



## CITY COUNCIL AGENDA

Monday, June 19, 2023

Closed Session – 6:30 p.m.

Regular Session – 7:00 p.m.

Room 102

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### CALL TO ORDER

### CLOSED SESSION

PROBABLE OR IMMINENT LITIGATION  
PERSONNEL  
SALE OF PROPERTY  
PURCHASE OR LEASE OF PROPERTY  
LITIGATION

### REGULAR SESSION

ROLL CALL  
PRAYER  
PLEDGE OF ALLEGIANCE

### PROCLAMATION

JUNETEENTH

### PUBLIC COMMENT

(matters not on the agenda)

### ALDERMEN ANNOUNCEMENTS/COMMENTS

### MAYORAL ANNOUNCEMENTS/COMMENTS

### CITY CLERK ANNOUNCEMENTS/COMMENTS

### MANAGER'S REPORT

### CITY ATTORNEY/GENERAL COUNSEL REPORT

**CONSENT AGENDA**

1. **RESOLUTION R-110-23:** Approving Task Order No. 3 with Dixon Engineering, Inc., Lake Odessa, Michigan in the Amount of \$60,000.00 for Engineering Services for the Holy Family Water Tower Improvements. Budgeted Funds – Water/Professional Services.
2. **RESOLUTION R-111-23:** Approving the Upfitting of One (1) Ford Truck Chassis from Regional Truck Equipment, Addison, Illinois in the Amount of \$32,179. Budgeted Funds – Water/Sewer Equipment Replacement.
3. **RESOLUTION R-112-23:** Approving the Upfitting of Four (4) Ford Truck Chassis from Henderson Products, Inc., Huntley, Illinois in the Amount of \$159,248. Budgeted Funds – Vehicle Replacement and Water/Sewer Equipment Replacement.
4. **RESOLUTION R-113-23:** Approving Task Order No. 4 with Christopher B. Burke Engineering in the Amount of \$175,015 to Perform Construction Engineering Services for 2023 Capital Improvement Program Contract A
5. **RESOLUTION R-114-23:** Approving a Cost Share Increase with the State of Illinois Department of Transportation (IDOT) to Pay Remaining Costs of Improvements at Wolf Road at Weller’s Ditch in the Amount of \$61,362.71
6. **RESOLUTION R-115-23:** Approving a Construction Contract with Orange Crush, LLC in the Amount of \$144,989.75 for Oakton Street/Executive Way and Oakton Street/Times Drive Intersection Improvements in Connection with the Halston Market Development Public Improvements at 1050 East Oakton Street
7. **RESOLUTION R-116-23:** Approving a Third Change Order to the 2022 Contract with H.R. Green, Inc. for Building Inspection and Plan Review Services to Increase the Amount of the Current Purchase Order for a New Not-to-Exceed Amount of \$80,000 for the 2023 Fiscal Year. Budgeted Funds – Community & Economic Development/Building & Code Enforcement/Professional Services.
8. **FIRST READING – ORDINANCE M-13-23:** Amending Section 7-3-2 and 7-10-6 of the Des Plaines City Code Regarding Antique Vehicle Parking and Associated Fines
9. Minutes/Regular Meeting – June 5, 2023

**APPOINTMENTS/RE-APPOINTMENTS** (for your consideration only; no action required)

**LIBRARY BOARD OF TRUSTEES**

**APPOINTMENTS:**

NAZNEEN KAPADIA – Term to Expire 7/17/26

RACHEL RICE – Term to Expire 7/17/26

**RE-APPOINTMENTS:**

LISA DU BROCK – Term to Expire 7/17/25

KRISTEN GRAACK – Term to Expire 7/17/25

CHRISTINE HALBLANDER – Term to Expire 7/17/25

DR. GREGORY SARLO – Term to Expire 7/17/25

MICHELLE SHIMON – Term to Expire 7/17/25

NICHOLAS HARKOVICH – Term to Expire 7/17/26

DENISE HUDEC – Term to Expire 7/17/26

**UNFINISHED BUSINESS**

1. **FIRST READING – ORDINANCE M-3-23:** Consideration of the Acquisition, Through Condemnation of Fee Simple Title, to the Property Located at 1504 Miner Street (*deferred from the April 17, 2023 City Council Agenda*)

**NEW BUSINESS**

1. **FINANCE & ADMINISTRATION** – Alderman Dick Sayad, Chair
  - a. Warrant Register in the Amount of \$6,727,307.44 – **RESOLUTION R-118-23**
2. **COMMUNITY DEVELOPMENT** – Alderman Colt Moylan, Chair
  - a. Consideration of Condemnation of Fee Simple Title to the Property Located at 1374-1384 East Oakton Avenue – **FIRST READING – ORDINANCE M-12-23**
  - b. Consideration of a Major Variation for a One-Year Extension of a Temporary Classroom Use in the R-1 District, 260 Dulles Road – **FIRST READING – ORDINANCE Z-11-23**
  - c. Consideration of Zoning Text Amendments Regarding Localized Alternative Sign Regulations (LASRs) – **FIRST READING – ORDINANCE Z-12-23**
  - d. Consideration of a Conditional Use Permit for a Food Processing Establishment (Kimchi Production) at 984 Lee Street – **FIRST READING – ORDINANCE Z-13-23**

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

**ADJOURNMENT**

ORDINANCES ON THE AGENDA FOR FIRST READING APPROVAL MAY ALSO, AT THE COUNCIL'S DISCRETION, BE ADOPTED FOR FINAL PASSAGE AT THE SAME MEETING.

**City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the ADA Coordinator at 391-5486 to allow the City to make reasonable accommodations for these persons.**



OFFICE OF THE MAYOR

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5301  
desplaines.org

MEMORANDUM

Date: June 5, 2023  
To: Aldermen  
From: Andrew Goczkowski, Mayor *AG..*  
Cc: Michael G. Bartholomew, City Manager  
Subject: Proclamation

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At the beginning of the June 19, 2023 City Council Meeting, we will be issuing a Proclamation declaring the 19th of June as Juneteenth Day.

**OFFICE OF THE MAYOR**

**CITY OF**

**DES PLAINES, ILLINOIS**

**WHEREAS,** *in June, we celebrate Juneteenth, a day designated to commemorate the freeing of formerly enslaved individuals and their descendants. It has historically been a time of prayer, reflection, and family reunion in the United States; and*

**WHEREAS,** *on June 19, 1865, Union soldiers arrived in Galveston, Texas, to enforce the Emancipation Proclamation signed by President Lincoln over two and a half years prior and freed all remaining enslaved people in Texas; and*

**WHEREAS,** *on this historic holiday, we must remember the sacrifice of all enslaved people who fought for their freedom and all the individuals who used their freedom to fight and end slavery; and*

**WHEREAS,** *the City of Des Plaines is happy to join our country in recognizing Juneteenth to encourage and strengthen the solidarity and bravery that helped African Americans escape slavery and maintain their dignity; and*

**WHEREAS,** *we acknowledge the contributions of African Americans to the City of Des Plaines and urge all residents to explore this important celebration of African American culture, history and pride, and may this day remind us of the promise of freedom and equality.*

*Now, therefore, I, ANDREW GOCZKOWSKI, MAYOR OF THE CITY OF DES PLAINES, do hereby proclaim June 19, 2023 as*

**JUNETEENTH DAY**

*Dated this 19<sup>th</sup> day of June, 2023*

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*Andrew Goczkowski, Mayor*



PUBLIC WORKS AND  
ENGINEERING DEPARTMENT

1111 Joseph J. Schwab Road  
Des Plaines, IL 60016  
P: 847.391.5464  
desplaines.org

MEMORANDUM

Date: June 8, 2023

To: Michael G. Bartholomew, MCP, LEED-AP, City Manager

From: Robert Greenfield, Superintendent of Utility Services *RG*

Cc: Timothy Watkins, Assistant Director of Public Works and Engineering  
Timothy P. Oakley, P.E., CFM, Director of Public Works and Engineering

Subject: Engineering Services related to the modifications and painting of Holy Family Water Tower – Task Order #3

**Issue:** Holy Family Water Tower was cleaned and inspected in October 2021 by Dixon Engineering. They provided a report that notes modifications and repairs that need to be made prior to painting. These modifications are an IEPA requirement. Holy Family Water Tower was last painted in 2004.

**Analysis:** The Master Contract allows the City to enter into professional service Task Order agreements with the consultant to perform a variety of engineering services. The Task Order agreements are presented individually for approval.

The 2023 budget includes funds for the Holy Family Water Tower Rehabilitation Project. Dixon Engineering has provided a proposal for construction oversight services for the Dulles Water Tower Rehabilitation project as Task Order #3 in the amount of \$60,000.00.

**Recommendation:** We recommend approval of Task Order #3 with Dixon Engineering, Inc., 1104 Third Ave., Lake Odessa, MI 48849 in the amount of \$60,000.00. The funding source will be Water Fund, Professional Services, 500-00-580-0000.6000.

**Attachments:**

Resolution R-110-23  
Exhibit A – Task Order No. 3

**CITY OF DES PLAINES**

**RESOLUTION R - 110 - 23**

**A RESOLUTION APPROVING TASK ORDER NO. 3  
UNDER A MASTER CONTRACT WITH DIXON  
ENGINEERING, INC. FOR PROFESSIONAL  
ENGINEERING SERVICES RELATED TO WATER  
TOWER REPAIRS.**

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

**WHEREAS**, in October 2021, Dixon Engineering, Inc. ("**Consultant**") cleaned and inspected the Holy Family Water Tower ("**Tower**") and reported that certain modifications and repairs should be made to the Tower prior to painting the Tower ("**Tower Rehabilitation Project**"); and

**WHEREAS**, the City desires to procure professional engineering services to oversee the Tower Rehabilitation Project ("**Engineering Services**"); and

**WHEREAS**, on December 19, 2022, the City Council approved Resolution R-213-22, which authorized the City to enter into a master contract ("**Master Contract**") with Consultant for the performance of engineering services for the City as such services are needed over time; and

**WHEREAS**, in accordance with Section 1-10-14 of the City Code of the City of Des Plaines, City staff has determined that the procurement of the Engineering Services is not adapted to award by competitive bidding because the Engineering Services require a high degree of professional skill where the ability or fitness of the individual plays an important part; and

**WHEREAS**, the City has a positive existing relationship with the Consultant, which has satisfactorily performed engineering services for the City in the past; and

**WHEREAS**, Consultant submitted a proposal in the not-to-exceed amount of \$60,000 to perform the Engineering Services; and

**WHEREAS**, the City has sufficient funds in the Professional Services Water Fund for the procurement of the Engineering Services from Consultant; and

**WHEREAS**, the City desires to enter into Task Order No. 3 under the Master Contract for the procurement of the Engineering Services from Consultant in the not-to-exceed amount of \$60,000 ("**Task Order No. 3**"); and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to enter into Task Order No. 3 with Consultant;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

**SECTION 2: APPROVAL OF TASK ORDER NO. 3.** The City Council hereby approves Task Order No. 3 in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the General Counsel.

**SECTION 3: AUTHORIZATION TO EXECUTE TASK ORDER NO. 3.** The City Council hereby authorizes and directs the City Manager and the City Clerk to execute and seal, on behalf of the City, final Task Order No. 3.

**SECTION 4: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

**PASSED** this \_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

ATTEST:

Approved as to form:

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**Peter M. Friedman, General Counsel**

DP-Resolution Approving Task Order No 3 with Dixon Engineering for Overseeing Holy Family Water Tower Rehab



### TASK ORDER NO. 3

In accordance with Section 1.2 of the Master Contract dated January 1, 2023, between the City of Des Plaines (the “City”) and Dixon Engineering, Inc. (the “Consultant”), approved December 19, 2022, the Parties agree to the following Task Order Number 3:

#### **Contracted Services:**

##### **A1.01 Design Phase – Technical Specifications:**

###### A. Basic Services:

1. In preparing the Technical Specifications, use Design, Bid, Build Project Strategy.
2. DIXON shall prepare Technical Specifications and Drawings to include:
  - a. Additions to General Conditions of Construction Contract relevant to coating projects.
  - b. Specifications and Drawings for Health, Safety and Structural Repairs if any.
  - c. Specifications for Coating Repair or Replacement.
3. Advise Owner of additional reports, data, information, or services which may be necessary, and assist Owner in obtaining such materials.
4. Furnish two review copies of the Design Phase documents, to Owner, and review those documents with Owner.
5. After receipt, the Owner shall review the Design Phase documents and submit to DIXON any comments regarding the furnished items within two weeks of receipt or as mutually agreed.
6. Advise Owner of any recommended adjustments to the opinion of probable Construction Cost.
7. In response to Owner’s comments, as appropriate, make revisions and furnish to Owner one electronic copy of the revised Design Phase documents.
8. DIXON’s services under the Design Phase will be considered complete on the date when DIXON has delivered to the Owner the revised Technical Specifications.
9. Attend and document, pre-bid meeting, if any, and issue Addenda if clarifications required.
10. Attend and document bid opening, create bid tabs, and notify bidders of results after authorization of Owner.

