

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, MARCH 20, 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, March 20, 2023.

ROLL CALL

Roll call indicated the following Aldermen present: Lysakowski, Moylan, Zadrozny, Chester, Smith, Ebrahimi. Absent: Oskerka, Brookman. 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 Carlisle, 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 Smith.

ALDERMAN ANNOUNCEMENTS

Alderman Zadrozny reminded residents that early voting started today.

CONSENT AGENDA

Moved by Lysakowski, seconded by Chester, to Establish the Consent Agenda.

Upon voice vote, the vote was:

AYES: 6 - Lysakowski, Moylan, Zadrozny,
Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Oskerka, Brookman

Motion declared carried.

Moved by Zadrozny, seconded by Chester, to Approve the Consent Agenda.

Upon roll call, the vote was:

AYES: 6 - Lysakowski, Moylan, Zadrozny,
Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Oskerka, Brookman

Motion declared carried.

Minutes were approved; Resolutions R-60-23, R-62-23, R-63-23, R-64-23, R-67-23 were adopted.

**APPROVE & AUTH/
POLICE TRAIN/
MID-SOUTH INST
Consent Agenda**

Moved by Zadrozny, seconded by Chester, to Approve Resolution R-60-23, A RESOLUTION APPROVING AND AUTHORIZING THE PROCUREMENT OF TRAINING FOR THE POLICE DEPARTMENT TACTICAL RESPONSE TEAM AT THE MID-SOUTH INSTITUTE OF SELF-DEFENSE SHOOTING, INC. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-60-23**

**APPROVE TSK ORD
9/ ENG SVCS/ M.E.
SIMPSON CO
Consent Agenda**

Moved by Zadrozny, seconded by Chester, to Approve Resolution R-62-23, A RESOLUTION APPROVING TASK ORDER NO. 9 WITH M.E. SIMPSON COMPANY, INC. FOR ENGINEERING SERVICES RELATED TO DETECTING LEAKS WITHIN THE WATER DISTRIBUTION SYSTEM. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-62-23**

**APPROVE AGRMT/
PAINT WTR TANK/
ERA VALDIVIA**
Consent Agenda

Moved by Zadrozny, seconded by Chester, to Approve Resolution R-63-23, A RESOLUTION APPROVING AN AGREEMENT WITH ERA VALDIVIA CONTRACORS, INC., FOR THE PAINTING OF THE DULLES WATER TANK. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-63-23**

**APPROVE AGRMT/
PURCH SWEEPER/
STD EQUIP CO**
Consent Agenda

Moved by Zadrozny, seconded by Chester, to Approve Resolution R-64-23, A RESOLUTION APPROVING AN AGREEMENT WITH STANDARD EQUIPMENT COMPANY FOR THE PURCHASE OF ONE TENNANT MODEL S30XP INDUSTRIAL SWEEPER. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-64-23**

**APPROVE IGA/
PARK USE/ MPPD**
Consent Agenda

Moved by Zadrozny, seconded by Chester, to Approve Resolution R-67-23, A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH MOUNT PROSPECT PARK DISTRICT FOR USE OF ROSEMARY S. ARGUS FRIENDSHIP PARK FOR A MAY 23, 2023 FOOD TRUCK EVENT. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution
R-67-23**

**APPROVE
MINUTES**
Consent Agenda

Moved by Zadrozny, seconded by Chester, to Approve the Minutes of the City Council meeting of March 6, 2023, as published. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE
MINUTES**
Consent Agenda

Moved by Zadrozny, seconded by Chester, to Approve the Closed Session Minutes of the City Council meeting of March 6, 2023, as published. Motion declared carried as approved unanimously under Consent Agenda.

**UNFINISHED
BUSINESS**

**CONSIDER COND
USE PERMIT AT 827
ELMHURST RD**
Ordinance
Z-3-23

Petitioner has withdrawn this request and will resubmit pursuant to the Zoning Ordinance. No action was taken.

NEW BUSINESS

FINANCE & ADMINISTRATION – Alderman Zadrozny, Chair

**WARRANT
REGISTER**
Resolution
R-65-23

Alderman Zadrozny presented the Warrant Register.

Moved by Zadrozny, seconded by Ebrahimi, to Approve the Warrant Register of March 20, 2023 in the Amount of \$3,169,178.35 and Approve Resolution R-65-23.

Upon roll call, the vote was:

AYES: 6 - Lysakowski, Moylan, Zadrozny,
Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Oskerka, Brookman

Motion declared carried.

