

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, TUESDAY, FEBRUARY 20, 2024

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 6:02 p.m. in the Eleanor Rohrbach Memorial Council Chambers, Des Plaines Civic Center on Tuesday, February 20, 2024.

ROLL CALL

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

CLOSED SESSION

Moved by Sayad, seconded by Oskerka, 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, and Litigation.

Upon roll call, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared unanimously carried.

The City Council recessed at 6:03 p.m.

The City Council reconvened at 7:08 p.m.

Roll call indicated the following Alderman present: Lysakowski, Moylan, Oskerka, Sayad, Walsten, Smith. Absent: Brookman, 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, Director of Community and Economic Development Rogers, 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 Walsten.

PUBLIC COMMENT

Alva Kreutzer, District 214 Board President, came by to introduce herself and say “hello”.

A resident requested a reinstatement of the Oakton Ave bus, or for Des Plaines to offer a free local bus.

ALDERMAN ANNOUNCEMENTS

Alderman Walsten thanked Pesche’s for donating a pallet of crushed rock to the Izaak Walton League for the driveway, and he asked for the City Council agenda item regarding Pesche’s to be taken from the table and placed on the next agenda.

General Counsel Friedman stated there needs to be a motion to take the Pesche’s item off the table and add it to the agenda.

Moved by Walsten, seconded by Sayad, to take from the table the item regarding Pesche’s.

Upon voice vote, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

Alderman Smith stated the Des Plaines Community Foundation will be awarding five college scholarships, four for college bound students and one for trade school bound student; further information can be found on their website – DesPlainesCommunityFoundation.org.

Alderman Sayad thanked engineering and public works, and he announced that the is hosting a ward meeting on March 21, 2024, at 7:00 p.m. at the Golf Rd. Baptist Church.

CONSENT AGENDA

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

Upon voice vote, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

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

Upon roll call, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

Licenses were approved; Minutes were approved; Ordinance Z-1-24 was approved; Resolutions R-40-24, R-41-24, R-43-24, R-44-24, R-45-24, R-47-24, R-48-24, R-49-24, R-56-24, R-57-24 were adopted.

**APPROVE PURCH/
F-50/ HENDERSON**
Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve Resolution R-40-24, A RESOLUTION AUTHORIZING THE PURCHASE OF A FORD F-450 DUMP TRUCK FROM SUTTON FORD AND UPFITTING EQUIPMENT FROM HENDERSON PRODUCTS., P.C. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-40-24**

**APPROVE PURCH/
VEH SUPP SYS**
Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve Resolution R-41-24, A RESOLUTION APPROVING THE PURCHASE OF A ROSENBAUER ELECTRIC VEHICLE SUPPRESSION SYSTEM. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-41-24**

**APPROVE TO 2/
LEAD WTR SVC
REPLACE/ J NERI**
Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve Resolution R-43-24, A RESOLUTION APPROVING TASK ORDER NO. 2 WITH JOHN NERI CONSTRUCTION COMPANY, INC. FOR LEAD WATER SERVICE REPLACEMENTS. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-43-24**

**APPROVE TO 3/
WM REP/ MQ**
Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve Resolution R-44-24, A RESOLUTION APPROVING TASK ORDER NO. 3 WITH MQ CONSTRUCTION FOR ADDITIONAL WATERMAIN REPAIR SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-44-24**

**APPROVE AGRMT/
DEVON SP PROJ/
C.B. BURKE**

Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve Resolution R-45-24, A RESOLUTION APPROVING A LOCAL PUBLIC AGENCY ENGINEERING SERVICES AGREEMENT WITH CHRISTOPHER B. BURKE ENGINEERING, LTD. FOR THE DEVON AVENUE SIDEPATH PROJECT Motion declared carried as approved. unanimously under Consent Agenda.