###### B. Design Phase – RPR Services–None

###### C. Design Phase – Owner’s Responsibility:

1. Provide DIXON with all criteria and full information as to Owner’s requirements for the Project, including design objectives and constraints and upon DIXON’s request, obtain, and furnish, such additional Project-related information and data as is reasonably required to enable DIXON to complete its Services.
2. Give instructions to DIXON regarding Owner’s procurement of construction services including instructions regarding Notice of Bids, Information for Bidders, Owner’s construction contract practices and requirements, insurance and bonding requirements, requirements for electronic transmittals during construction, other information necessary for the finalization of Owner’s bidding-related documents, and Construction Contract Documents.
3. Owner shall be responsible for all requirements and instructions that it furnishes to

DIXON pursuant to this Agreement. DIXON may use and rely upon such requirements, materials, and information in performing or furnishing services under this Agreement, subject to any express limitations or reservations applicable to the furnished items.

### **A1.02 Construction Phase:**

#### **A. Basic Services:**

1. DIXON will consult with Owner and act as Owner's representative as provided in the Construction Contract. The extent and limitations of the duties, responsibilities, and authority of DIXON shall be as assigned in EJCDC C-700-18 Standard General Conditions of the Construction Contract.
2. All of Owner's instructions to Contractor will be issued through DIXON, which shall have authority to act on behalf of Owner in dealings with Contractor to the extent provided in this Agreement and the Construction Contract except as otherwise provided in writing.
3. Engineer or RPR has authority to Stop Work if Engineer or RPR questions the quality of Work or rejects the Work, or if there (in the sole opinion of Engineer or RPR) a potential for creating an environmental contamination.
4. Finalize Project to observe all items in the contract specifications have been completed and review the quality of workmanship.
5. Duration of Construction Phase: The Construction Phase will terminate upon written recommendation by DIXON for final payment to Contractors.

#### **B. RPR Services for Maintenance of Existing Structures**

1. Perform services expected of DIXON RPR and as detailed in the EJCDC Construction Contract General Conditions, GC-700-18.
2. Attend a Preconstruction Meeting, and address questions regarding observation services and coordination of field observations.
3. Hold Point General:
  - a. Hold Point is a stage of the Construction Project where the Contractor stops Work. Work commences again after the Work is observed and reviewed for compliance.
4. Hold Point Weld/Modifications- Observe, Record, Report, and:
  - a. Observe repair, and or the installation of work for specifications compliance. All weld repairs will be visually observed for surface defects (i.e., undercut, negative reinforcement, non-fusion, etc.).
5. Hold Point Coating Wet Interior - Observe, Record, Report, and:
  - a. Verify test area for abrasive cleaning meets or exceeds minimum of specified standard.
  - b. Collect spent abrasive for sampling and testing.
  - c. Abrasive blast cleaning prior to application of the prime coat.
  - d. Prime coat prior to application of the next coat.
  - e. Intermediate coat prior to application of the stripe or topcoat.
  - f. Stripe coat prior to application of the topcoat.
  - g. Observe wet interior using high/low voltage holiday detection.
  - h. Topcoat for compliance with specifications.
6. Hold Point Coating Exterior - Observe, Record, Report, and:
  - a. Abrasive blast cleaning prior to primer application.
  - b. Spot power tool, feathering, and compliance with specifications.

- c. Prime coat prior to application of the epoxy intermediate coat.
  - d. Epoxy intermediate coat prior to application of the urethane intermediate coat.
  - e. Urethane intermediate coat prior to application of the topcoat.
  - f. Topcoat for compliance with specifications.
  - g. Check foundations coating for compliance with specifications.
  - h. Application of the lettering/logo for thoroughness, dimensions (visual only) and aesthetic appearance in accordance with specification requirements, and to verify no damage occurred during lettering.
7. Hold Point Coating Dry Interior- Observe, Record, Report, and:
- a. Verify test area meets or exceeds minimum specified standard for abrasive cleaning and examine surface profile created. Collect spent abrasive coating debris for sampling and testing.
  - b. Abrasive blast cleaning prior to application of the prime coat.
  - c. Spot prime coat prior to application of the intermediate coat.
  - d. Intermediate coat prior to application of the stripe or topcoat.
  - e. Topcoat for compliance with specifications. Review all contract items to ensure they have been completed according to contract requirements.
8. Hold Point Project Finalization:
- a. Review all repairs not installed until after coating.
  - b. Examine entire project for damage that occurred during construction or post construction from rigging and de-rigging or other causes.
  - c. Observe the installation of screens, light bulbs, etc.
  - d. Observe Site for restoration to pre-project conditions.
  - e. Formulate a punch list of items to complete.
  - f. Finalize the project to ensure all items in the contract specifications have been completed, and the quality of workmanship meets contract requirements.
- C. Construction Phase - Owner's Responsibilities:
- 1. Inform DIXON in writing of any specific requirements of safety or security programs that are applicable to DIXON, as a visitor to the Site.
  - 2. Attend and participate in the Preconstruction conferences, construction progress and other job- related meetings, and Site visits to determine Substantial Completion and readiness of the completed Work for final payment.
  - 3. If Owner, or Owner and Contractor, modify the duties, responsibilities, and authority of DIXON in the Construction Contract, or modify other terms of the Construction Contract having a direct bearing on DIXON, then Owner shall compensate DIXON for any related increases in the cost to provide Construction Phase services.

### **A1.03 Post Construction Phase:**

- A. Basic Services:
  - 1. One Year Warranty Observation - ROV and Exterior:
    - a. Review all wet or dry interior surfaces for corrosion and/or damage, qualify and quantify damage for repairs. All coating repairs needed are to be quantified by extrapolation of a measured area and compared with warranty requirements.
    - b. Observe the exterior coating and quantify damages.
    - c. Review all repairs completed during Construction Phase.
    - d. Review all exterior appurtenances for damage due to corrosion or construction.
    - e. Review exterior of the exposed foundations.

- f. Review all health aspects of the tank, including screening of the vent, overflow pipe, and other possible contamination sources.
- g. Prepare a report documenting all items found that meet or fail to meet warranty requirements and recommendations for repair. The report will be letter format.
- D. Post Construction Phase - Owner's Responsibilities:
  - 1. Warranty Observation - ROV Observation:
    - a. Fill the tank to overflow or higher capacity and isolate it from the system during the ROV observation, or as a minimum, maintain positive flow (No water withdrawal from tank).
    - b. Perform chlorine residual and bacteriological testing after completion of observation.

**A2.01 ADDITIONAL SERVICES**

- A. Any service not listed or referenced above in Part 1 will be considered an Additional Service.
  - 1. All additional requested services and associated fees shall be documented by Exhibit K, Contract Amendment signed by both parties.

**Project Schedule** (attach schedule if appropriate): Commencement upon approval to proceed.

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**Project Completion Date:** The Consultant will diligently and continuously prosecute the Contracted Services until the completion date.

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**Project Specific Pricing** (if applicable): The total compensation for Contracted Services is the estimated total compensation amount of Sixty Thousand Dollars (\$60,000) and summarized on Attachment 1.

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**Additional Changes to Master Contract** (if applicable): n/a

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ALL OTHER TERMS AND CONDITIONS OF THE MASTER CONTRACT REMAIN UNCHANGED.

[SIGNATURE PAGE FOLLOWS]

**CITY**

*Tommy Hart*

Signature  
Director of Public Works  
And Engineering

5/25, 2023  
Date

**CONSULTANT**

*Todd Schaefer*

Signature  
Todd Schaefer  
Name (Printed or Typed)

May 24, 2023  
Date

If greater than, \$/2,500/, the City Manager's signature is required.

\_\_\_\_\_  
Signature  
City Manager

\_\_\_\_\_, 20\_\_\_\_  
Date

If compensation greater than \$/25,000/, then the City Council must approve the Services Change Order in advance and the City Manager or Mayor's signature is required.

\_\_\_\_\_  
Signature  
City Manager

\_\_\_\_\_, 20\_\_\_\_  
Date

**SUMMARY OF DIXON'S COMPENSATION FEES SCHEDULE of VALUES**

1. The total compensation for services under this Agreement is the estimated total compensation amount of **Sixty Thousand Dollars, \$60,000** and summarized as follows:

Schedule of Values				
Description of Services	# of Units	Unit Price	Amount	Basis of Compensation
A1.01-Technical Specifications			\$6,000	Lump Sum
A1.01-Pre-Bid Meeting			\$750	Unit Price
A1.01-Bid Opening Meeting			\$750	Unit Price
A1.02-Preconstruction Meeting			\$1,500	Unit Price
A1.02-Other Defined Basic Services - Project Administration			\$4,000	Lump Sum
A1.02-RPR Services Weld	3	\$1,500	\$4,500	Unit Price
A1.02-RPR Critical Phase Coating	31	\$1,250	\$38,750	Unit Price
A1.03-Warranty Observation			\$3,750	Lump Sum
Total			\$60,000	

2. In the event of a conflict with the number in the Total and the written amount in 1 above or with the number on the Signature Page, the first governance shall be a review of math in this schedule of values.
3. DIXON may alter the distribution of compensation consistent with services actually rendered between individual phases of Basic and RPR Service with unused fees calculated by any method. Reallocation of fees shall not result in a total fee in excess of the total compensation amount unless approved by the Owner.

**STANDARD HOURLY RATE AND REIMBURSABLE EXPENSE SCHEDULE**

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<u>Labor Class</u>	<u>Per Hour</u>	<u>Overtime Rate</u>
Principal	\$400.00	
Officer/Associate	\$200.00	
Project Manager	\$170.00	\$255.00
Engineer	\$175.00	\$263.00
CWI Welding RPR	\$187.00-\$205.70	\$277.50-\$308.00
DIXON Level 3 or NACE Certified Level 3 RPR	\$130.00-\$171.00	\$195.00-\$256.00
DIXON Level 2 or NACE Level 2 RPR	\$118.00-\$149.00	\$176.00-\$223.00
DIXON Level 1 or NACE Level 1 RPR	\$106.00-\$129.00	\$159.00-\$193.00
Contract Support Staff	\$135.00-\$165.00	\$204.00-\$248.00

<u>Expenses</u>	<u>Metropolitan</u>	<u>Out-State</u>
Mileage	\$0.80/mile + tolls	\$0.70/mile
Lodging	\$168.00 per diem	\$158.00 per diem
Meals	\$62.00 per diem	\$57.00 per diem

**FEES EFFECTIVE THROUGH: December 31, 2023, Revised 9/8/2022**



PUBLIC WORKS AND  
ENGINEERING DEPARTMENT

1111 Joseph J. Schwab Road  
Des Plaines, IL 60016  
P: 847.391.5464  
desplaines.org

MEMORANDUM

Date: June 8, 2023

To: Michael G. Bartholomew, MCP, LEED-AP, City Manager

From: Tom Bueser, Superintendent of General Services *TB*

Cc: Timothy P. Oakley, P.E., CFM, Director of Public Works and Engineering  
Timothy Watkins, Assistant Director of Public Works and Engineering

Subject: Approve Purchase - Ford Truck #9030 Chassis Upfitting through Sourcewell Municipal Pricing

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**Issue:** Public Works and Engineering staff has been notified that Ford truck #9030 is scheduled for delivery which will require upfitting for the service body and snowplow equipment.

**Analysis:** At the December 5, 2022 City Council meeting, approval of budgeted funding for 2023 Ford truck chassis #9030 was approved to Currie Motors. The price received is for the vehicle purchase only and did not include the upfit of the vehicle which fluctuates due to market conditions. Staff has received confirmation that the F-350 truck chassis is in fabrication and will be delivered in early July. The upfit for this chassis includes: service body, snow plow, lift gates, LED strobe lighting, hitch receivers, and associated trailer light plugs. Through Sourcewell Municipal Pricing Contract #062222-DDY, upfitting for this vehicle can be installed by Regional Truck Equipment in the amount of \$32,179.

**Recommendation:** We recommend approval of the upfitting of one Ford truck chassis from Regional Truck Equipment, Addison, IL, 60101 in the amount of \$32,179. This purchase will be funded from the Water/Sewer Equipment Replacement Fund (500-00-570-0000-8020).

**Attachments:**

Attachment 1 – Regional Upfitting Quote  
Resolution R-111-23





255 W. Laura Drive  
Addison, IL 60101

Phone: 630.543.0330  
Fax: 630.543.9806

# QUOTATION

**Quotation #:** 80760  
**Date:** 05/18/23  
**Sales Person:** Jason

**BILL TO:**  
Ralph Magak  
City Of Des Plaines 8002  
\*\* Email Invoices\*\*  
1111 Camp Ground Rd  
Des Plaines IL 60016  
(847) 391-5477

**SHIP TO:**  
Same  
  
Phone

<b>PO#:</b>	<b>Terms:</b>	
	<b>Net 10</b>	
<b>Vehicle Information:</b>	<b>VIN #:</b>	<b>Serial #:</b>
<b>23 FORD F-350</b>		

**FURNISH & INSTALL.**

<b>KNAPHEIDE 696-2 SERVICE BODY - CITY OF DES PLAINES</b>	<b>SOURCEWELL PRICING</b>	
Service body w/ standard shelving package, new-style LED tail lights, Knap-lined rear step bumper, rivetless NXG latches, painted standard WHITE and installed with pick bed removal and fuel adapter kit.		9517.00
Transfer OEM 7-way light plug to bumper (truck to have OEM receiver)		78.00
Install OEM back-up camera on rear of truck (ordered with OEM camera)		330.00
Modular cab guard with (2) swivel hooks and lightbar bracket.		1301.00
Front alum. rock guards \$254   LED mini lightbar \$580 00 (on B/H)		834.00
Whelen DTA8A Traffic Advisor w/ in-cab controller, installed on B/H.		1107.00
Western 8' Pro Plow with Cab-Command controller & rubber deflector.		6618.00
Tommy-Gate 1300# liftgate w/ 49"x38"+6" alum plat & aux LED light kit.		5237.00
4-corner amber LED strobes, using integrated rears in tail lights.		745.00
(2) rear grab handles on body \$80   LED compartment lights \$1235.		1315.00
C-Tech drawer cabinet in D/S front \$1344   E-track pkg w/ hooks \$1153.		2497.00
Line-X cargo area & tops \$930   3000-watt inverter in P/S front \$1670.		2600.00

SOURCEWELL PRICING Contract #062222-DDY

**TOTAL -> 32,179.00**

Located in Addison, the Northwest Suburbs of Chicago, Alsip and in the South Suburbs, Regional Truck Equipment is an authorized distributor of Western Snowplows, Salt Spreaders, and Parts, Knapheide Bodies, Adrian Steel Products, as well as many others.

