

**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, OCTOBER 7, 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 7:01 p.m. in the Eleanor Rohrbach Memorial Council Chambers, Des Plaines Civic Center on Monday, October 7, 2024.

**ROLL CALL**

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

Also present were: City Manager Wisniewski, Director of Finance Podbial, Director of Public Works and Engineering Oakley, Director of Community and Economic Development Rogers, Fire Chief Matzl, Police Chief Anderson, and General Counsel Weiss.

**PRAYER AND PLEDGE**

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

**PROCLAMATION**

City Clerk Mastalski read a proclamation by Mayor Goczkowski declaring the month of October as National Crime Prevention Month.

Mayor Goczkowski presented the proclamation to representatives of the Des Plaines Specialized Training and Relations Team (START).

**PUBLIC COMMENT**

Resident Gio gave three suggestions for improvement of the City.

**ALDERMAN ANNOUNCEMENTS**

Alderman Sayad thanked the speakers from his ward meeting. He also mentioned the budget meetings are scheduled for October 10<sup>th</sup> and October 16<sup>th</sup> at 6:00 p.m., with a possible follow up meeting on October 24<sup>th</sup>. He further stated the Fire Department is hosting a ceremony to honor the service of the firefighters and staff; the event will be on October 9<sup>th</sup> at Station 61.

Fire Chief Matzl gave further details regarding the upcoming event.

Alderman Charewicz thanked Fire Chief Matzl for speaking at his last ward meeting. He stated the next 8<sup>th</sup> ward meeting will be on December 3<sup>rd</sup> at 7:00 p.m. at the conservatory. He also mentioned the Izaak Walton League is hosting a Bonfire Bash on October 12<sup>th</sup> from 3:00 p.m.-6:00 p.m.

**MAYORAL ANNOUNCEMENTS**

Mayor Goczkowski mentioned upcoming City events: Harvest Hoot on October 19<sup>th</sup>, Holiday Tree Lighting on December 6<sup>th</sup>, and the Winter Fair on December 7<sup>th</sup>.

**MANAGER'S REPORT**

City Manager Wisniewski gave information regarding the lead pipe replacement. She also mentioned the Fire Department Open House and thanked the department for a great community event. She then introduced the new Director of Communications Brad Goodman.

Director of Communications Goodman gave a brief introduction.

**CONSENT AGENDA**

Moved by Sayad, seconded by Walsten, to Establish the Consent Agenda.

Upon voice vote, the vote was:

AYES: 5 - Moylan, Sayad, Walsten  
Smith, Charewicz

NAYS: 0 - None

ABSENT: 3 - Lysakowski, Oskerka, Brookman

Motion declared carried.

Moved by Sayad, seconded by Moylan, to Approve the Consent Agenda.

Upon roll call, the vote was:

AYES: 5 - Moylan, Sayad, Walsten,  
Smith, Charewicz

NAYS: 0 - None

ABSENT: 3 - Lysakowski, Oskerka, Brookman

Motion declared carried.

Minutes were approved; Ordinance M-14-24, Z-22-24 were adopted; Ordinance M-15-24, M-16-24, M-17-24, M-18-24, M-19-24 were approved; Resolutions R-158-24, R-159-24, R-160-24, R-161-24, R-162-24, R-164-24, R-165-24, R-167-24 were adopted.

**TERM SP SVC AREA/ 15**

**Consent Agenda**

Moved by Sayad, seconded by Moylan, to Approve First Reading of Ordinance M-15-24, AN ORDINANCE TERMINATING EXPIRED SPECIAL SERVICE AREAS 15. Motion declared carried as approved unanimously under Consent Agenda.

**Ordinance**

**M-15-24**

**PROV ABATE/ 24 TAX**  
**LEVY/ BOND**

**Consent Agenda**

Moved by Sayad, seconded by Moylan, to Approve First Reading of Ordinance M-16-24, AN ORDINANCE PROVIDING FOR THE ABATEMENT OF THE 2024 TAX LEVY FOR THE 2018 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2018. Motion declared carried as approved unanimously under Consent Agenda.

**Ordinance**

**M-16-24**

**AUTH DISP/ SURP PERS**  
**PROP**

**Consent Agenda**

Moved by Sayad, seconded by Moylan, to Approve First Reading of Ordinance M-17-24, AN ORDINANCE AUTHORIZING THE DISPOSITION OF SURPLUS PERSONAL PROPERTY OWNED BY THE CITY OF DES PLAINES. Motion declared carried as approved unanimously under Consent Agenda.

**Ordinance**

**M-17-24**

**AMEND SUBSEC 7-3-9/**  
**CITY CODE**

**Consent Agenda**

Moved by Sayad, seconded by Moylan, to Approve First Reading of Ordinance M-18-24, AN ORDINANCE AMENDING SUBSECTION 7-3-9 (RESIDENTIAL PARKING ONLY) OF THE CITY CODE OF THE CITY OF DES PLAINES. Motion declared carried as approved unanimously under Consent Agenda.