**Resolution
R-45-24**

**APROVE PROC/
FLEET MAINT SVCS/
LEGACY**

Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve Resolution R-47-24, A RESOLUTION APPROVING THE PROCUREMENT OF FLEET MAINTENANCE SERVICES FOR FIRE DEPARTMENT FLEET VEHICLES FROM LEGACY FIRE APPARATUS. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-47-24**

**AUTH PURCH/ PROT
EQUIP/ DINGES**

Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve Resolution R-48-24, 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-48-24**

**AUTH PURCH/
CHEVY EQ/ MILES**

Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve Resolution R-49-24, A RESOLUTION AUTHORIZING THE PURCHASE OF ONE CHEVROLET EQUINOX SUV FROM MILES CHEVROLET OF DECATUR, ILLINOIS Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-49-24**

**AUTH PURCH/
1177 E. WALNUT AVE**

Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve Resolution R-56-24, A RESOLUTION AUTHORIZING THE PURCHASE OF THE PROPERTY LOCATED AT 1177 E. WALNUT AVE., DES PLAINES, ILLINOIS. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-56-24**

**APPROVE NEW
OWN/ LIQ LIC/
GIACOMO'S**

Consent Agenda

Moved by Walsten, seconded by Oskerka, to APPROVE NEW OWNERSHIP OF AN EXISTING LIQUOR LICENSE FOR SURYAM CORPORATION D/B/A GIACOMO'S ITALIAN RESTAURANT, 740 NORTH WOLF ROAD. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE NEW
OWN/LIQ LIC/ ORD
COURTYARD**

Consent Agenda

Moved by Walsten, seconded by Oskerka, to APPROVE NEW OWNERSHIP OF AN EXISTING LIQUOR LICENSE FOR SUPREME BRIGHT DES PLAINES I, LLC D/B/A O'HARE COURTYARD BY MARRIOTT, 2950 SOUTH RIVER ROAD. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE AMD/
CITY MNGR AGRMT/
MICHAEL G.
BARTHOLOMEW**

Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve Resolution R-57-24, A RESOLUTION APPROVING AN NINTH AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT BETWEEN THE CITY OF DES PLAINES AND MICHAEL G. BARTHOLOMEW. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-57-24**

APPROVE
MINUTES
Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve the Minutes of the City Council meeting of February 5, 2024, as published. Motion declared carried as approved unanimously under Consent Agenda.

APPROVE PURCH/
TRAILER/ ILOCA
Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve First Reading of Ordinance Z-1-24, AN ORDINANCE REVOKING ORDINANCE NO. Z-24-23. Motion declared carried as approved unanimously under Consent Agenda.

Ordinance
Z-1-24

Advanced to second reading by Oskerka, seconded by Moylan, to Adopt the Ordinance Z-1-24, AN ORDINANCE REVOKING ORDINANCE NO. Z-24-23.

Upon roll call, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

APPROVE
MINUTES
Consent Agenda

Moved by Walsten, seconded by Oskerka, to Approve the Closed Session Minutes of the City Council meeting of February 5, 2024, as published. Motion declared carried as approved unanimously under Consent Agenda.

NEW BUSINESS

MAYOR GOCZKOWSKI

CONSIDER
AUTHORIZING THE
EXEC OF AN EMPL
AGRMT BTW
DOROTA (DOROTHY)
WISNIEWSKI AND
THE FOR EMPL AS
CITY MANAGER
Resolution
R-58-24

The City Council considered the City Manager Employment Agreement between Dorota Wisniewski and the City of Des Plaines.

Moved by Walsten, seconded by Sayad, to Approve Resolution R-58-24, A RESOLUTION AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT BETWEEN DOROTA (DOROTHY) WISNIEWSKI AND THE CITY OF DES PLAINES FOR EMPLOYMENT AS CITY MANAGER.

Upon roll call, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

FINANCE & ADMINISTRATION – Alderman Sayad, Chair

WARRANT
REGISTER
Resolution
R-50-24

Alderman Sayad presented the Warrant Register.

Moved by Sayad, seconded by Oskerka, to Approve the Warrant Register of February 5, 2024, in the Amount of \$22,527,146.38 and Approve Resolution R-50-24.

Upon roll call, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

COMMUNITY DEVELOPMENT – Alderman Moylan, Chair

CONSIDER
APPROVING A FINAL
PLAT OF SUBDIV
FOR 2285 WEBSTER
LN
Resolution
R-55-24

Director of Community & Economic Development Rogers reviewed a memorandum dated February 1, 2024.

The petitioner, Jean Bonk, is requesting a Final Plat of Subdivision for the property located at 2285 Webster Lane. The subject property is 21,982 square feet in size and includes one single family residence. A Tentative Plat of Subdivision and a Standard Variation to reduce the lot width from 55 to 50 feet for the property was approved in June 2023.

The petitioner’s Final Plat shows the subdivision of the existing lot into two 9,341 square-foot, 50-foot-wide lots with a 25-foot building line. The property includes no easements, and the final plat does not propose any additional easements, but the plat notes utility lines including gas, water, and overhead electrical lines.