At REGIONAL TRUCK the customer comes first.

For best service call us now.  
630-543-0330

New Equip. Price	
Used Equip. Price	
Parts Price	
Subtotal	.00
Trade-In	
Total Taxable	
Sales Tax (8%)	
Labor	
Delivery	
FET	
Processing Fee	
Invoice Total	.00

To accept this quotation, sign here and return: \_\_\_\_\_

Quotation valid for 30 days.

REGIONAL MAKES NO WARRENTY OF ANY KIND, EXPRESSED OR IMPLIED; AND DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. 1 1/2% Per Month (18% ANNUM) will be charged on unpaid invoices. \$25.00 charge on uncollected checks. All collection agency and legal fees are the responsibility of the customer. We reserve title to all merchandise until paid. Customer shall rely solely upon the manufacturer's warranty, if any. Any goods or property of the customer not picked up within ten days after the date shown on the invoice will incur a storage charge of \$14.00 a day. Any property not picked up within six months may be sold without notice, to satisfy storage charges.

CITY OF DES PLAINES

RESOLUTION R - 111 - 23

**A RESOLUTION AUTHORIZING THE PURCHASE OF UPFITTING EQUIPMENT FOR A FORD F-350 TRUCK CHASSIS FROM REGIONAL TRUCK EQUIPMENT THROUGH SOURCEWELL MUNICIPAL PRICING.**

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

**WHEREAS**, the City has appropriated funds in the Water/Sewer Equipment Replacement Fund for use by the Public Works and Engineering Department during the 2023 fiscal year for the upfitting of one Ford F-350 truck chassis, including service body, snowplow, lift gate, LED strobe lighting, hitch receiver, and associated trailer light plugs (collectively, the "*Equipment*"); and

**WHEREAS**, the City is a member of Sourcewell, formerly the National Joint Powers Alliance ("*Sourcewell*"), a public agency that provides cooperative purchasing solutions for government and educational agencies, resulting in significant savings for the City; and

**WHEREAS**, Sourcewell has awarded Contract #062222-DDY ("*Sourcewell Contract*") for the purchase of the Equipment and identified Regional Truck Equipment ("*Vendor*") as a qualified bidder; and

**WHEREAS**, City staff has determined that Sourcewell's purchasing policies satisfy the City's competitive bidding requirements; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to authorize the purchase the Equipment from Vendor in the not-to-exceed amount of \$32,179, in accordance with Sourcewell Contract;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

**SECTION 2: APPROVAL OF PURCHASE.** The City Council hereby approves the purchase of the Equipment from Vendor in the total amount of \$32,179 pursuant to the Sourcewell Contract.

**SECTION 3: AUTHORIZATION OF PURCHASE.** The City Manager is hereby authorized and directed to execute such documents approved by the General Counsel and to make

such payments, on behalf of the City, as are necessary to complete the purchase of the Equipment from Vendor in the total amount of \$32,179.

**SECTION 4: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

**PASSED** this \_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

ATTEST:

Approved as to form:

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**Peter M. Friedman, General Counsel**

DP-Resolution Approving Upfitting of Truck 9030 Chassis from Regional Truck Equip thru Sourcewell



PUBLIC WORKS AND  
ENGINEERING DEPARTMENT

1111 Joseph J. Schwab Road  
Des Plaines, IL 60016  
P: 847.391.5464  
desplaines.org

MEMORANDUM

Date: June 8, 2023

To: Michael G. Bartholomew, MCP, LEED-AP, City Manager

From: Tom Bueser, Superintendent of General Services *TB*

Cc: Timothy P. Oakley, P.E., CFM, Director of Public Works and Engineering  
Timothy Watkins, Assistant Director of Public Works and Engineering

Subject: Approve Purchase - Ford Trucks Upfitting through Sourcewell Municipal Pricing

**Issue:** Public Works and Engineering staff has been notified that four Ford trucks are scheduled for delivery which will require upfitting for the dump bodies and snowplows.

**Analysis:** At the December 5, 2022 City Council meeting, approval of budgeted funding for 2023 Ford truck chassis #8026, #5067, #5068, and #5074 was approved to Ridings Ford. The pricing received is for vehicle purchase only and did not include the upfit of the vehicles which fluctuates due to market conditions. Staff has received confirmation that the four F-450 truck chassis are in fabrication and will be delivered in mid-July. The upfit for these four chassis include: dump body, snowplow, LED strobe lighting, hitch receivers, and associated trailer light plugs. Through Sourcewell Municipal Pricing Contract #080818-HPI, upfitting for these vehicles can be installed by Henderson Products, Inc. in the amount of \$159,248.

**Recommendation:** We recommend approval of the upfitting of four Ford truck chassis from Henderson Products, Inc., 11921 Smith Drive, Huntley, IL 60142 in the amount of \$159,248. This purchase will be funded from the Vehicle Replacement Fund (410-00-000-0000-8020) and the Water/Sewer Equipment Replacement Fund (500-00-570-0000-8020).

**Attachments:**

Attachment 1 – Henderson Products, Inc. Upfitting Quote  
Resolution R-112-23



# HENDERSON

PRODUCTS, INC.

11921 SMITH DRIVE  
HUNTLEY, IL 60142  
PHONE: 847-836-4996  
FAX: 563-927-7108

## CUSTOMER QUOTE

Page 1  
Quote #156675  
Rev #56

To: CITY OF DES PLAINES, IL  
Attn:  
Quote Date: 5/26/2023  
Valid Until: 6/25/2023  
Sourcewell Contract# 080818-HPI  
Sourcewell #: 44355  
Quoted:

Quoted By: Chris Fack  
Phone: 847-836-4996  
Cell: 847-754-5035  
Fax: 563-927-7108  
Email: cfack@hendersonproducts.com

Des Plaines F450/F550 MK3 Western Plow No Spreader

Henderson Products is pleased to present the following quote. Please contact us if you have any questions.

### Mark III utility sized single axle dump body

Body Length: **9' body length**  
Side / Tailgate Height: **18" side height / 24" tailgate height 3.5/4.7 yd**  
Hoist Type: **Telescopic hoist, trunion mount (Req's Min 2000 PSI)**  
Hoist Cylinder: **CS 85-4.5-3 double acting cylinder ILO standard**  
Install Cylinder and Subframe: **Yes**  
Pump Pack: **Double acting electric/hydraulic pump pack**  
Side Construction: **Double Wall 12 ga FIXED Sides**  
Optional Sides/Ends Materials: **201SS sides and ends**  
Optional Floor Materials: **3/16" AR400 floor ILO std grade 50**  
Tailgate Style: **Quick Release handle in Center of Tailgate**  
Headsheet Type: **Headsheet without integral cabshield and windows**  
Weld-on Cabshield: **12" x 82" 201SS steel**  
Option 1 Description: **Cabshield lights: 2 fwd, 1 ea side, 4 rear facing**  
Option 2 Description: **2 light holes in ea rear bolster**  
Option 3 Description: **IDC Supplied light kit**

### Installation Workup

Facility: **IDC-IL**  
Chassis Delivery To Henderson: **Truck Dealer/Customer Delivers**  
Completed Truck Delivery Method: **Henderson Delivers (100 miles or less)**  
Chassis Make: **Ford**  
Chassis Model Yr: **2023**  
Chassis Model: **F450/F550**  
Useable CA/CT: **60in.**

Front Plow Type: **Western/Fisher Type Plow**  
Western/Fisher Plow Spec: **(1)175752 PLOW, WESTERN PRO PLUS, 8.5 W/WESTERN HYD**  
Plow Options 1: **LED PLOW LIGHTS INCLUDED**

Dump Body Type: **Mark Three**  
Floor Length: **9' floor length**  
Hoist Type: **Telescopic Hoist w/ Subframe**  
Cylinder Type: **Double Acting**





# HENDERSON

PRODUCTS, INC.

11921 SMITH DRIVE  
HUNTLEY, IL 60142  
PHONE: 847-836-4996  
FAX: 563-927-7108

## CUSTOMER QUOTE

Page 2  
Quote #156675  
Rev #56

Body Material (Sides/ends): **Stainless Steel Type Body Material**  
Cabshield Install: **Supl'd by fact, welded to body @ IDC, sales to order w/ unit**  
Shovel Holder: **(1) IDC Supl'd Spring Loaded SS Shovel Holder w/ SS brckt**  
Shovel Holder Loc (1): **Driver side headsheet**  
Fuel Fill Neck Mod, Ford/Dodge: **Yes**  
Body Install Options 1: **Cabshield height not to exceed 7ft 6 in.**

### Body Spec Notes:

Chassis Accessories: **Yes (SELECT RELATED OPTIONS BELOW)**  
Pintle Plate: **Yes (select from options below)**  
Pintle Plate Configuration: **1 Ton, 5/8" Plate, 2" Recvr (w/3LTC)**  
Pintle Plate D-Rings: **Qty (2) 5/8" D-rings**  
Pintle Plate Add-On's: **(labor) OEM light cut outs**  
Pintle Hook: **Not Required**  
Trailer Plug (1): **7 Pin Trailer Plug, Truck end 7-Way RV,new style (municipal)**  
Truck Wash: **Complete Truck Wash/Clean/Vac 1**  
Warranty: **Standard 1 Year Warranty**  
Inspection: **Walk-around meeting only**  
Reflective Tape: **Reflective Tape, Henderson Logo (60' Linear)**  
Install Touch-up: **Basic Installation Touch-Up**  
Chassis Install Options 1: **(2)162507 FENDERS**  
Chassis Install Options 2: **(2)161018 FENDER MTG BRKT**  
Chassis Install Options 3: **(1)175755 HITCH,COMBO,10 TON,2 INCH BALL**

Electrical: **Yes (SELECT RELATED OPTIONS BELOW)**  
Power Distribution Panel: **Power Distribution Panel**  
Misc Electrical Supplies: **Req'd Misc Elect Supplies**  
Cabshield Warning Light Qty: **Qty 6 Lights (Order Holes with Unit)**  
Cabshield Warning Lights: **QTY 6, 6" LED Oval Strobes, Amber (order holes w/unit)**  
Cabshield S/T/T: **QTY 2, 6.5" LED S/T/T for Cabshield (order boxes w/unit)**  
Cabshield Lighting Harness: **Cabshield Warning (2-6) & STT**  
Rear Dump Bolster (S/T/T): **LED S/T/T/BU, MK3, Grote harness light kit**  
OEM Light Remount: **Remount OEM Chassis Lights**  
Rear Dump Bolster Strobes: **6" LED Oval Strobes, Amber, 1 PR, (order holes w/unit)**  
Back up alarm: **Backup Alarm, 102db**  
Body up switch/light: **Body UP Switch/Body Up Light (Trucklite)**  
Backbone & Wire Standoffs: **10' Backbone (For SA)**  
Camera: **Camera supplied with chassis**  
Grill Light(s): **LED Mini-flashers w/ bracket (pair)**  
Electrical Install Opt 1: **Back up camera system using Ford dash mounted screen**

### Electrical Spec Notes:

Hydraulics: **1 ton package**  
Hydraulic System Type: **12v Power Pack (sales to order with unit)**





# HENDERSON

PRODUCTS, INC.

11921 SMITH DRIVE  
HUNTLEY, IL 60142  
PHONE: 847-836-4996  
FAX: 563-927-7108

## CUSTOMER QUOTE

Page 3  
Quote #156675  
Rev #56

Quick Coupler Upgrade: **Standard Quick Couplers**

**Hydraulics Notes:**

Total package price: \$43,627.00  
Total package w/applicable 10% Sourcewell discount: \$39,264.00  
Freight: \$548.00  
Single package total: \$39,812.00  
Package(s) : 4  
Total: \$159,248.00

\*\*10% Sourcewell discount applies to all equipment and installation only.

