R-234-23, R-235-23, R-236-23, R-237-23, R-238-23, R-241-23, R-244-23 were adopted.

City Clerk Mastalski read the item #1 which was removed from the Consent Agenda.

**APPROVE  
VACATING ALLEY/  
170-190 S. DES  
PLAINES RIVER RD,  
1460 RAND RD, &  
1484 RAND RD**

**Consent Agenda**

**Ordinance  
M-25-23**

Item #1 was removed from the Consent Agenda.

Moved by Walsten, seconded by Brookman, to Defer First Reading of Ordinance M-25-23 to the January 16, 2024 City Council meeting, AN ORDINANCE VACATING A PUBLIC ALLEY AT 170-190 S. DES PLAINES RIVER ROAD, 1460 RAND ROAD, AND 1484 RAND ROAD.

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.

**SURPLUS & PURCH/  
BOBCAT/ ATLAS**

**Consent Agenda**

**Ordinance  
M-26-23**

Moved by Brookman, seconded by Sayad, to Approve First Reading of Ordinance M-26-23, AN ORDINANCE DECLARING A 2009 BOBCAT T300 OWNED BY THE CITY OF DES PLAINES AS SURPLUS AND APPROVING THE PURCHASE OF A BOBCAT TRACK SKID-STEER FROM ATLAS BOBCAT. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE T.O 1/ WTR  
SVC RPR/ JOHN NERI**

**Consent Agenda**

**Resolution  
R-234-23**

Moved by Brookman, seconded by Sayad, to Approve Resolution R-234-23, A RESOLUTION APPROVING TASK ORDER NO. 1 WITH JOHN NERI CONSTRUCTION COMPANY, INC. FOR ADDITIONAL WATER SERVICE REPAIR SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE PURCH/  
VALVE/ DORNER**

**Consent Agenda**

Moved by Brookman, seconded by Sayad, to Approve Resolution R-235-23, A RESOLUTION APPROVING THE PURCHASE OF AN ALTITUDE VALVE FROM DORNER COMPANY. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-235-23**

**APPROVE SUPP  
COMP/ OAKTON  
SIDEPATH ENG  
SVCS/ C.B. BURKE**  
**Consent Agenda**

Moved by Brookman, seconded by Sayad, to Approve Resolution R-236-23, A RESOLUTION APPROVING SUPPLEMENTAL COMPENSATION TO CHRISTOPHER B. BURKE ENGINEERING, LTD. FOR OAKTON STREET SIDEPATH CONSTRUCTION ENGINEERING SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-236-23**

**APPROVE CONT  
REN/ PKWY & PLANT  
SVCS/ TNT INSTALL**  
**Consent Agenda**

Moved by Brookman, seconded by Sayad, to Approve Resolution R-237-23, A RESOLUTION APPROVING THE FIRST RENEWAL OF A CONTRACT WITH TNT LANDSCAPE CONSTRUCTION, INC. FOR PARKWAY RESTORATION AND PLANTING INSTALLATION SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-237-23**

**AUTH PURCH/  
TREES/ WCMCSTC**  
**Consent Agenda**

Moved by Brookman, seconded by Sayad, to Approve Resolution R-238-23, A RESOLUTION AUTHORIZING THE PURCHASE AND PLANTING OF TREES THROUGH THE WEST CENTRAL MUNICIPAL CONFERENCE SUBURBAN TREE CONSORTIUM. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-238-23**

**AUTH PURCH/  
SEWER JET EASE  
MACH/ BROWN EQ**  
**Consent Agenda**

Moved by Brookman, seconded by Sayad, to Approve Resolution R-241-23, A RESOLUTION AUTHORIZING THE PURCHASE SEWER JETTING EASEMENT MACHINE FROM BROWN EQUIPMENT COMPANY THROUGH SOURCEWELL. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-241-23**

**APPROVE AGRMT/  
PREP OAKTON ST  
ACT PL/ LAKOTA**  
**Consent Agenda**

Moved by Brookman, seconded by Sayad, to Approve Resolution R-244-23, A RESOLUTION APPROVING AN AGREEMENT WITH THE LAKOTA GROUP FOR THE PREPARATION OF THE OAKTON STREET ACTION PLAN. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-244-23**

**SECOND READING/  
ORDINANCE  
M-22-23**  
**Consent Agenda**

Advanced to second reading by Brookman, seconded by Sayad, to Adopt the 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.