COMMUNITY DEVELOPMENT – Alderman Chester, Chair

CONSIDER
AMENDING THE
TEXT OF THE
ZONING
ORDINANCE
REGARDING
FENCES,
TRELLISES,
ARBORS AND
YARD FEATURES
Ordinance
Z-6-23

Director of Community & Economic Development Carlisle reviewed a memorandum dated March 20, 2023.

The City Council considered the following Zoning Ordinance amendments: (i) add the terms “Fence”, “Trellis” and “Arbor” and revise the term “Yard Features” in Section 12-13-3; (ii) amend yard feature regulations in Section 12-7-1.C to create separate regulations for trellis, arbor, and yard features; and (iii) add Section 12-8-14: Arbors and Trellises to create regulations for arbors and trellises.

The PZB recommended approval 7-0 of Ordinance Z-6-2.

Moved by Chester, seconded by Lysakowski, to Approve the Ordinance Z-6-23, AN ORDINANCE AMENDING THE TEXT OF THE DES PLAINES ZONING ORDINANCE REGARDING FENCES, TRELLISES, ARBORS AND YARD FEATURES.

Upon voice vote, the vote was:

AYES: 6 - Lysakowski, Moylan, Zadrozny,
Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Oskerka, Brookman

Motion declared carried.

CONSIDER
AMENDING THE
LOCAL AMEND TO
THE BLDG CODE
REGARDING
WORK EXEMPT
FROM PERMIT
Ordinance
M-8-23

Director of Community & Economic Development Carlisle reviewed a memorandum dated March 9, 2023.

The City Council considered amending Section 10-1-2 and Section 10-2-2 of the City Code. The proposed changes relocate a provision from Section 12-7-1 (Zoning Ordinance) to the appropriate locations in the Local Amendments to the Adopted Building and Residential Codes and clarify the intent.

Moved by Chester, seconded by Smith, to Approve the Ordinance M-8-23, AN ORDINANCE AMENDING THE LOCAL AMENDMENTS TO THE ADOPTED BUILDING CODE AND RESIDENTIAL CODE OF THE DES PLAINES CITY CODE REGARDING WORK EXEMPT FROM PERMIT.

Upon voice vote, the vote was:

AYES: 6 - Lysakowski, Moylan, Zadrozny,
Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Oskerka, Brookman

Motion declared carried.

CONSIDER
AMENDING CITY
CODE REGARDING
KEEPING OF
CHICKENS
Ordinance
M-9-23

Director of Community & Economic Development Carlisle reviewed a memorandum dated March 9, 2023.

The City’s Municipal Code was amended in 2019 to create a three-year pilot program to allow residents in the R-1 zoning district to keep hens under certain regulations. The pilot program is set to expire on April 30, 2023, and the City Council determined if the program would continue on a temporary (extended pilot) or permanent basis.

Staff has proposed amendments to Section 6-1-1.D to convert the existing hen pilot program into a permanent hen program while also adjusting certain regulations related to the hen program. The summarized amendments are:

- Remove the hen pilot program language;
- Remove the hen permit cap (currently restricted to 100);

- Allow up to six hens on each property (currently restricted to four); and
- Add specific language regarding the fencing requirements for properties with hens.

Moved by Chester, seconded by Moylan, to Approve the Ordinance M-9-23, AN ORDINANCE AMENDING SECTION 6-1-1 OF THE CITY CODE REGARDING THE KEEPING OF CHICKENS.

Upon voice vote, the vote was:

AYES: 6 - Lysakowski, Moylan, Zadrozny,
Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Oskerka, Brookman

Motion declared carried.

CONSIDER
SUPPORT AND
CONSENT TO
APPROVAL OF
CLASS 6b FOR 55
HOWARD AVE
Resolution
R-66-23

Director of Community & Economic Development Carlisle reviewed a memorandum dated March 9, 2023.

Applicant GKI Industrial Chicago, LLC is owner of the subject property. They are requesting a resolution supporting a Cook County Class 6b Property Tax Incentive (6b).

The subject property is an approximately 3.4-acre site with a 79,617-square-foot building. The land is zoned M-2 General Manufacturing District. If support for the incentive is approved, the applicant intends to lease the property to a parcel/mail distribution provider, Asendia USA, Inc., who is planning to expand their current operations by moving their Chicago facility from Elk Grove Village. The applicant previously leased the property to Groot Waste Management Services, which as a unique type of tenant (materials sorting) required a customized build-out. Groot vacated the property in October 2021, and since then it has been vacant, although the owner has undone the Groot build-out to make the building marketable for future tenants.