Due to the volatility in material costs and chassis delays, pricing is subject to change at time of manufacturing and/or upfit.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Quote notes:  
HENDERSON SOURCEWELL CONTRACT #  
#080818-HPI

MUNICIPAL PRICING



**CITY OF DES PLAINES**

**RESOLUTION R - 112 - 23**

**A RESOLUTION AUTHORIZING THE PURCHASE OF UPFITTING EQUIPMENT FOR FOUR FORD F-450 TRUCK CHASSIS FROM HENDERSON PRODUCTS, INC. THROUGH SOURCEWELL MUNICIPAL PRICING.**

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

**WHEREAS**, the City has appropriated funds in the Vehicle Replacement and Water/Sewer Equipment Replacement Funds for use by the Public Works and Engineering Department during the 2023 fiscal year for the upfitting of four Ford F-450 truck chassis, including dump bodies, snowplows, LED strobe lighting, hitch receivers, and associated trailer light plugs (collectively, the "*Equipment*"); and

**WHEREAS**, the City is a member of Sourcewell, formerly the National Joint Powers Alliance ("*Sourcewell*"), a public agency that provides cooperative purchasing solutions for government and educational agencies, resulting in significant savings for the City; and

**WHEREAS**, Sourcewell has awarded Contract #080818-HPI ("*Sourcewell Contract*") for the purchase of the Equipment and identified Henderson Products, Inc. ("*Vendor*") as a qualified bidder; and

**WHEREAS**, City staff has determined that Sourcewell's purchasing policies satisfy the City's competitive bidding requirements; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to authorize the purchase the Equipment from Vendor in the not-to-exceed amount of \$159,248, in accordance with Sourcewell Contract;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

**SECTION 2: APPROVAL OF PURCHASE.** The City Council hereby approves the purchase of the Equipment from Vendor in the total amount of \$159,248 pursuant to the Sourcewell Contract.

**SECTION 3: AUTHORIZATION OF PURCHASE.** The City Manager is hereby authorized and directed to execute such documents approved by the General Counsel and to make



such payments, on behalf of the City, as are necessary to complete the purchase of the Equipment from Vendor in the total amount of \$159,248.

**SECTION 4: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

**PASSED** this \_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

ATTEST:

Approved as to form:

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**Peter M. Friedman, General Counsel**

DP-Resolution Approving Upfitting of 4 Ford F-450 Trucks from Henderson thru Sourcewell



PUBLIC WORKS AND  
ENGINEERING DEPARTMENT

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5390  
desplaines.org

MEMORANDUM

Date: June 8, 2023

To: Michael G. Bartholomew, MCP, LEED-AP, City Manager

From: Jon Duddles, P.E., CFM, Assistant Director of Public Works and Engineering *AKD*

Cc: Timothy P. Oakley, P.E., CFM, Director of Public Works and Engineering

Subject: Task Order No. 4 with Christopher B. Burke Engineering Ltd. for Construction Engineering Services

**Issue:** Construction engineering services will be needed to assist with the 2023 Capital Improvement Program’s Contract A – Water Main Improvements project. Staff has requested a proposal from Christopher B. Burke Engineering Ltd. to continue to provide these services in 2023.

**Analysis:** The City has a Master Contract with Christopher B. Burke Engineering Ltd. to perform on-site construction engineering assistance for the Capital Improvement Program due to reduced staff. The scope of the work includes construction inspection, pay estimate preparation, project closeout documentation, punch list preparation and other construction engineering related items. The consultant completed the services satisfactorily this past year and an extension is requested to provide further assistance. This would allow for continuity with the same staff person that is familiar with our plans and procedures to assist the City. This also eliminates the need to train a new consultant.

**Recommendation:** We recommend approval of Task Order No. 4 from Christopher B. Burke Engineering Ltd, 9575 West Higgins Road, Suite 600, Rosemont, IL 60018 for construction engineering services in an amount not to exceed \$175,015. Source of funding would be the Capital Projects Fund.

**Attachments:**  
Resolution R-113-23  
Exhibit A – Task Order No. 4

**CITY OF DES PLAINES**

**RESOLUTION R - 113 - 23**

**A RESOLUTION APPROVING TASK ORDER NO. 4 WITH CHRISTOPHER B. BURKE ENGINEERING LTD. FOR PROFESSIONAL ENGINEERING SERVICES.**

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

**WHEREAS**, on December 21, 2021, the City Council approved Resolution R-210-21, authorizing the City to enter into a master contract ("**Master Contract**") with Christopher B. Burke Engineering, Ltd. ("**Consultant**") for the performance of certain engineering services for the City as such services are needed over time; and

**WHEREAS**, due to staff turnover in the Public Works and Engineering Department, the City has identified the need to procure temporary professional engineering services on an as-needed basis related to the Capital Improvement Program, including providing temporary on-site construction engineering assistance, including resident engineer services, pay estimate preparation, project closeout documentation, punch list preparation and other construction engineering related items (collectively, the "**Engineering Services**"); and

**WHEREAS**, in accordance with Chapter 10 of Title 1 of the City Code of the City of Des Plaines and the City purchasing policy, City staff has determined that the procurement of the Engineering Services does not require competitive bidding because the Engineering Services require a high degree of professional skill and judgment where the ability or fitness of the individual plays an important part; and

**WHEREAS**, the Consultant satisfactorily performed the Engineering Services for the City during the 2022 fiscal year during which it became familiar with the City's plans and procedures; and

**WHEREAS**, due to the City's positive working relationship with the Consultant, and in order to maintain staffing continuity and efficiency, the City requested a proposal from Consultant to perform the Engineering Services during the 2023 fiscal year; and

**WHEREAS**, Consultant submitted a proposal in the not-to-exceed amount of \$175,015 to perform the Engineering Services; and

**WHEREAS**, the City has sufficient funds in the Capital Projects Fund for the procurement of the Engineering Services from Consultant; and

**WHEREAS**, the City desires to enter into Task Order No. 4 under the Master Contract for the procurement of the Engineering Services from Consultant on an as-needed basis during the 2023 fiscal year in the not-to-exceed amount of \$175,015 ("**Task Order No. 4**"); and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to enter into Task Order No. 4 with Consultant;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

**SECTION 2: APPROVAL OF TASK ORDER NO. 4.** The City Council hereby approves Task Order No. 4 in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the General Counsel.

**SECTION 3: AUTHORIZATION TO EXECUTE TASK ORDER NO. 4.** The City Council hereby authorizes and directs the City Manager and the City Clerk to execute and seal, on behalf of the City, final Task Order No. 4 only after receipt by the City Clerk of at least one executed copy of Task Order No. 4 from Consultant; provided, however, that if the City Clerk does not receive one executed copy of Task Order No. 4 from Consultant within 60 days after the date of adoption of this Resolution, then this authority to execute and seal Task Order No. 4 will, at the option of the City Council, be null and void.

**SECTION 4: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

[SIGNATURE PAGE FOLLOWS]

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** AYES \_\_\_\_ NAYS \_\_\_\_ ABSENT \_\_\_\_

\_\_\_\_\_  
**MAYOR**

Approved as to form:

ATTEST:

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**Peter M. Friedman, General Counsel**

TASK ORDER NO. 4  
TO MASTER CONTRACT BETWEEN THE CITY OF DES PLAINES  
AND CHRISTOPHER B. BURKE ENGINEERING, LTD.  
FOR CONSTRUCTION ENGINEERING SERVICES

In accordance with Section 1.2 of the Master Contract dated January 1, 2022 between the City of Des Plaines (the “City”) and Christopher B. Burke Engineering, Ltd., 9575 West Higgins Road, Suite 600, Rosemont, IL 60018 (the “Consultant”), the Parties agree to the following Task Order Number 4:

**1. Contracted Services:**

The Consultant will perform the services described in the "Scope of Services" set forth in the "Contract A Improvements Proposal for Phase II Engineering Services" prepared by Consultant, submitted to the City, and dated May 30, 2023 ("*Proposal*").

**2. Project Schedule (attach schedule if appropriate):**

N/A

**3. Project Completion Date:**

The Consultant will diligently and continuously prosecute the Contracted Services until their completion.

**4. Project Specific Pricing:**

In exchange for the Contracted Services, the Consultant will receive compensation on a time and materials basis in the amounts set forth in the Proposal, but in no event will the compensation paid to the Consultant exceed \$175,015, as set forth in the Proposal under the section titled "ESTIMATE OF FEE."

**5. Additional Changes to the Master Contract (if applicable):**

N/A

**ALL OTHER TERMS AND CONDITIONS OF THE MASTER CONTRACT REMAIN UNCHANGED.**

[SIGNATURE PAGE FOLLOWS]

**CITY**

**CONSULTANT**

\_\_\_\_\_  
Signature  
Director of Public Works & Engineering

\_\_\_\_\_, 2023  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed or Typed)  
\_\_\_\_\_, 2023  
Date

If greater than, \$2,500, the City Manager’s signature is required.

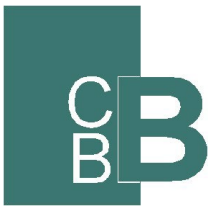
\_\_\_\_\_  
Signature  
City Manager

\_\_\_\_\_, 2023  
Date

If greater than \$25,000, the City Council must approve the Task Order in advance and the City Manager's signature is required.

\_\_\_\_\_  
Signature  
City Manager

\_\_\_\_\_, 2023  
Date



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

May 30, 2023

City of Des Plaines  
1420 Miner Street  
Des Plaines, IL 60016

Attention: Jon Duddles, PE, CFM  
Assistant Director of Public Works and Engineering

Subject: Contract A Improvements  
Proposal for Phase III Engineering Services

Dear Mr. Duddles:

At your request, Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to provide this proposal for professional engineering services related to construction engineering for the construction of Contract A Improvements. Included below you will find our Understanding of the Assignment, Scope of Services and Estimate of Fee.

**UNDERSTANDING OF THE ASSIGNMENT**

CBBEL understands that the City of Des Plaines requests construction observation services for Contract A Improvements.

**SCOPE OF SERVICES**

**Task 1 – Construction Observation and Documentation:** CBBEL will provide two full-time Engineer's for the duration of construction observation for Contract A Improvements. This includes the following tasks:

- Observe the progress and quality of the executed work and determine if the work is proceeding in accordance with the Contract Documents. The Engineer will keep the City informed of the progress of the work, guard the City against defects and deficiencies in the work, advise the City of all observed deficiencies of the work, and advise when the City should disapprove or reject all work failing to conform to the Contract Documents.
- Serve as the City's liaison with the Contractor working principally through the City's Resident Engineer
- Assist Contractors coordinating with any outside agencies.
- Attend all construction conferences. Arrange a schedule of progress meetings and other job conferences as required. Maintain and circulate copies of records of the meetings.



- Review the Contractor's schedule on a weekly basis. Compare actual progress to Contractor's approved schedule. If the project falls behind schedule, work with the Contractor to determine the appropriate course of action to get back on schedule.
- Maintain orderly files for correspondence, reports of job conferences, shop drawings and other submissions, reproductions or original contract documents including all addenda, change orders, and additional drawings issued subsequent to the award of the contract. Obtain and document all material inspections received from the Contractor as outlined in the Project Procedures Guide of IDOT's Construction Manual.
- Assist in verification if the project has been completed in accordance with the Contract Documents and that the Contractor has fulfilled all of his obligations.
- Record the names, addresses and phone numbers of all Contractors, subcontractors and major material suppliers in the diary.
- Keep an inspector's daily report book as outlined in the IDOT Project Procedures Guide, which shall contain a daily report and quantity of hours on the job site, weather conditions, list of visiting officials, daily activities, job decisions and observations as well as general and specific observations and job progress.

**Task 2 – Record Drawings:**

- Assist in preparing record drawings.

**Task 3 – Post Construction:** CBBEL will perform the following tasks once construction is complete:

- Prior to final inspection, submit to the Resident Engineer a list of observed items requiring correction and verify that each correction has been made.
- Attend the final walk through.
- Verify that all the items on the final punchlist have been corrected and make recommendations to the Resident Engineer concerning acceptance.

CBBEL shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work since these are solely the Contractor's responsibility under the contract for construction.

## ESTIMATE OF FEE

CBBEL estimates the following fees for each of the tasks described above:

<b>Task</b>	<b>Fee</b>
Task 1 – Construction Observation and Documentation	\$ 151,300
Task 2 – Record Drawings	\$ 4,770
Task 3 – Post Construction	\$ 11,145
Direct Cost	\$ 7,800
<b>Total</b>	<b>\$ 175,015</b>

We will bill you in accordance with the City's previously approved Master Agreement between the City of Des Plaines and Christopher B. Burke Engineering, Ltd. (CBBEL). Direct costs for mileage, blueprints, photocopying, postage, overnight delivery, messenger services, and report binding are included in the Fee.

Sincerely,



Michael E. Kerr, PE  
President

Encl: Staff Hours/Cost Summary

## City of Des Plaines - Contract A Improvements Staff Hours/Cost Summary

CBBEL 2018 Rates	Engineer VI	Engineer V	Engineer III	Engineer I/II	Direct Cost	Total Hours	Total	
	\$ 260	\$ 210	\$ 155	\$ 125	\$ 65			
Task 1 - Construction Observation & Documentation	5			1200		1205	\$ 151,300	
Task 2 - Record Drawings	2			34		36	\$ 4,770	
Task 3 - Post Construction Vehicle	2			85	120	87	\$ 11,145	
							\$ 7,800	
<b>Total Hours</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>1319</b>	<b>120</b>	<b>1448</b>	<b>\$ 175,015</b>	
<b>Total</b>	<b>\$ 2,340</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 164,875</b>	<b>\$ 7,800</b>		<b>\$ 175,015.00</b>	
Subconsultants							\$ -	\$ 175,015.00
<b>Total:</b>							<b>\$</b>	<b>\$ 175,015.00</b>



PUBLIC WORKS AND  
ENGINEERING DEPARTMENT

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5390  
desplaines.org

MEMORANDUM

Date: June 8, 2023  
 To: Michael G. Bartholomew, MCP, LEED-AP, City Manager  
 From: Jon Duddles, P.E., CFM, Assistant Director of Public Works and Engineering *AKD*  
 Cc: Timothy P. Oakley, P.E., CFM, Director of Public Works and Engineering  
 Subject: Illinois Department of Transportation, Reconstruction of Wolf Road at Weller’s Ditch – Additional Costs

**Issue:** On June 4, 2018, the City entered into an Intergovernmental Agreement (R-123-18, Attachment 1) with the State of Illinois Department of Transportation (IDOT) to improve 241 feet of Wolf Road at Weller’s Ditch (between Harvey and Columbia Avenues). A second increase in the City’s cost share is needed to cover the total project costs.