**Ordinance**

**M-18-24**

Alderman Walsten requested Ordinance M-18-24 to be advanced to second reading.

Advanced to second reading by Walsten, seconded by Smith, to Adopt the Ordinance M-18-24, AN ORDINANCE AMENDING SUBSECTION 7-3-9 (RESIDENTIAL PARKING ONLY) OF THE CITY CODE OF THE CITY OF DES PLAINES.

Upon roll call, the vote was:

AYES: 5 - Moylan, Sayad, Walsten,  
Smith, Charewicz

NAYS: 0 - None

ABSENT: 3 - Lysakowski, Oskerka, Brookman

Motion declared carried.

**AMEND CITY CODE/**  
**ADD CL E LIQ LIC**

**Consent Agenda**

Moved by Sayad, seconded by Moylan, to Approve First Reading of Ordinance M-19-24, AN ORDINANCE AMENDING THE CITY CODE TO ADD ONE CLASS "E" LIQUOR LICENSE. Motion declared carried as approved unanimously under Consent Agenda.

**Ordinance**

**M-19-24**

**AUTH PURCH/ SWR  
CLEAN TRK/ STD  
EQUIP CO**

**Consent Agenda**

Moved by Sayad, seconded by Moylan, to Approve Resolution R-158-24, A RESOLUTION AUTHORIZING THE PURCHASE OF EQUIPMENT FROM STANDARD EQUIPMENT COMPANY FOR THE REFURBISHMENT OF THE 2006 VACTOR SEWER CLEANING TRUCK. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-158-24**

**APPROVE TO 2/ PURCH  
& INSTALL NET SW/  
SENTINEL TECH**

**Consent Agenda**

Moved by Sayad, seconded by Moylan, to Approve Resolution R-159-24, A RESOLUTION APPROVING TASK ORDER NO. 2 UNDER A MASTER CONTRACT WITH SENTINEL TECHNOLOGIES, INC. FOR THE PURCHASE AND INSTALLATION OF NETWORK SWITCHES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-159-24**

**APPROVE TO 5/ ELEC  
SVCS/ SUPER ELEC**

**Consent Agenda**

Moved by Sayad, seconded by Moylan, to Approve Resolution R-160-24, A RESOLUTION APPROVING TASK ORDER NO. 5 UNDER A MASTER CONTRACT WITH SUPER ELECTRIC CONSTRUCTION COMPANY, INC. FOR ELECTRICAL SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-160-24**

**APPROVE TO 8/ PROF  
ENG SVCS/ CBBE**

**Consent Agenda**

Moved by Sayad, seconded by Moylan, to Approve Resolution R-161-24, A RESOLUTION APPROVING TASK ORDER NO. 8 UNDER A MASTER CONTRACT WITH CHRISTOPHER B. BURKE ENGINEERING, LTD. FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO TRAFFIC SIGNAL IMPROVEMENTS AT THE INTERSECTION OF MANNHEIM ROAD AND PRATT AVENUE. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-161-24**

**RATIFY EXP OF FUNDS  
& CHG TO 1/ LCM/ TO  
6/ BERGER**

**Consent Agenda**

Moved by Sayad, seconded by Moylan, to Approve Resolution R-162-24, A RESOLUTION RATIFYING THE EXPENDITURE OF FUNDS AND APPROVING CHANGE ORDER NO. 1 WITH LANDSCAPE CONCEPTS MANAGEMENT, INC. AND TASK ORDER NO. 6 WITH BERGER EXCAVATING CONTRACTORS FOR EMERGENCY SERVICES RELATED TO STORM DAMAGE. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-162-24**

**APPROVE CHG ORD 4/  
CONT/ B&F**

**Consent Agenda**

Moved by Sayad, seconded by Moylan, to Approve Resolution R-164-24, A RESOLUTION APPROVING CHANGE ORDER NO. 4 TO A CONTRACT WITH B&F CONSTRUCTION CODE SERVICES, INC. FOR PLAN REVIEW AND BUILDING INSPECTION SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-164-24**

**APPROVE NON-EXCL  
EMNT AGRMT/ WTR  
MAIN FAC/ 1680 TOUHY  
INVEST**

**Consent Agenda**

Moved by Sayad, seconded by Moylan, to Approve Resolution R-165-24, A RESOLUTION APPROVING A NON-EXCLUSIVE EASEMENT AGREEMENT WITH 1680 E. TOUHY INVESTORS, LLC FOR WATER MAIN FACILITIES INSTALLED AT 1680 TOUHY AVENUE. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-165-24**