The interested potential business, Asendia USA, Inc., is an international and domestic parcel/mail company that specializes in the preparation and distribution of parcels, direct mail, business mail, marketing mail, and publications. Asendia also provides warehousing, fulfillment, and worldwide delivery. Asendia intends to use this property as a warehouse, processing center, and office space. They are expecting to hire/transfer approximately 60 full-time employees to this site. The tenant also intends to hire an additional 20 full-time employees based on growth. The job number exceeds the City’s minimum expectation for number of employees (30) to be generated through support of a 6b.

After the previous tenant vacated the property, the applicant invested nearly \$660,000 renovating the property to make it marketable. These “make-ready” improvements, completed in 2022, include \$427,527 for the office demolition and renovation, \$103,098 to upgrade the dock equipment and for dock door replacement, and \$131,854 to replace and restripe the parking lot. They are pledging an additional approximately \$520,000, which would include the following: \$161,960 to upgrade the façade, \$10,000 to replace the concrete walkway, and \$352,000 to remodel the interior by carpentry work, structural work, plumbing work, HVAC work, electrical work, and fire sprinkling. Historically, the City has counted work completed in the prior calendar year (2022) toward the expectation of minimum \$10 per square foot in investment. With the 2022 improvements and the pledged future improvements, the total amounts to \$14.90 per square foot, which exceeds the City’s expectation.

12-Year Tax Impact Scenarios:

1. Estimated taxes as is (no improvements, no 6b, vacancy relief): \$1,248,257
2. Estimated taxes with proposed improvements with a 6b: \$1,549,926
3. Estimated taxes with proposed improvements without a 6b: \$3,444,279

Moved by Chester, seconded by Moylan, to Approve the Resolution R-66-23, A RESOLUTION SUPPORTING AND CONSENTING TO APPROVAL OF CLASS 6b CLASSIFICATION FOR THE PROPERTY AT 55 HOWARD AVE.

Upon roll call, the vote was:

AYES: 6 - Lysakowski, Moylan, Zadrozny,
Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Oskerka, Brookman

Motion declared carried.

ENGINEERING – Alderman Lysakowski, Chair

**DISCUSSION AND
UPDATE ON THE
ALGONQUIN RD
GRADE
SEPARATION
PROJECT**

The City contracted with TranSystems Corporation for a Phase 1 preliminary engineering study of the proposed improvements. The Phase 1 study began in July 2022 and is anticipated to conclude in late 2024. Early steps included topographic and geotechnical surveys, project funding applications, coordination with the UPRR, coordination and meetings with commercial business stakeholders, and coordination with the Des Plaines Park District.

The preferred improvement is an overpass over the UPRR, requiring reconstruction of the Park District entrance approximately 300 feet north of Algonquin Road. Temporary construction easements will be required from the Park District, so coordination is required by Section 4(f) of the USDOT Act of 1966. Improvements for the Park District and its patrons include a multi-use path on the north side of Algonquin Road between Mt. Prospect Road and Wolf Road, landscaping features along the proposed retaining walls, decorative concrete form liners on the retaining walls, decorative railings on the retaining walls and bridge, and additional wayfinding signs.

Dave Block, a representative from TranSystems, gave an overview of the proposed improvements, current status, and next steps for an overpass over UPRR on Algonquin Road.

Discussion ensued among the Aldermen and the Mayor regarding the details of the projected development.

Des Plaines Park District Executive Director Don Miletic, Des Plaines Park District Board President Erin Doerr, and Des Plaines Park District Board Member Jim Grady spoke on behalf of the park district and expressed concerns regarding the impact the overpass may have on the park district property.

A couple residents asked about the status of other alternatives, and expressed their concerns of the overpass being located on Algonquin Road.

Staff answered questioned regarding the construction process.

CLOSED SESSION

Mayor Goczkowski entertained a motion to go into closed session under the following sections of the Open Meetings Act – Property Acquisition and Probable or Imminent Litigation.

Moved by Lysakowski, seconded by Zadrozny to convene into Closed Session under the following sections of the Open Meetings Act – Property Acquisition and Probable or Imminent Litigation.

Upon voice vote, the vote was:

AYES: 6 - Lysakowski, Moylan, Zadrozny,
Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Oskerka, Brookman

Motion declared carried.

Mayor Goczkowski stated the City Council will adjourn the regular meeting coinciding with adjournment of the closed session.

The City Council recessed at 8:36 p.m.

ADJOURNMENT

The meeting adjourned at 9:02 p.m.

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

APPROVED BY ME THIS 3rd

DAY OF April , 2023

/s/ Andrew Goczkowski
Andrew Goczkowski, MAYOR