**Analysis:** The general scope of improvements was a bridge deck resurfacing on the Wolf Road Bridge along with repair of the bridge sidewalks, concrete abutments, wing walls and parapet walls. In addition, the concrete stairs along the east side of Wolf Road (at Columbia Avenue and on both sides of the bridge) were removed and replaced with ADA compliant sidewalks. The drainage system under the bridge was rehabilitated as well.

Included in the R-123-18 agreement was a cost estimate of \$66,275 reflecting the City’s responsibility to pay 100% for the repair of our 54” diameter storm sewer and relocate our 6” diameter water main. The project was bid out by the State and the actual cost for the City’s portion was \$99,902.80, which was approved via R-31-19 as the first increase. Payment was made for 80% of the bid amount according to the agreement, or \$79,922.24. Due to utility conflicts and other unforeseen circumstances during the project, the City’s final cost is \$141,284.95, resulting in a balance due of \$61,362.71.

**Recommendation:** We recommend a final payment of \$61,362.71 per the Intergovernmental Agreement and final invoice from the State of Illinois Department of Transportation for improving Wolf Road at Weller’s Ditch. Source of funding is the Capital Projects Fund.

**Attachments:**

- Attachment 1 – Resolution R-123-18
- Attachment 2 – Resolution R-31-19
- Attachment 3 – IDOT Invoice
- Resolution R-114-23

CITY OF DES PLAINES

RESOLUTION R - 123 - 18

**A RESOLUTION APPROVING AN AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR RECONSTRUCTION OF WOLF ROAD AT WELLER'S DITCH.**

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*, authorize and encourage intergovernmental cooperation; and

**WHEREAS**, the City of Des Plaines ("**City**") is an Illinois home-rule municipal corporation pursuant to Article VII, Section 6 of the Illinois Constitution; and

**WHEREAS**, in order to facilitate the free flow of traffic and ensure the safety of the public, the Illinois Department of Transportation ("**IDOT**") plans to reconstruct and improve 241 feet of Wolf Road at Weller's Ditch ("**Project**"); and

**WHEREAS**, as part of the Project, IDOT will make numerous improvements to the Wolf Road Bridge, including resurfacing the bridge deck, repairing the bridge sidewalks, concrete abutments, wing walls and parapet walls, replacing the concrete stairs along the east side of Wolf Road with ADA compliant sidewalks, and rehabilitation of the drainage system under the bridge; and

**WHEREAS**, in order to complete the Project, IDOT requested that the City enter into an agreement in order to set forth the parties' respective responsibilities and obligations regarding the Project ("**Agreement**"); and

**WHEREAS**, pursuant to the Agreement, the City will pay the cost to repair the City's 54-inch storm sewer and relocate the City's six-inch water main, in the estimated amount of \$66,275.00 ("**City Share**"); and

**WHEREAS**, the City will pay IDOT 80% of the estimated City Share upon the award of the contract for the Project and will pay the remainder of the City Share upon the completion of the Project based upon final costs; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to enter into the Agreement with IDOT;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

**SECTION 2: APPROVAL OF AGREEMENT.** The City Council hereby approves the Agreement in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the General Counsel.

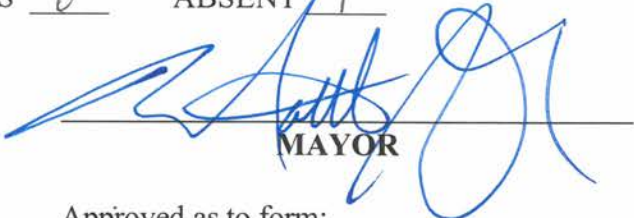
**SECTION 3: EXECUTION OF AGREEMENT.** The Mayor and City Clerk are hereby authorized and directed to execute and seal, on behalf of the City, the final Agreement.

**SECTION 4: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED this 4<sup>th</sup> day of June, 2018.

APPROVED this 4<sup>th</sup> day of June, 2018.

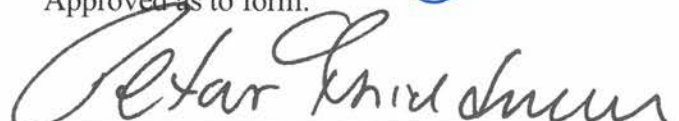
VOTE: AYES 7 NAYS 0 ABSENT 1

  
MAYOR

ATTEST:

  
CITY CLERK

Approved as to form:

  
Peter M. Friedman, General Counsel

DP-Resolution Approving Intergovernmental Agreement with Illinois State Toll Highway Authority 2018 Wolf Road Bridge Project

FAU Route 2691  
Wolf Road North – South at Weller’s Ditch  
State Section: 3434.1 BR (13)  
Cook County  
Job No. : C-91-321-13  
Contract No.:60W53  
JN-117-026

AGREEMENT

This Agreement entered into this 28<sup>TH</sup> day of JUNE, 2018 A.D.,  
by and between the STATE OF ILLINOIS, acting by and through its DEPARTMENT  
OF TRANSPORTATION, hereinafter called the STATE, and the CITY OF DES  
PLAINES of the State of Illinois, hereinafter called the CITY.

WITNESSETH:

WHEREAS, the STATE, in order to facilitate the free flow of traffic and ensure safety  
to the motoring public, is desirous of improving approximately 241 feet of Wolf Road  
North – South at Weller’s Ditch, FAU Route 2691, STATE Job No.: C-91-321-13,  
State Contract No.: 60W53, State Section: 3434.1-BR (13), by reconstructing, Wolf  
Road at Weller’s Ditch as follows:

Bridge deck overlay which includes removal of HMA overlay on PPC deck beams  
and replacement with a 5” minimum concrete wearing surface. Repair the bridge  
sidewalks, concrete abutments, wingwalls and parapets; remove metal culvert pipes  
from under the bridge and rehab the drainage system under the bridge; remove 4  
sets of existing concrete stairs from the sidewalk along the east side of Wolf Road  
from Columbia Avenue to north of the bridge to make the sidewalk compliant with

ADA guidelines and by performing all other work necessary to complete the improvement in accordance with the approved plans and specifications; and

WHEREAS, the CITY is desirous of said improvement in that same will be of immediate benefit to the CITY residents and permanent in nature;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The STATE agrees to make the surveys, obtain all necessary rights of way, prepare plans and specifications, receive bids and award the contract, furnish engineering inspection during construction and cause the improvement to be built in accordance with the approved plans, specifications and contract.
2. The STATE agrees to pay for all right of way, construction and engineering cost subject to reimbursement by the CITY, as hereinafter stipulated.
3. It is mutually agreed by and between the parties hereto that the estimated cost and cost proration for this improvement is as shown on Exhibit A.
4. The CITY has passed a resolution appropriating sufficient funds to pay its share of the cost for this improvement, a copy of which is attached hereto as Exhibit B and made a part hereof.



5. The CITY further agrees that upon award of the contract for this improvement, the CITY will pay to the STATE, in a lump sum from any funds allotted to the CITY, an amount equal to 80%, of its obligation incurred under this AGREEMENT, and will pay to said STATE the remainder of the obligation (including any non-participating costs on FA Projects) in a lump sum, upon completion fo the project, based upon final costs.
6. The CITY further agrees to pass a supplemental resolution to provide necessary funds for its share of the cost of this improvement if the amount appropriated in Exhibit B proves to be insufficient to cover said cost.
7. The CITY has adopted and will put into effect an appropriate ordinance, prior to the STATE's advertising for the proposed work to be performed hereunder, or shall continue to enforce an existing ordinance, requiring that parking be prohibited within the limits of this improvement, a copy of which is attached hereto as Exhibit C, and will, in the future, prohibit parking at such locations on or immediately adjacent to this improvement as may be determined necessary by the STATE from traffic capacity studies.
8. The CITY has adopted and will put into effect an appropriate ordinance, prior to the STATE's advertising for the proposed work to be performed hereunder, or shall continue to enforce an existing ordinance, prohibiting the discharge of sanitary sewage and industrial waste water into any storm sewers constructed as a part of this improvement, a copy of which is attaded hereto as Exhibit D.

9. THE CITY has adopted a resolution, will send a letter, or sign the Plan Approval page which is part of this document, prior to the STATE advertising for the work to be performed hereunder, approving the plans and specifications as prepared.
10. The CITY agrees not to permit driveway entrance openings to be made in the curb, as constructed, or the construction of additional entrances, private or commercial, along Wolf Road without the consent of the STATE.
11. The CITY shall exercise its franchise rights to cause private utilities to be relocated, if required, at no expense to the STATE.
12. The CITY agrees to cause its utilities installed on right of way after said right of way was acquired by the STATE or installed within the limits of a roadway after the said roadway's jurisdiction was assumed by the STATE, to be relocated and/or adjusted, if required, at no expense to the STATE.
13. Upon final field inspection of the improvement and so long as Wolf Road is used as a STATE Highway, the STATE agrees to maintain or cause to be maintained the bridge which includes through traffic lanes, the curb and gutter and the two way left-turn lane. The STATE shall also be responsible for the bridge structure carrying Wolf Road over Weller's Ditch, in its entirety.
14. Upon final field inspection of the improvement, the CITY agrees to maintain or cause to be maintained those portions of the improvement which are not maintained by the STATE, including new and existing sidewalks not located on the Wolf Road over Weller's Ditch Bridge Structure, parkways, crosswalk and stopline markings, CITY

owned utilities including appurtenances thereto, and shall maintain the storm sewers and appurtenances by performing those functions necessary to keep the sewer in a serviceable condition including cleaning sewer lines, inlets, manhole and catch basins' frames, grates, or lids. The maintenance repair and/or reconstruction of storm sewers constructed as part of this improvement beyond the aforescribed responsibilities shall be that of the STATE.

15. The CITY further agrees to continue its existing maintenance responsibilities on all side road approaches under its jurisdiction, including all left and right turn lanes on said side road approaches, up to the through edge of pavement of Wolf Road. Drainage facilities, if any, at the aforementioned side roads located within the STATE right-of-way shall be the joint maintenance responsibility of the STATE and the CITY unless there is an agreement specifying different responsibilities.

16. Under penalties of perjury, the CITY certifies that its correct Federal Tax Identification number is 36-6005849 and it is doing business as a GOVERNMENTAL ENTITY, whose mailing address is

City of Des Plaines

1420 Miner Street

Des Plaines, IL 60016

Obligations of the STATE and the CITY will cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available funds for this contract.

This AGREEMENT and the covenants contained herein shall be null and void in the event the contract covering the construction work contemplated herein is not awarded within the three years subsequent to execution of the agreement.

This Agreement shall be binding upon and to the benefit of the parties hereto, their successors and assigns.

APPROVED AS TO FORM ONLY

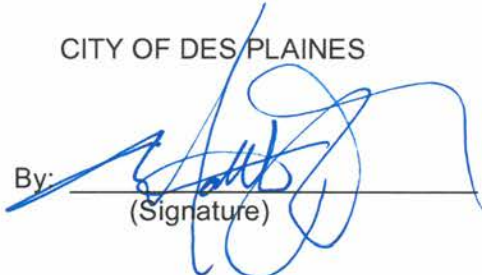
  
Des Plaines General Counsel Dated 6/29/18

Attest:

  
City Clerk

(SEAL)

CITY OF DES PLAINES

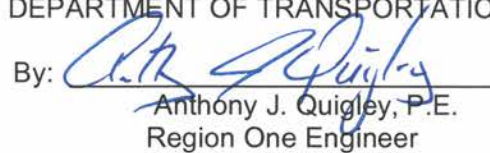
By:   
(Signature)

By: Matthew Bogusz  
(Print or Type)

Title: Mayor

Date: June 20, 2018

STATE OF ILLINOIS  
DEPARTMENT OF TRANSPORTATION

By:   
Anthony J. Quigley, P.E.  
Region One Engineer

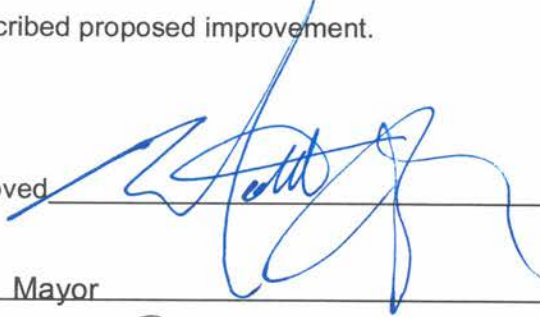
Date: 6-28-18

Job No.: C-91-321-13  
Agreement No.: JN-117-026

PLAN APPROVAL

WHEREAS, in order to facilitate the improvement of the CITY OF DES PLAINES known as FAU Route 2691, Wolf Road, Contract No 60W53, State Section 3434.1 BR (13), the CITY agrees to that portion of the plans and specifications relative to the CITY's financial and maintenance obligations described herein, prior to the STATE's advertising for the aforescribed proposed improvement.