**REJECT ALL BIDS/ CAP  
IMPROV/ WTR MAIN**  
Consent Agenda

Moved by Sayad, seconded by Moylan, to Approve Resolution R-167-24, A RESOLUTION REJECTING ALL BIDS FOR THE 2024 CAPITAL IMPROVEMENT PROGRAM WATER MAIN IMPROVEMENTS PROJECT. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-167-24**

**SECOND READING/  
ORDINANCE**  
**M-14-24**  
Consent Agenda

Advanced to second reading by Sayad, seconded by Moylan, to Adopt the Ordinance M-14-24, AN ORDINANCE AMENDING SECTION 3-3-8 OF THE DES PLAINES CITY CODE REGARDING FEES FOR AMBULANCE SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**SECOND READING/  
ORDINANCE**  
**Z-22-24**  
Consent Agenda

Advanced to second reading by Sayad, seconded by Moylan, to Adopt the Ordinance Z-22-24, AN ORDINANCE AMENDING THE TEXT OF THE DES PLAINES ZONING ORDINANCE REGARDING OFFICE USES IN THE C-4 ZONING DISTRICT. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE  
MINUTES**  
Consent Agenda

Moved by Sayad, seconded by Moylan, to Approve the Minutes of the City Council meeting of September 16, 2024, as published. Motion declared carried as approved unanimously under Consent Agenda.

**UNFINISHED BUSINESS**

**CONSIDER  
APPROVING AN  
AGRMT WITH LRS FOR  
ST SWEEP SVCS**  
Resolution  
R-154-24

Director of Public Works and Engineering Oakley reviewed a memorandum dated September 26, 2024.

Lakeshore Recycling Systems, LLC., has been the City's contractual street sweeping vendor since 2019. Based on feedback from the City Council, Public Works staff contacted Lakeshore Recycling to inquire if they were amicable to additional language in the contract to reduce the amount of dust generated by their equipment. The new language adds a requirement that the street sweeper must utilize a pumping of 7 gallons per minute to minimize dust and also limits maximum sweeping speed to no greater than 10 miles per hour. The contract also includes a deficiency clause which allows the City to penalize the contractor if a deficiency is not remedied. Public Works will improve its oversight of LRS when sweeping operations are occurring to ensure the above criteria is met

Staff recommends award of the amended Street Sweeping Services 2025-2027 to Lakeshore Recycling Systems, LLC in the three-year amount of \$638,270.85.

Moved by Smith, seconded by Charewicz, to Approve Resolution R-154-24, A RESOLUTION APPROVING AN AGREEMENT WITH LAKESHORE RECYCLING SYSTEMS FOR STREET SWEEPING SERVICES.

Upon roll call, the vote was:

AYES: 5 - Moylan, Sayad, Walsten,  
Smith, Charewicz

NAYS: 0 - None

ABSENT: 3 - Lysakowski, Oskerka, Brookman

Motion declared carried.

**CONS COND USE PRMT  
FOR TRA CONTR USES  
AT 965 & 975 RAND RD**  
Ordinance  
Z-14-24

Mayor Goczkowski stated the petitioner requested the ordinance be deferred; the ordinance was deferred to the November 4, 2024 City Council meeting.

**NEW BUSINESS**

**WARRANT REGISTER**  
**Resolution R-166-24**

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

Alderman Sayad presented the Warrant Register.

Alderman Sayad stated the current reserve fund balance is \$26,584,431.00.

Moved by Sayad, seconded by Walsten, to Approve the Warrant Register of October 7, 2024, in the Amount of \$5,285,123.08 and Approve Resolution R-166-24.

Upon roll call, the vote was:

AYES: 5 - Moylan, Sayad, Walsten,  
Smith, Charewicz

NAYS: 0 - None

ABSENT: 3 - Lysakowski, Oskerka, Brookman

Motion declared carried.

**COMMUNITY DEVELOPMENT**– Alderman Moylan, Chair

**CONSIDER APPROVING COND USE FOR A FOOD PROC EST AT 1545-1547 LEE ST**  
**Ordinance Z-23-24**

Director of Community and Economic Development Rogers reviewed a memorandum dated September 26, 2024.

Pepi Company of Illinois, LLC, operating at Alonti Catering Kitchen, are seeking to open a food processing establishment (also called a catering kitchen) in a combined tenant space in The Oaks Shopping Center at 1545-1547 Lee Street. This property is zoned C-4, Regional Shopping District.

The petitioner describes their business as a catering kitchen without on-site dining and food consumption; instead, the operations are focused on delivery and carryout orders. All food is made on site and delivered by employees.

The petitioner’s application materials state that approximately twelve employees, two managers, and ten crew members are anticipated to be employed by this business. The space to be used for this business would require a building permit to add all kitchen, ventilation and other necessary facilities. Business hours are from 7 a.m. to 4:30 p.m. However, employees arrive at 5 AM and some deliveries may occur overnight or in the early morning.