**SECOND READING/  
ORDINANCE  
M-24-23**  
**Consent Agenda**

Advanced to second reading by Brookman, seconded by Sayad, to Adopt the 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.

**SECOND READING/  
ORDINANCE  
Z-33-23**  
Consent Agenda

Without objection, 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), was deferred to the January 16<sup>th</sup> City Council meeting.

**SECOND READING/  
ORDINANCE  
Z-34-23**  
Consent Agenda

Without objection, 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), was deferred to the January 16<sup>th</sup> City Council meeting.

**APPROVE  
MINUTES**  
Consent Agenda

Moved by Brookman, seconded by Sayad, to Approve the Minutes of the City Council meeting of December 4, 2023, as published. Motion declared carried as approved unanimously under Consent Agenda.

**NEW BUSINESS**

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

Alderman Sayad stated that at a future date the City will be giving out bicycle lights, further information will be given when available.

Alderman Sayad presented the Warrant Register.

**WARRANT  
REGISTER**  
Resolution  
R-243-23

Moved by Walsten, seconded by Oskerka, to Approve the Warrant Register of December 4, 2023, in the Amount of \$8,733,157.59 and Approve Resolution R-243-23.

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.

City Manager Bartholomew stated the Resolution numbers for new business items were inadvertently switched on the agenda.

**COMMUNITY DEVELOPMENT** – Alderman Moylan, Chair

**CONSIDER  
SUPPORTING &  
CONSENTING TO  
RENEWAL OF CL 6b  
CLASS FOR 2150  
OXFORD ROAD**  
Resolution  
R-242-23

Applicant 710 West Grant Avenue LLC is the owner of 2150 Oxford Road and is requesting renewal of a Cook County Property Tax Class 6b incentive.

The subject property is approximately 1.4 acres and contains an approximately 25,000-square-foot building. The initial incentive reduced the assessment level from the typical 25 percent to 10 percent for 10 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. V. Formusa Co. utilizes the facility to process, package, warehouse and distribute Italian food products under the Marconi label. Currently V. Formusa employs 19 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. V. Formusa has plans to hire at least eight full-time employees, which would exceed the 33 percent requirement.

If the renewal is granted the applicant pledges approximately \$374,000 in physical improvements to the property. The pledged improvements include asphalt work for \$71,000, fire protection work for \$6,000, interior concrete work for \$13,000, concrete sidewalk repairs for \$10,000, sewer drain work for \$5,000, bollards for \$11,000, restroom upgrades for

\$7,000, interior lighting upgrades for \$30,000, electrical upgrades for \$136,936, floor work for \$35,000, and fire sprinkler work for \$30,000. The total improvements meet the City’s standard 6b expectation of \$10 per square foot (\$14.95 per square foot).

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

1. Estimated taxes with a 6b renewal, improvements, and continued full occupancy: \$514,902
2. Estimated taxes without a 6b renewal, but with improvements, and continued full occupancy: \$1,007,130
3. Estimated taxes without 6b renewal, improvements, and full vacancy: \$312,990

If the renewal is not granted, the assessment level would return to the full 25 percent in the next year. If granted, the renewal would lead to a 10 percent assessment level through Tax Year 2032 (Calendar Year 2031).

Moved by Brookman, seconded by Walsten, to Approve Resolution R-242-23, A RESOLUTION SUPPORTING AND CONSENTING TO RENEWAL OF CLASS 6b CLASSIFICATION FOR THE PROPERTY LOCATED AT 2150 OXFORD ROAD.

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

**ADJOURNMENT**

Moved by Brookman, seconded by Oskerka to adjourn the meeting. Upon voice vote, motion declared carried. The meeting adjourned at 7:20 p.m.

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

APPROVED BY ME THIS 16th  
DAY OF January, 2024

/s/ Andrew Goczkowski  
Andrew Goczkowski, MAYOR