Approved \_\_\_\_\_



Title Mayor

Date \_\_\_\_\_

June 20, 2018

APPROVED AS TO FORM ONLY

Andrew J. Weiss 6/20/18  
Des Plaines General Counsel Dated

Contract 60W53 EXHIBIT A						
ESTIMATE OF COST & PARTICIPATION						
Type of Work	FEDERAL	STATE	CITY OF DES PLAINES	%	TOTAL	TOTAL
	COST	COST				
All roadway and bridge work excluding the following				%		
P&C Engineering (15%)	\$320,000	\$80,000		20%	N/A%	\$400,000
<b>OTHER WORK</b>	\$48,000	\$12,000		20%	N/A%	\$60,000
Roadway (under Bridge CMP repair)			\$44,000	N/A%	100%	\$44,000
P&C Engineering (15%)			\$6,750	N/A%	100%	\$6,750
Watermain Relocation			\$13,500		100%	\$13,500
P&C Engineering (15%)			\$2,025		100%	\$2,025
<b>TOTAL</b>	<b>\$368,000</b>	<b>\$92,000</b>	<b>\$66,275</b>			<b>\$526,275</b>

NOTE: The City's participation shall be predicated upon the percentages shown above for the specified work. The CITY's actual cost shall be determined by multiplying the final quantities times contract unit prices, plus 15% for construction engineering unless otherwise noted.

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

**CLERK'S CERTIFICATE**

I, JENNIFER L. TSALAPATANIS, do hereby certify that I am the qualified and acting MUNICIPAL CLERK\* of the City of Des Plaines, Cook County, Illinois, and that as such, I am the officer duly designated by law to keep the minutes, ordinances, resolutions and proceedings of the City Council of the City of Des Plaines.

I further certify that the attached and foregoing copy of RESOLUTION R-123-18, A RESOLUTION APPROVING AN AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR RECONSTRUCTION OF WOLF ROAD AT WELLER'S DITCH is a true and correct COPY OF THE RECORDS of the City of Des Plaines.

IN WITNESS WHEREOF, I hereunto affix my signature and impress hereon the corporate seal of the said City of Des Plaines, Cook County, Illinois, this 12th day of June, 2018.

Jennifer L. Tsalapatanis  
JENNIFER L. TSALAPATANIS, City Clerk



By: Laura Fast  
Laura Fast, Deputy City Clerk  
City of Des Plaines, County of Cook

\*Per the provisions of 65 ILCS 5/3.1-20-5  
Of the Illinois Compiled Statutes (2006)

CITY OF DES PLAINES

RESOLUTION R - 31 - 19

**A RESOLUTION AUTHORIZING ADDITIONAL EXPENDITURES UNDER AN AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE RECONSTRUCTION OF WOLF ROAD AT WELLER'S DITCH.**

---

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

**WHEREAS**, on June 4, 2018, the City Council approved Resolution R-123-18, which authorized the City to enter into an Intergovernmental Agreement ("*Agreement*") with the Illinois Department of Transportation ("*IDOT*") to improve 241 feet of Wolf Road at Weller's Ditch between Harvey and Columbia Avenues ("*Project*"); and

**WHEREAS**, pursuant to the Agreement, the City is responsible to pay 100% of the cost to repair the City's 54-inch storm sewer and relocate the City's six-inch water main which was estimated in the amount of \$66,275.00 ("*City Share*"); and

**WHEREAS**, the Project was bid out by the State and the cost exceeded the estimate by \$19,980.56; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to authorize the expenditure of an additional amount not to exceed \$33,627.80 to cover the City Share pursuant to the Agreement with IDOT to complete the Project;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

**SECTION 2: APPROVAL OF ADDITIONAL EXPENDITURE.** The City Council hereby approves the expenditure of the additional not-to-exceed amount of \$33,627.80 to complete the Project and pay the City Share pursuant to the Agreement.

**SECTION 3: AUTHORIZATION OF EXPENDITURE.** The City Manager and the City Clerk are hereby authorized and directed to execute and seal such documents approved by the General Counsel, and the Finance Director is authorized to make such payments, on behalf of the City, in accordance with Section 2 of this Resolution.

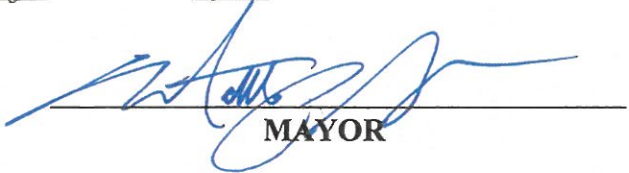


**SECTION 4: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

**PASSED** this 4<sup>th</sup> day of February, 2019.

**APPROVED** this 4<sup>th</sup> day of February, 2019.

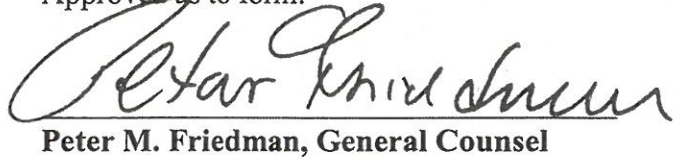
**VOTE:** AYES 8 NAYS 0 ABSENT 0

  
MAYOR

ATTEST:

  
CITY CLERK

Approved as to form:

  
Peter M. Friedman, General Counsel

DP-Resolution Approving Additional Expenditure under Agreement with IDOT for Reconstruction of Wolf Rd at Weller's Ditch



**Illinois Department  
of Transportation**

Invoice

City of Des Plaines  
City Clerk  
1420 Miner St.  
Des Plaines, IL 60016

**INVOICE NO. 125404**  
RESP. CODE 9040  
INVOICE DATE 02/01/2023  
REVENUE CODE 6305  
AUDIT NUMBER  
PAYER NUMBER 08060

**EXPLANATION OF CHARGES**

**PAY FROM THIS INVOICE**

LOCATION:	Wolf Rd / Wellers Ditch	AMOUNT
LOCAL SECTION:		
ROUTE:	FAU 2691	
SECTION:	3434. 1-BR (13)	
COUNTY :	Cook	
JOB NO. :	C-91-321-13	
PROJECT NO.:	STP-HHTX/784/	
CONTRACT NO.:	60W53	
DISTRICT:	1	

The Agreement executed 6/28/2018 between City of Des Plaines, and the State of Illinois provides that the city will reimburse the State for part of the construction costs.

**FINAL CITY SHARE:**

07POU01	\$122,856.48
PLUS ENGINEERING @ 15%	\$18,428.47
LOCAL SHARE	\$141,284.95
LESS PREVIOUS PAYMENTS	(\$79,922.24)
Payment Due Date 02/15/2023	<b>TOTAL DUE \$61,362.71</b>

**PLEASE MAKE CHECK PAYABLE TO TREASURER, STATE OF ILLINOIS**

**MAIL TO: Illinois Department of Transportation  
Room 322, Harry R. Hanley Building  
2300 So. Dirksen Parkway  
Springfield, IL 62764**

**INQUIRIES CONTACT: Local Agency-Agreement Analyst at 217/524-6531.**

**CITY OF DES PLAINES**

**RESOLUTION R - 114 - 23**

**A RESOLUTION AUTHORIZING AN ADDITIONAL EXPENDITURE UNDER AN AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE RECONSTRUCTION OF WOLF ROAD AT WELLER'S DITCH.**

---

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

**WHEREAS**, on June 4, 2018, the City Council approved Resolution R-123-18, which authorized the City to enter into an Intergovernmental Agreement ("*Agreement*") with the Illinois Department of Transportation ("*IDOT*") to improve 241 feet of Wolf Road at Weller's Ditch between Harvey and Columbia Avenues ("*Project*"); and

**WHEREAS**, pursuant to the Agreement, the City is responsible to pay 100% of the cost to repair the City's 54-inch storm sewer and relocate the City's six-inch water main which was estimated in the amount of \$66,275.00 ("*City Share*"); and

**WHEREAS**, upon receiving bids for the Project, the State notified the City that the bid price exceeded the estimated cost; and

**WHEREAS**, on February 4, 2019, the City Council approved Resolution R-31-19, which authorized an additional amount of \$33,627.80, for a total City Share cost of \$99,902.80 of which the City has previously paid \$79,922.24; and

**WHEREAS**, the Project is now complete and, due to utility conflicts and other unforeseen circumstances arising during the Project, the actual cost to complete the City Share was \$141,284.95; and

**WHEREAS**, the City Council determined it is in the best interest of the City to authorize the expenditure of a final amount not to exceed \$61,362.71 to cover the actual cost of the City Share pursuant to the Agreement with IDOT;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

**SECTION 2: APPROVAL OF ADDITIONAL EXPENDITURE.** The City Council hereby approves the expenditure of the additional not-to-exceed amount of \$61,362.71 to complete the Project and pay the City Share pursuant to the Agreement.

**SECTION 3: AUTHORIZATION OF EXPENDITURE.** The City Manager and the City Clerk are hereby authorized and directed to execute and seal such documents approved by the General Counsel, and the Finance Director is authorized to make such payments, on behalf of the City, in accordance with Section 2 of this Resolution.

**SECTION 4: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** AYES \_\_\_\_ NAYS \_\_\_\_ ABSENT \_\_\_\_

\_\_\_\_\_  
**MAYOR**

ATTEST:

Approved as to form:

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**Peter M. Friedman, General Counsel**

DP-Resolution Approving Additional Expenditure under Agreement with IDOT for Reconstruction of Wolf Rd at Weller's Ditch



PUBLIC WORKS AND  
ENGINEERING DEPARTMENT

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5390  
desplaines.org

MEMORANDUM

Date: June 8, 2023

To: Michael G. Bartholomew, MCP, LEED-AP, City Manager

From: Jon Duddles, P.E., CFM, Assistant Director of Public Works and Engineering *ASD*

Cc: Timothy P. Oakley, P.E., CFM, Director of Public Works and Engineering

**Subject:** Public Improvements for Halston Market Development at 1050 E. Oakton St.

**Issue:** In connection with the Halston Market Development at 1050 E. Oakton Street, the City has agreed to pay for the widening of Executive Way and Times Drive to a three-lane cross section at each intersection with Oakton Street. The purpose of the widening is to provide a left-turn lane to improve the traffic flow capacity of the intersections.

**Analysis:** The three-lane cross sections would be located at the Oakton Street intersections of Executive Way and Times Drive within the public right-of-way. The City requested a proposal from Orange Crush, L.L.C., who is the contractor hired by the developer, M/I Homes, to construct the street improvements required in the Final Engineering Plans. The developer is responsible for reconstructing Times Drive and Executive Way as part of their development permit. Increasing these intersections from a two-lane cross section to a three-lane cross section will help with traffic flow into and out of the development as well as the US Post office that is located along the west side of Executive Way. This contractor has satisfactorily completed roadway improvements for the City in the past, has familiarity with the Halston Market Development project, and will be able to coordinate the scheduling of the improvements without affecting the development. Their submitted proposal amount is found to be consistent with other contracts previously bid and awarded.

**Recommendation:** We recommend approval of a contract with Orange Crush, L.L.C., 321 Center Street, Hillside, IL 60162 to construct the three-lane cross section public improvements for the Halston Market Development at 1050 E. Oakton St. in an amount not to exceed \$144,989.75. Source of funding would be the Capital Projects Fund.

**Attachments:**  
Resolution R-115-23  
Exhibit A – Contract and Proposal

CITY OF DES PLAINES

RESOLUTION R - 115 - 23

**A RESOLUTION APPROVING A CONTRACT WITH ORANGE CRUSH LLC FOR TURN LANE IMPROVEMENTS RELATED TO THE HALSTON MARKET DEVELOPMENT PUBLIC IMPROVEMENTS AT 1050 E. OAKTON ST.**

---

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations and corporations, in any manner not prohibited by law or ordinance; and

**WHEREAS**, on April 4, 2022, the City Council adopted Resolution R-73-22, which approved that certain “Redevelopment Agreement between the City of Des Plaines and M/I Homes of Chicago, LLC” (*“Redevelopment Agreement”*) to govern the construction of the Halston Market Development at 1050 E. Oakton Street; and

**WHEREAS**, pursuant to the Redevelopment Agreement, the City agreed to pay for the construction of two three-lane cross-sections located at the intersections of Executive Way and Times Drive with Oakton Street, which cross-sections were approved as part of the final engineering plans for the Halston Market Development at 1050 E. Oakton St. (collectively, the *“Work”*); and

**WHEREAS**, due to familiarity with the Halston Market Development project and satisfactory performance on City contracts in the past, the City requested a proposal from Orange Crush LLC (*“Contractor”*) for the performance of the Work; and

**WHEREAS**, the Contractor submitted a quote in the not-to-exceed amount of \$144,989.75 to complete the Work; and

**WHEREAS**, the City desires to enter into a contract with Contractor to complete the Work in the not-to-exceed amount of \$144,989.75 (*“Agreement”*); and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to waive the competitive bidding requirements in the City Code and enter into the Agreements with Vendor;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

**SECTION 2: WAIVER OF COMPETITIVE BIDDING.** The requirement that competitive bids be solicited for the procurement of the Work is hereby waived.

**SECTION 3: APPROVAL OF AGREEMENT.** The City Council hereby approves the Agreement in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the General Counsel.

**SECTION 4: AUTHORIZATION TO EXECUTE AGREEMENT.** The City Council hereby authorizes and directs the City Manager and the City Clerk to execute and seal, on behalf of the City, the final Agreement.