A carryout option is available for customers to purchase food ahead of time and pick up from the store front. A condition of approval states this option should be available during business hours a minimum of five days per week.

Shopping centers require 3 spaces for every 1,000 square feet of gross floor. Although the precise quantity of required parking stalls will be confirmed at time of building permit for the interior buildout of the unit, it is anticipated sufficient parking is available for this use in this location. The approximate total floor area of the building is 113,400 square feet, requiring 341 parking spaces for all uses; 595 parking spaces are available.

No vehicles are anticipated to be parked overnight; however, the C-4 zoning district allows for 1 commercial vehicle per 1,000 square feet to be parked on the property. Although none are currently proposed, given the size of the combined tenant space of 2400 square feet, up to 2 vehicles could be parked onsite overnight, by right. A condition of approval states that any overnight parking of vehicles with advertising for the company may not be parked on the property in such a way that they would serve as an extra sign for the business.

No changes to access on this property are proposed. Loading and unloading generated by this use would include vehicle trips associated with employees, customers and deliveries.

Loading and unloading will occur in the existing rear loading dock of the building. There are anticipated to be biweekly deliveries from Sysco and daily produce deliveries are completed in the early morning or night hours. This loading area is in the rear of the tenant space, east of the building adjacent to the railroad. Delivery trucks of approximately 50 feet in length will use this loading area.

Individual deliveries of prepared meals to customers will be within the personal vehicles of employees, which are typical sedan sized vehicles. 12-18 deliveries are projected per day, occurring between 6:00 a.m. and 7:00 a.m. for breakfast and 10:00 a.m. and 11:00 a.m. for lunch. Delivery drivers are anticipated to return at approximately 2:00 p.m. Loading and unloading of these deliveries may occur either in the loading dock to the rear or carried from the storefront to the parking lot.

A condition of approval states that any loading/unloading should be completed expeditiously, and no overnight parking of vehicles is permitted in the loading dock or in the drive aisle in front of the proposed catering facility unit.

The PZB voted 5-0 to recommend that City Council approve the conditional use request with the staff recommended conditions.

If the City Council decides to approve this request, staff and the PZB recommend the following conditions:

1. Loading and unloading within any drive aisle directly in front of the unit or within the rear loading dock shall be completed promptly and no delivery vehicles shall be left unattended.
2. Regular use of refrigerated trucks or other temporary storage units for the storage of inventory upon the Property is prohibited. Temporary storage associated with unique circumstances may be considered on a case-by-case basis subject to the review and approval by the Director of Community & Economic Development or their designee after submittal of a request in writing outlining the proposed timeframe, location on the site, and other details relating to the temporary use.
3. Any commercial vehicles associated with the Proposed Use on the Property may only be parked overnight in compliance with Section 12-7-3.K of the Zoning Ordinance and may not be parked in such a way that any advertising located on the vehicle is readily visible from any public way so as to serve as a sign for the Proposed Use.
4. The Proposed Use must offer and make available carryout menu options open to the public during the regular business hours on a minimum of five days per week.
5. The vinyl curtain strips located across the exterior loading door of the Property must be either replaced or removed prior to issuance of business registration for the Proposed Use.

A resident inquired about what type of food will be served. The petitioner stated from the audience that he could provide the resident with a menu.

Moved by Moylan, seconded by Sayad, to Approve First Reading of Ordinance Z-23-24, AN ORDINANCE APPROVING A CONDITIONAL USE FOR A FOOD PROCESSING ESTABLISHMENT AT 1545-1547 LEE ST, DES PLAINES, ILLINOIS. (Case #24-035-CU).

Upon voice vote, the vote was:

AYES: 5 - Moylan, Sayad, Walsten,  
Smith, Charewicz

NAYS: 0 - None

ABSENT: 3 - Lysakowski, Oskerka, Brookman

Motion declared carried.

**DISC RE PILOT  
PERMIT PROG FOR  
BEE HIVES & APIARIES**

Chairman Moylan asked that the discussion be postponed until the full City Council is in attendance.

Mayor Goczkowski stated that the aldermen who were not in attendance today also requested the discussion be deferred, and further stated the discussion will be deferred until the October 21, 2024 City Council meeting.

**OTHER MAYOR  
COMMENTS FOR THE  
GOOD OF THE ORDER**

Mayor Goczkowski stated he had the opportunity to attend the 4<sup>th</sup> ward meeting, and that it was great.

**ADJOURNMENT**

Moved by Sayad, seconded by Walsten, to adjourn the meeting. Upon voice vote, motion declared carried. The meeting adjourned at 7:30 p.m.

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

APPROVED BY ME THIS  21st  
DAY OF  October , 2024

/s/ Andrew Goczkowski  
Andrew Goczkowski, MAYOR