A 3,303-square-foot area (33.03 feet by 100.00 feet) is proposed to be dedicated to the city in the front area of the proposed parcels. The current property line extends into the area that is typically used for parkways and sidewalks along Webster Lane, creating a burden for the property owner in terms of maintenance and taxes, and reduces the ability for the city to easily maintain the street and the proposed parkway and public sidewalk.

Presently, there is no sidewalk or parkway in front of the property. The Preliminary Site Improvement Plan includes a 5-foot-wide sidewalk, parkway, and various other improvements. The required improvements were approved by the Director of Public Works and Engineering. A financial security in the amount of 125% of the approved engineer’s estimate of cost of the public improvements, a total of \$67,987, will be collected in a form approved by the City Attorney prior to final recordation of the plat of subdivision.

The PZB voted 6-0 to recommend approval of the Final Plat of Subdivision. The PZB did not recommend any conditions of approval.

Moved by Sayad, seconded by Lysakowski, to Approve Resolution R-55-24, A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR THE SUBDIVISION LOCATED AT 2285 WEBSTER LANE, DES PLAINES, ILLINOIS.

Upon voice vote, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

CONSIDER
APPROVING A
MAJOR VAR AT
1183 S. DES PLAINES
RIVER RD
Ordinance
Z-2-24

Director of Community & Economic Development Rogers reviewed a memorandum dated February 8, 2024.

Petitioner Kathryn S. Kuntz has requested a Major Variation to retain the existing fence design with the finished side facing inward towards the subject property. The subject property at 1183 S. Des Plaines River Road contains a two-story single-family residence with an asphalt driveway and various patio and walkway surfaces. The subject property is located along Des Plaines River Road within the R-1 Single Family Residential district and is accessed by a single curb-cut. The subject property is located in the floodway based off Federal Emergency Management Agency (FEMA) data, which allows the replacement of an existing fence structure in a floodway, but not the installation of a new fence.

The fence regulation requiring the finished side of fences to face adjoining lots has been in existence as early as 1975, which predated the installation of the fence sections installed on

the subject property. If the fence regulations in effect in 1990 did not have this requirement and a permit was issued, the fence would have been considered a non-conforming structure and it would have been permitted to be repaired and replaced as is, non-conforming structures. However, the installation was completed in conflict with the regulations and therefore the fence is considered illegally non-conforming.

The PZB voted 6-0 to recommend that the City Council approve the major variation request without any conditions.

Staff recommends the following condition:

1. The Existing Fence must be altered as necessary to conform with all applicable regulations set forth in Title 14, titled "Flood Control" of the City Code of the City of Des Plaines unless a variance is recommended by the Director of Public Works and Engineering and granted by the City Council.

Moved by Walston, seconded by Sayad, to Approve First Reading of Ordinance Z-2-24, AN ORDINANCE APPROVING A MAJOR VARIATION AT 1183 S. DES PLAINES RIVER ROAD, DES PLAINES, ILLINOIS (Case #23-047-V).

Upon voice vote, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

*At 8:50 p.m., Alderman Oskerka requested to advance Ordinance Z-2-24 to second regarding to lessen the delay for the petitioner.

Advanced to second reading by Oskerka, seconded by Lysakowski, to Adopt the Ordinance Z-2-24, AN ORDINANCE APPROVING A MAJOR VARIATION AT 1183 S. DES PLAINES RIVER ROAD, DES PLAINES, ILLINOIS (Case #23-047-V).

Upon roll call, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

CONSIDER
APPROVING A BUS
ASSIST PROG GRANT
(GROWTH) FOR
BRUNCH CITY CAFÉ
AT 901 E OAKTON ST
Resolution
R-51-24

Director of Community & Economic Development Rogers reviewed a memorandum dated February 8, 2024.

Brunch City Café, a breakfast and lunch restaurant is planning on opening at 901 E Oakton St. To help supplement the restaurant build-out costs they are requesting a \$100,000 Business Assistance Program (BAP) GROWTH grant.

Applicant Lumnije Halimi of Brunch City Café is requesting approval of a GROWTH grant-provided as a lump sum reimbursement after completion of the restaurant build-out construction- for \$100,000 towards their \$786,000 of identified, eligible project expenses.. As listed in the proposed budget the build-out will include electrical work (\$53,000), plumbing work (\$137,000), bathroom remodel (\$24,350), façade work (\$53,000), kitchen equipment (\$145,000), and HVAC work (\$83,700) among other eligible projects. The applicant intends to open the restaurant in 2024.