**SECTION 5: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** AYES \_\_\_\_ NAYS \_\_\_\_ ABSENT \_\_\_\_

\_\_\_\_\_  
**MAYOR**

ATTEST:

Approved as to form:

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**Peter M. Friedman, General Counsel**

# CITY OF DES PLAINES

## CONTRACT FOR

This **CONTRACT FOR PUBLIC IMPROVEMENTS**(“*Contract*”) is dated as of the 20th day of June, 2023 with an effective date of June 20th, 2023, and is by and between the **CITY OF DES PLAINES**, an Illinois home rule municipal corporation (“*Owner*”), and Orange Crush LLC, a Construction Services Contractor (“*Contractor*”).

**IN CONSIDERATION OF** the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the City’s statutory and home rule powers, the parties agree as follows:

### 1. Work

A. Contract and Work. Contractor shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth, in this Contract, all of the following, all of which is herein referred to as the “*Work*”:

1. Labor, Equipment, Materials and Supplies. Provide, perform, and complete, in the manner specified and described in this Contract, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary for the performance of cleaning and custodial work at certain City-owned buildings and facilities (collectively, the “*Work Site*”);
2. Permits. Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith;
3. Insurance. Procure and furnish all insurance certificates specified in this Contract;
4. Taxes. Pay all applicable federal, state, and local taxes;
5. Miscellaneous. Do all other things required of Contractor by this Contract; and
6. Quality. Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with highest standards of professional custodial practices, in full compliance with, and as required by or pursuant, to this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged, and first quality equipment, materials, and supplies.

B. Performance Standards. Contractor agrees that all Work shall be fully provided, performed, and completed in accordance with the specifications attached to and, by this reference, made a part of this Contract as **Exhibit A**. No provision of any referenced standard, specification, manual or code shall change the duties and responsibilities of Owner or Contractor from those set forth in this Contract. Whenever any equipment, materials, or supplies are specified or described in this Contract by using the name or other identifying feature of a proprietary product or the name or other identifying feature of a particular manufacturer or vendor, the specific item mentioned shall be understood as establishing the type, function, and quality desired. Other manufacturers’ or vendors’ products may be accepted, provided that the products proposed are equivalent in substance and function to those named as determined by Owner in its sole and absolute discretion.



C. Responsibility for Damage or Loss. Contractor shall be responsible and liable for, and shall promptly and without charge to Owner repair or replace, damage done to, and any loss or injury suffered by, Owner, the Work, the Work Site, or other property or persons as a result of the Work.

D. Inspection/Testing/Rejection. Owner shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in Owner's judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this Contract and Owner, without limiting its other rights or remedies, may require correction or replacement at Contractor's cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective, damaged, or nonconforming and charge Contractor with any excess cost incurred thereby, or cancel all or any part of any order or this Contract. Work so rejected may be returned or held at Contractor's expense and risk.

## 2. Contract Price

Contractor shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth below.

A. Schedule of Prices. For providing, performing, and completing all Work, the monthly amounts set forth in the Schedule of Prices attached to and, by this reference, made a part of this Contract as **Exhibit A**.

B. Basis for Determining Prices. It is expressly understood and agreed that:

1. All prices stated in the Schedule of Prices are firm and shall not be subject to escalation or change;
2. Owner is not subject to state or local sales, use, and excise taxes, that no such taxes are included in the Schedule of Prices, and that all claim or right to claim any additional compensation by reason of the payment of any such tax is hereby waived and released.
3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work are included in the Schedule of Prices.
4. Any items of Work not specifically listed or referred to in the Schedule of Prices, or not specifically included for payment under any Unit Price Item, shall be deemed incidental to the Contract Price, shall not be measured for payment, and shall not be paid for separately except as incidental to the Contract Price, including without limitation extraordinary equipment repair, the cost of transportation, packing, cartage, and containers, the cost of preparing schedules and submittals, the cost or rental of small tools or buildings, the cost of utilities and sanitary conveniences, and any portion of the time of Contractor, its superintendents, or its office and engineering staff.

C. Time of Payment. It is expressly understood and agreed that all undisputed payments shall be made not less than 45 days after receipt by Owner of an invoice from Contractor in a form acceptable to Owner. All payments may be subject to deduction or setoff by reason of any failure by Contractor to perform in accordance with the terms of this Contract.

## 3. Contract Time

This Contract shall commence on the Effective Date of this Contract, provided that Contractor shall have furnished to Owner all insurance certificates specified in this Contract, and shall end on December 31, 2023 ("**Term**"). Upon the expiration of the Term, this Contract will automatically renew for one additional one-year

term unless the Contractor or the Owner provides written notice of nonrenewal to the other party more than 30 days before the expiration of the Term.

#### 4. Financial Assurance

A. Insurance. Contractor shall provide certificates of insurance evidencing the minimum insurance coverage and limits set forth below within 10 days after Owner's execution of this Contract. Such insurance shall be in form, and from companies, acceptable to Owner and shall name Owner, including its Council members and elected and appointed officials, its officers, employees, agents, attorneys, consultants, and representatives, as an Additional Insured. The insurance coverage and limits set forth below shall be deemed to be minimum coverage and limits and shall not be construed in any way as a limitation on Contractor's duty to carry adequate insurance or on Contractor's liability for losses or damages under this Contract. The minimum insurance coverage and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

1. Workers' Compensation and Employer's Liability

Limits shall not be less than:

Worker's Compensation: Statutory

Employer's Liability: \$500,000 each accident-injury; \$500,000 each employee-disease; \$500,000 disease-policy.

Such insurance shall evidence that coverage applies to the State of Illinois and provide a waiver of subrogation in favor of Owner.

2. Commercial Motor Vehicle Liability

Limits for vehicles owned, non-owned or rented shall not be less than:

\$1,000,000 Bodily Injury and Property Damage Combined Single Limit

3. Commercial General Liability

Limits shall not be less than:

\$1,000,000 Bodily Injury and Property Damage Combined Single Limit.

Coverage is to be written on an "occurrence" basis.

Coverage to include:

- Premises Operations
- Products/Completed Operations
- Independent Contractors
- Personal Injury (with Employment Exclusion deleted)
- Broad Form Property Damage Endorsement
- "X," "C," and "U"
- Contractual Liability

Contractual Liability coverage shall specifically include the indemnification set forth below.

#### 4. Umbrella Liability

Limits shall not be less than:

\$2,000,000 Bodily Injury and Property Damage Combined Single Limit.

This Coverage shall apply in excess of the limits stated in 1, 2, and 3 above.

B. Indemnification. Contractor shall indemnify, save harmless, and defend Owner against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 6 of this Contract.

C. Penalties. Contractor shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof.

#### 5. Firm Contract

All prices and other terms stated in this Contract are firm and shall not be subject to withdrawal, escalation, or change.

#### 6. Contractor's Representations and Warranties

To induce Owner to enter into this Contract, Contractor hereby represents and warrants as follows:

A. The Work. The Work, and all of its components: (1) shall be of merchantable quality; (2) shall be free from any latent or patent defects and flaws in workmanship, materials, and design; (3) shall strictly conform to the requirements of this Contract, including without limitation the performance standards set forth in Section 1B of this Contract; (4) shall be performed in a manner consistent with the degree of care and skill ordinarily exercised by reputable custodial contractors currently operating under similar circumstances in the Chicago Metropolitan Region; and (5) shall be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract. The warranties expressed herein shall be in addition to any other warranties expressed or implied by law, which are hereby reserved unto Owner. Contractor, promptly and without charge, shall correct any failure to fulfill the above warranty.

B. Compliance with Laws. The Work, and all of its components, shall be provided, performed, and completed in compliance with, and Contractor agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including without limitation the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. and any other prevailing wage laws; any statutes requiring preference to laborers of specified classes; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; and any statutes regarding safety or the performance of the Work.

C. Not Barred. Contractor is not barred by law from contracting with Owner or with any other unit of state or local government as a result of (i) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.; or (ii) a violation of the USA Patriot Act of 2001, 107 Public Law 56 (October 26, 2001) (the "Patriot Act") or other statutes, orders, rules, and regulations of the United States

government and its various executive departments, agencies and offices related to the subject matter of the Patriot Act, including, but not limited to, Executive Order 13224 effective September 24, 2001. Contractor is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and Contractor is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity or nation.

D. Qualified. Contractor has the requisite experience, ability, capital, facilities, plant, organization, and staff to enable Contractor to perform the Work successfully and promptly and to commence and complete the Work within the Contract Price and in accordance with all of the requirements of this Contract.

## 7. Acknowledgements

Contractor acknowledges and agrees that:

A. Reliance. Owner is relying on all warranties, representations, and statements made by Contractor in this Contract.

B. Remedies. Each of the rights and remedies reserved to Owner in this Contract shall be cumulative and additional to any other or further remedies provided in law or equity or in this Contract.

C. Time. Time is of the essence for this Contract and, except where stated otherwise, references in this Contract to days shall be construed to refer to calendar days.

D. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner; nor any information or data supplied by Owner; nor any order by Owner for the payment of money; nor any payment for, or use, possession, or acceptance of, the whole or any part of the Work by Owner; nor any extension of time granted by Owner; nor any delay by Owner in exercising any right under this Contract; nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Contractor; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

E. Severability. The provisions of this Contract shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

F. Amendments. No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Contractor, except that Owner has the right, by written order executed by Owner, to make changes in the Work ("**Change Order**"). If any Change Order causes an increase or decrease in the amount of the Work, then an equitable adjustment in the Contract Price or Contract Time may be made. No decrease in the amount of the Work caused by any Change Order shall entitle Contractor to make any claim for damages, anticipated profits, or other compensation.

G. Assignment. Neither this Contract, nor any interest herein, shall be assigned or subcontracted, in whole or in part, by Contractor except upon the prior written consent of Owner.

H. Governing Law. This Contract, and the rights of the parties under this Contract shall be interpreted according to the internal laws, but not the conflict of law rules, of the State of Illinois. Every provision of law required by law to be inserted into this Contract shall be deemed to be inserted herein.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the Effective Date noted above.

ATTEST:

**CITY OF DES PLAINES**

By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

**Orange Crush LLC**

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

#34491791\_v1

# ORANGE CRUSH, L.L.C.

Phone: 708-544-9440

321 Center Street, Hillside, IL 60162

Fax : 708-544-0230

Owner: CITY OF DES PLAINES

Project: HALSTON MARKET WIDENING ADD BOND

Date: 5/31/2023

Estimator: Blake Berube

BB5540 PLANS 12/16/22 REV 2/23/23

Code	Description	Quantity	UM	Unit Price	Total Price
1	MOBILIZATION	1.00	Each	\$ 350.00	\$ 350.00
2	EARTH EXCAVATION	200.00	CY	\$ 56.60	\$ 11,320.00
3	TOPSOIL STRIP REMOVE EXCESS	200.00	CY	\$ 45.40	\$ 9,080.00
4	SILT FENCE	470.00	LF	\$ 3.45	\$ 1,621.50
5	INLET PROTECTION	7.00	EA	\$ 290.00	\$ 2,030.00
6	TRENCH BACKFILL	15.00	LF	\$ 44.00	\$ 660.00
7	STORM SEWER 12" RCP	12.00	LF	\$ 86.00	\$ 1,032.00
8	STORM SEWER 10" PVC	10.00	LF	\$ 126.00	\$ 1,260.00
9	CATCH BASIN TY C	2.00	EA	\$ 2,329.00	\$ 4,658.00
10	STRUCT ADJ W/ FR & GR	2.00	EA	\$ 1,000.00	\$ 2,000.00
11	FINE GRADING	600.00	SY	\$ 1.00	\$ 600.00
12	AGG BASE CSE T B 8"	400.00	SY	\$ 14.20	\$ 5,680.00
13	HMA 4"	175.00	SY	\$ 20.45	\$ 3,578.75
14	HMA N50 10"	90.00	SY	\$ 51.70	\$ 4,653.00
15	HMA SURFACE CSE N50 2"	900.00	SY	\$ 9.50	\$ 8,550.00
16	COMB CC&G T B6.12	300.00	LF	\$ 45.00	\$ 13,500.00
17	PAVEMENT REMOVAL	120.00	SY	\$ 4.50	\$ 540.00
18	COMB C & G REMOVAL	300.00	LF	\$ 9.35	\$ 2,805.00
19	SIDEWALK REM	3000.00	SF	\$ 2.25	\$ 6,750.00
20	HMA SURFACE REM 2"	650.00	SY	\$ 9.90	\$ 6,435.00
21	PCC SIDEWALK 4"	3900.00	SF	\$ 9.35	\$ 36,465.00
22	DETECTABLE WARNINGS	32	SF	\$ 30.00	\$ 960.00
23	SAWCUT FULL DEPTH	350	LF	\$ 3.25	\$ 1,137.50
24	TRAF CONT-PROT	1	LS	\$ 3,650.00	\$ 3,650.00
25	RELOCATE SIGN	2	EA	\$ 200.00	\$ 400.00
26	TOPSOIL PLACE 6"	370	SY	\$ 17.45	\$ 6,456.50
27	SODDING	370	SY	\$ 17.25	\$ 6,382.50
28	THERMOPLASTIC	1	Each	\$ 1,150.00	\$ 1,150.00
29	BOND	1	Each	\$ 1,285.00	\$ 1,285.00

FUEL FIGURED AT \$4.5/GAL

FINAL PRICING DETERMINED AT TIME OF PLACEMENT

GRAND TOTAL \$ 144,989.75

NOTES:

- All work completed prior to December 1, 2023  
No winter conditions included.  
All mixes quoted using standard IDOT designs.
- Exclusions: Permit, Fee's, Engineering, Layout, Material Testing, Undercutting, Backfill, Restoration, Patching, Heavy or Hand Cleaning, and Retention.