The applicants stated in their business plan that their vision is to open a restaurant that redefines breakfast and lunch dining by offering a menu that harmonizes taste, health, and

sustainability. Their mission for the 4,075 square foot restaurant is to become a culinary destination that can compete in the City’s restaurant market.

The applicant spoke on their own behalf.

Moved by Sayad, seconded by Smith, to Approve Resolution R-51-24, A RESOLUTION APPROVING A BUSINESS ASSISTANCE PROGRAM GRANT (GROWTH) FOR BRUNCH CITY CAFÉ AT 901 EAST OAKTON STREET.

Upon roll call, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

CONSIDER
APPROVING A BUS
ASSIST PROG GRANT
(GROWTH) FOR QUE
BOLA REST AT
1940 E TOUHY AVE

Resolution
R-39-24

*At the request of Mayor Goczkowski and without objection, item g was moved ahead on the agenda.

Director of Community & Economic Development Rogers reviewed a memorandum dated January 25, 2024.

A Cuban restaurant branded as Que Bola Cuban Café is planning on opening at 1940 E Touhy Avenue. To help supplement the interior build-out costs the applicants have incurred, they are requesting a \$45,000 Business Assistance Program (BAP) GROWTH grant.

Applicants Juan Manuel Fragoso and Marco Estrada both of Que Bola, are requesting approval of a GROWTH grant- provided as a lump sum reimbursement after completion of the restaurant build-out construction- for \$45,000 towards \$90,000 of identified, eligible project expenses. As listed in the proposed budget, various contractors are listed to complete the eligible project components including but not limited to electrical work (\$8,500), plumbing and bathroom work (\$6,000), makeup air equipment (\$9,860), signage and wall wraps (\$12,500), permanent kitchen equipment (\$7,762), and work done by JFragoso Constructions LLC that covers framing work, drywall, and flooring amongst other items (\$20,818). The applicants indicated that they plan to open the restaurant in the spring of 2024 since construction has already commenced in the space.

The applicants stated in their business plan that their vision is provide authentic Cuban food and flavors to the City. At approximately 1,100 square feet, the restaurant can serve as a food destination to the residents as well as draw from neighboring communities.

Moved by Walsten, seconded by Sayad, to Approve Resolution R-39-24, A RESOLUTION APPROVING A BUSINESS ASSISTANCE PROGRAM GRANT (GROWTH) FOR QUE BOLA RESTAURANT AT 1940 EAST TOUHY AVENUE.

Upon roll call, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

CONSIDER
APPROVING 1ST
AMD DEV AGRMT
FOR 622
GRACELAND AVE &

Director of Community & Economic Development Rogers reviewed a memorandum dated February 8, 2024.

Mylo Residential Graceland Property, LLC with Joe Taylor of Compasspoint Development as Manager, previously acquired the property at 1332 Webford Avenue, a former City-

1332-1368 WEBFORD AVE
Resolution R-52-24

owned public parking lot. The City Council approved this sale through Ordinance M-22-22 on September 6, 2022 in accordance with a Purchase & Sale Agreement executed on October 7, 2022. The Council approved a First Amendment to the PSA on July 17, 2023, which extended the closing dates for the properties comprising the original development site. The Council approved an Amended and Restated Development Agreement on September 5, 2023 which reduced the extents of the original development site to omit a previously proposed park from the plans.

The City received a request from counsel for the Developer requesting an amendment to the amended and restated redevelopment agreement to modify details relating to the proposed development which can be summarized as follows:

- a. A reduction in the proposed building height from 82 feet to a maximum of 73 feet to allow a reduction in the number of proposed stories from 7 to 6.
- b. Modifications to the proposed unit mix: Studio Units-from 17 to 75, One-Bedroom Units-from 103 to 41, and Two-Bedroom Units- from 11 to 13.
- c. A reduction in the proposed quantity of off-street indoor parking stalls from 179 to 178.

The Developer’s existing agreement with the City requires a 7-story mixed-use development comprised of 131 residential units, approximately 2,800 square feet of restaurant-lounge/commercial space, and a parking garage providing 179 stalls, including 25 stalls allocated for public use intended to partially replace the 38 spaces formerly available at 1332 Webford Avenue. The remaining 154 stalls would fulfill the off-street parking requirements for the proposed mix of residential units (137 spaces) and proposed restaurant-lounge (17 spaces).

The proposed amendment would modify the parameters of the proposed Graceland-Webford project to reduce the building height from 7 stories to 6 stories, reduce the quantity of units from 131 to 129, and reduce the quantity of off-street indoor parking stalls from 179 to 178, including the previously agreed upon 25 stalls allocated for public use. The remaining 153 stalls would continue to fulfill the off-street parking requirements for the proposed mix of residential units (136 spaces) and the proposed restaurant lounge (17 spaces).

Joe Taylor spoke on behalf of the petitioner, and addressed questions by the Mayor and Aldermen.

Several residents commented regarding their concerns with the Graceland Ave/Webford Ave development.

Moved by Moylan, seconded by Lysakowski, to Approve Resolution R-52-24, A RESOLUTION APPROVING A FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR PROPERTY AT 622 GRACELAND AVENUE AND 1332-1368 WEBFORD AVENUE.

Upon roll call, the vote was:

AYES: 4 - Lysakowski, Moylan, Walsten;
Mayor Goczkowski

NAYS: 3 - Oskerka, Sayad, Smith

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

CONSIDER
REPEALING R-75-23
APPROVING CR &
PMT OF A FEE-IN-

Director of Community & Economic Development Rogers reviewed a memorandum dated February 8, 2024.

Chapter 13-4 of the Subdivision Regulations requires that as a condition of a Final Plat of

**LIEU IN SAT OF PK
LAND DED REQ (622
GRACELAND AVE &
1332-1368 WEBFORD
AVE)**
**Resolution
R-53-24**

Subdivision, if the project subject to the subdivision results in 15 or more residential dwelling units, the developer must fulfill an obligation (i) to provide public park land; (ii) to pay a fee in lieu of; or (iii) a combination of both. The proposed project is subject to the requirement. The method to fulfill the requirement is based on a recommendation of the public body with jurisdiction over parks and recreation but in an amount at the final determination of the City Council. The Regulations provide for an opportunity to seek credits, or reductions to the full obligation, based on amenities provided within site and floor plans for the development.

The original proposal resulted in an obligation of approximately 1.23 acres of parkland dedication, or \$289,023.36 as an equivalent full fee-in-lieu. The revised proposal results in an obligation of approximately 1.07 acres of parkland dedication, or \$250,187.05 as an equivalent full fee-in-lieu.

Within the proposed building there are recreational and amenity areas designed to serve the needs of the demographic projected to be residents allowing for a credit/reduction value. Taking into account the credit/reduction value of the recreational and amenity areas, the original proposal’s parkland fee-in-lieu amount was \$177,104.52 and the revised proposal’s parkland fee-in-lieu amount that the applicant would be responsible compensating the Park District for would be \$188,066.74.

Moved by Moylan, seconded by Lysakowski, to Approve Resolution R-53-24, A RESOLUTION REPEALING RESOLUTION NO. R-75-23 AND APPROVING CREDITS AND PAYMENT OF A FEE-IN-LIEU IN SATISFACTION OF CITY’S PARK LAND DEDICATION REQUIREMENT (622 GRACELAND AVENUE & 1332-1368 WEBFORD AVENUE).

No Vote.

Moved by Oskerka, seconded by Moylan, to Approve a Substitute Motion to include a stipulation that the funds incorporated in the park fee are used for Potawatomie Park in Resolution R-53-24, A RESOLUTION REPEALING RESOLUTION NO. R-75-23 AND APPROVING CREDITS AND PAYMENT OF A FEE-IN-LIEU IN SATISFACTION OF CITY’S PARK LAND DEDICATION REQUIREMENT (622 GRACELAND AVENUE & 1332-1368 WEBFORD AVENUE).

Upon roll call, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

A couple residents commented on their opposition to park equipment being installed at Potawatomie Park.

Moved by Moylan, seconded by Lysakowski, to Approve modified Resolution R-53-24, which adopted the approved substitute motion, A RESOLUTION REPEALING RESOLUTION NO. R-75-23 AND APPROVING CREDITS AND PAYMENT OF A FEE-IN-LIEU IN SATISFACTION OF CITY’S PARK LAND DEDICATION REQUIREMENT (622 GRACELAND AVENUE & 1332-1368 WEBFORD AVENUE).

Upon roll call, the vote was:

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

NAYS: 0 - None

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

CONSIDER
REPEALING R-74-23
AND APPROVING A
FINAL PLAT OF
SUBDIV FOR THE
GRACELAND/
WEBFORD
INCLUDING 622
GRACELAND AVE &
1332 AND 1368
WEBFORD AVE
Resolution
R-54-24

Director of Community & Economic Development Rogers reviewed a memorandum dated February 8, 2024.

The petitioner Mylo Residential Graceland Property, LLC has requested a Final Plat of Subdivision to consolidate the existing three parcels into one lot of record.

The proposed Tentative and Final Plat of Graceland/Webford Subdivision will consist of a 43,500-square-foot lot with 150 feet of frontage along Graceland Avenue (front) to the east and 290 feet of frontage on Webford Avenue (side) to the south. The subdivision will abut the Metra tracks to its north and an existing commercial building to its west. The subdivision will be 290 feet in depth.

The Tentative and Final Plat of Subdivision shows the following easements and building lines: (i) a 25-foot building line, to reflect the required side yard for the C-5 district, extending approximately 90 feet along Webford where the subject property is adjacent to residentially-zoned property; (ii) a 5-foot building line, to reflect the required side yard for the C-5 district, extending approximately 200 feet along Webford where the subject property is adjacent to commercially zoned property; (iii) a 7-foot public sidewalk easement extending along the south property line along Webford; (iv) an approximately 5-foot-wide public utilities and drainage easement on the northwestern corner of the proposed Lot 1; (v) a 16.5-foot-wide storm water detention area; and (vi) various public utilities and drainage easements throughout the proposed Lot 1.

Under Section 13-3-1 of the Subdivision Regulations, the developer is required to complete certain public improvements. The improvements will include widening the segment of Webford in front of the proposed development and install/replace existing appropriate streetscaping to match the downtown aesthetic, which is already present along the Graceland side of the site. Under the proposal, this style would be extended around the corner and onto the Webford sidewalk, with an emphasis for the area in front of the proposed restaurant/commercial space at the corner. Certain underground infrastructure, such as water mains and sewers, are required to be replaced and installed to the standards required by PWE. Specifically, the developer will be required to separate the existing combined storm and wastewater system for the entire 1300 block of Webford.

The developer has provided the City Engineer with an estimated cost of public improvements, an amount for which the City Engineer has approved. A performance security in the form of a letter of credit, with the City named as the beneficiary, will be required to secure the improvements.

For residential developments at the proposed scale, Chapter 13-4 of the Subdivision Regulations requires providing public park land and/or paying a fee in lieu. Private recreational areas within the building are intended to meet the needs of the anticipated future residents and potentially lessen the demand for public park facilities generated by those residents. The developer's providing of these areas may make the project eligible for credits and reductions in their obligation.

The PZB voted 5-1 to approve the Tentative Plat and voted 5-1 to approve the forwarding of the Final Plat to City Council.

Should the Council vote to approve the request, staff and the PZB recommend the following conditions, which are incorporated in the approving resolution:

1. That construction-level street lighting detail as required is provided and approved by the PWE Department prior to issuance of any building or right-of-way permits.
2. That the parkland dedication and fee in lieu amount must be approved by the City Council by resolution duly adopted.

Moved by Moylan, seconded by Lysakowski, to Approve Resolution R-54-24, A RESOLUTION REPEALING RESOLUTION R-74-23 AND APPROVING A FINAL PLAT OF SUBDIVISION FOR THE GRACELAND/WEBFORD SUBDIVISION INCLUDING 622 GRACELAND AVENUE AND 1332 AND 1368 WEBFORD AVENUE, DES PLAINES, ILLINOIS.

Upon roll call, the vote was:

AYES: 4 - Lysakowski, Moylan, Walsten;
Mayor Goczkowski

NAYS: 3 - Oskerka, Sayad, Smith

ABSENT: 2 - Brookman, Charewicz

Motion declared carried.

ADJOURNMENT

Moved by Walsten, seconded by Oskerka, to adjourn the meeting. Upon voice vote, motion declared carried. The meeting adjourned at 8:51 p.m.

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

APPROVED BY ME THIS 4th
DAY OF March, 2024

/s/ Andrew Goczkowski
Andrew Goczkowski, MAYOR