# ORANGE CRUSH, L.L.C.

Phone: 708-544-9440

321 Center Street, Hillside, IL 60162

Fax : 708-544-0230

Owner: CITY OF DES PLAINES

Project: HALSTON MARKET WIDENING ADD BOND

Date: 5/31/2023

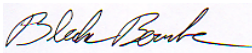
Estimator: Blake Berube

BB5540 PLANS 12/16/22 REV 2/23/23

Code	Description	Quantity	UM	Unit Price	Total Price
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3. **Inclusions: Prime, Aggregate Prime, Light sweeping, One mobilization. We include our standard insurance only. Client specific insurance can be obtained for an additional cost. We do not include a Kotecki waiver.**
4. Earthwork by others +/- 0.1' balance to zero.
5. Payment due 30 days from invoice date.
6. The Contract Sum and/ or Unit Price shall be guaranteed for thirty days. In the event that the project is not completed by this date, Orange Crush LLC reserves the right to modify the Contract Sum and/or Unit Price regardless of any terms set forth in the Construction Contract or any subsequent contract executed by the parties.

Respectfully Submitted by:  
Orange Crush L.L.C.  
Blake Berube



Project Manager

Accepted by:  
CITY OF DES PLAINES

Date: \_\_\_\_\_



COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5380  
desplaines.org

MEMORANDUM

Date: June 8, 2023

To: Michael G. Bartholomew, City Manager

From: Ryan N. Johnson, Assistant Director of Community and Economic Development (CED)<sup>R.N.</sup>

Cc: John T. Carlisle, AICP, Director of CED

Subject: H.R. Green, Inc. – Plan Review and Inspection Services – Change Order

**Issue:** CED would like to continue utilizing the services of H.R. Green, Inc. (“H.R. Green”) for third-party building inspection and plan review services. Staff is requesting a change order to the current contract to increase the amount of the current purchase order using funds already appropriated through the Fiscal Year 2023 Budget.

**Analysis:** Effective January 1, 2022, the City entered into a three-year Professional Services Agreement with H.R. Green, Inc. with an annual amount of \$40,000. This amount for the current fiscal year will soon be expended, due to a high volume of building permit applications and inspections, and usage of H.R. Green’s services. The 2023 budget approved \$155,000 to be spread between multiple third-party vendors. Only \$115,000 is currently contractually obligated, giving the City flexibility to allocate the remaining \$40,000. There were two Change Orders to the H.R Green contract in 2022 for similar purposes, so this would be Change Order No. 3.

**Recommendation:** I recommend the City Council approve a resolution approving a Change Order to continue services with H.R. Green Inc. in a new not-to-exceed amount of \$80,000 for the current year.

**Attachments:**

Attachment 1: Resolution R-116-23

**Exhibits:**

Exhibit A: Change Order #3



**CITY OF DES PLAINES**

**RESOLUTION R - 116 - 23**

**A RESOLUTION APPROVING CHANGE ORDER NO. 3 TO  
A CONTRACT WITH H.R. GREEN, INC. FOR PLAN  
REVIEW AND BUILDING INSPECTION SERVICES.**

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

**WHEREAS**, on December 20, 2021, the City Council adopted Resolution No. R-206-21, approving a contract ("**Contract**") with H.R. Green, Inc. ("**Consultant**") to conduct certain plan review and inspection services for construction projects in the City on an as-needed basis in an amount not-to-exceed \$40,000 per fiscal year ("**Services**"), which agreement expires on December 31, 2024; and

**WHEREAS**, on July 18, 2022, the City Council adopted Resolution No. R-124-22 Change Order Number 1 ("**Change Order No. 1**") under the Contract for the performance of additional services in the not-to-exceed amount of \$75,000 during the 2022 fiscal year, bringing the total annual cost for the 2022 fiscal year to \$115,000; and

**WHEREAS**, on December 5, 2022, the City Council adopted Resolution No. R-198-22 Change Order Number 1 ("**Change Order No. 2**") under the Contract for the performance of additional services in the not-to-exceed amount of \$40,000 during the 2022 fiscal year, bringing the total annual cost for the 2022 fiscal year to \$155,000; and

**WHEREAS**, the City has identified the need for Consultant to continue performing the Services pursuant to the Contract for the remainder of the 2023 fiscal year ("**Additional Services**"); and

**WHEREAS**, in accordance with Chapter 10 of Title 1 of the City Code of the City of Des Plaines and the City purchasing policy, City staff has determined that the procurement of the Additional Services does not require competitive bidding because the Additional Services require a high degree of professional skill and judgment; and

**WHEREAS**, the City and the Consultant desire to enter into Change Order Number 3 ("**Change Order No. 3**") under the Contract for the performance of the Additional Services in the not-to-exceed amount of \$40,000 during the 2023 fiscal year, bringing the annual cost for the 2023 fiscal year to \$80,000; and

**WHEREAS**, sufficient funds have been appropriated for use during the 2023 fiscal year to procure the Additional Services in the not-to-exceed amount of \$40,000; and

**WHEREAS**, the City Council has determined that authorizing the Consultant to perform the Additional Services under the Contract pursuant to Change Order No. 3 is: (i) necessary due

to an increase in permits, and reduction in staff; (ii) germane to the Contract in its original form as signed; and (iii) in the best interest of the City and authorized by law;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are hereby incorporated into, and made a part of, this Resolution as findings of the City Council.

**SECTION 2: APPROVAL OF CHANGE ORDER NO. 3.** The City Council hereby approves Change Order No. 3 to the Contract in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the General Counsel.

**SECTION 3: AUTHORIZATION TO EXECUTE CHANGE ORDER NO. 3.** The City Council hereby authorizes and directs the City Manager and the City Clerk to execute and seal, on behalf of the City, Change Order No. 3 to the Contract.

**SECTION 3: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** AYES \_\_\_\_ NAYS \_\_\_\_ ABSENT \_\_\_\_

\_\_\_\_\_  
**MAYOR**

Approved as to form:

ATTEST:

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**Peter M. Friedman, General Counsel**

DP-Resolution Approving Change Order No 3 to 2022 Contract with HR Green for Inspection Services 2023

{00132775.1}

**EXHIBIT A**

**CHANGE ORDER NO. 3**

**CHANGE ORDER TO CONTRACT**

In accordance with the terms of the Contract dated January 1, 2022 between the City of Des Plaines (the “City”) and H.R. Green Inc (the “Consultant”), the Parties agree to the following Change Order to the Contract:

- 1. Change in Contracted Services:** N/A
- 2. Change in Project Schedule** (attach schedule if appropriate): On Demand/On-Call
- 3. Change in Project Completion Date:** N/A.
- 4. Change in Compensation:** Additional services in the not-to-exceed amount of \$40,000 in fiscal year 2023, bringing the total annual not-to-exceed amount for the 2023 fiscal year to \$80,000.
- 5. Change in Project Specific Pricing** (if applicable). N/A

**ALL OTHER TERMS AND CONDITIONS  
OF THE CONTRACT REMAIN UNCHANGED**

**[signature page follows]**

**CITY**

**CONSULTANT**

\_\_\_\_\_  
Signature  
City Manager

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (printed or typed)


\_\_\_\_\_, 2022  
Date

\_\_\_\_\_, 2023  
Date



POLICE DEPARTMENT  
1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5400  
desplaines.org

## MEMORANDUM

Date: June 2, 2023  
To: Michael G. Bartholomew, City Manager  
From: David Anderson, Chief of Police   
Subject: Ordinance Amending Section 7-3-2 and 7-10-6 -Antique vehicle parking and parking fines

**Issue:** The City of Des Plaines has experienced increased issues and complaints of vehicles with antique registration being parked/stored on city streets overnight.

**Analysis:** The City Council updated ordinance 7-3-2 and 7-10-6 in January 2023 to limit commercial truck parking overnight on city streets and increase the fine for that violation. Since that time, we have received complaints about antique plated vehicles parking and being stored on city streets. These include antique plates and expanded-use antique plates.

Vehicles with antique plates must be more than twenty-five (25) years old, and the vehicle can only be driven to and from an antique auto show or exhibition, service station, or demonstration. Vehicles with extended-use antique plates must be over twenty-five (25) years old and driving these vehicles are limited during the months of December-February to and from an antique show or exhibition, service station, or demonstration.

Staff has reviewed the ordinance and we are requesting the ordinance be clarified to state all antique plated vehicles cannot park overnight on any public right of way, street, parkway, or sidewalk within the city.

Staff has also reviewed the fine amount and is recommending the fine be \$25 for the first violation, \$50 for the second violation, and \$100 for each subsequent violation.

**Recommendation:** I recommend that the City Council approve Ordinance M-13-23, an ordinance amending sections 7-3-2 and 7-10-6 of the Des Plaines city code regarding antique vehicle parking within the city and associated fines.

### Attachments

Ordinance M-13-23

CITY OF DES PLAINES

ORDINANCE M - 13 - 23

**AN ORDINANCE AMENDING SECTIONS 7-3-2 AND 7-10-6 OF THE DES PLAINES CITY CODE REGARDING ANTIQUE VEHICLE PARKING WITHIN THE CITY.**

WHEREAS, the City is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, Chapter 3 of Title 7 of the City Code of the City of Des Plaines, as amended (“City Code”) sets forth parking regulations within the City; and

WHEREAS, Section 7-3-2 of the City Code prohibits the parking of vehicles in certain locations and during certain times within the City; and

WHEREAS, Section 7-10-6 of the City Code provides a schedule of fines for violations of the parking regulations, including Section 7-3-2; and

WHEREAS, the City desires to amend Section 7-3-2 of the City Code to prohibit the parking of antique vehicles overnight on public streets within the City and to amend Section 7-10-6 of the City Code to add a penalty for first and successive violations; and

WHEREAS, the City Council has determined that it is in the best interest of the City to amend the City Code as set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1. RECITALS.** The recitals set forth above are incorporated herein by reference and made a part hereof.

**SECTION 2. AMENDMENTS TO SECTION 7-3-2.** Section 7-3-2, titled “Parking Prohibited in Certain Places,” of Chapter 3, titled “Stopping, Standing and Parking,” of Title 7, titled “Motor Vehicles and Traffic,” of the City Code is hereby amended to add a new subsection 7-3-2(F) as follows:

**“7-3-2: PARKING PROHIBITED IN CERTAIN PLACES:**

\* \* \*

**F. Antique Vehicles:**

- 1. For the purposes of this section, “antique vehicle” means an antique vehicle or expanded-use antique vehicle as each is defined by the Illinois Vehicle Code, 675 ILCS 5/1 et seq.**

**2. Overnight Antique Vehicle Parking: It is unlawful to park an antique vehicle overnight on any public right of way, street, parkway or sidewalk within the city.**

\* \* \*

**SECTION 3. AMENDMENTS TO SECTION 7-10-6.** Section 7-10-6, titled “Code Violation Fines,” of Chapter 10, titled “Traffic Enforcement and Penalties,” of Title 7, titled “Motor Vehicles and Traffic,” of the City Code is hereby amended to as follows:

**“7-10-6: CODE VIOLATION FINES:**

Any person violating or failing to comply with any provision of this title shall be fined in accordance with the respective code violation amount specified in the following schedule:

SCHEDULE OF CODE VIOLATION FINES

Code §	Violation	Citation Fine	21-Day Fine Final Notice
7-2-1B	Unnecessary noise	25.00	40.00
7-2-1B	Unnecessary noise/use of horn	25.00	40.00
7-3-1	"No parking" signs	25.00	40.00
7-3-2	Parking prohibited in certain places:		
7-3-2A	Leaving less than 18 feet of roadway	25.00	40.00
7-3-2B1	Leaving less than 10 feet of alley clear	25.00	40.00
7-3-2B2	Parking in alley (except to load/unload)	25.00	40.00
7-3-2C	Parking within 25 feet of crosswalk	25.00	40.00
7-3-2D1	Park semitrailers or tractors in residential areas	25.00	40.00
7-3-2D2	Park unattached trailer on public street, except in an emergency or as permitted by 7-3-2D4	First violation: 100.00	
		Subsequent violation(s): 250.00	
7-3-2D3		First violation: 100.00	

	Park semitrailer cab, with or without attached trailer, overnight on public street	Subsequent violation(s): 250.00	
7-3-2E2	Park commercial vehicles in residential areas	25.00	40.00
7-3-2E3	Park commercial vehicle overnight on a public street	First violation: 100.00	
		Subsequent violation(s): 250.00	
<b><u>7-3-2F2</u></b>	<b><u>Park antique vehicle overnight on a public street</u></b>	<b><u>First violation: 25.00</u></b>	
		<b><u>Second violation: 50.00</u></b>	
		<b><u>Subsequent violation(s): 100.00</u></b>	
7-3-2G1	Prohibited parking designated places as posted	25.00	40.00
* * **			

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall be in full force and effect 10 days after its passage, approval and publication in pamphlet form according to law.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

ATTEST:

\_\_\_\_\_  
**CITY CLERK**

Published in pamphlet form this  
\_\_\_\_ day of \_\_\_\_\_, 2023

Approved as to form:

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**Peter M. Friedman, General Counsel**



**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, JUNE 5, 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 7:01 p.m. in the Eleanor Rohrbach Memorial Council Chambers, Des Plaines Civic Center on Monday, June 5, 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, Assistant Director of Public Works and Engineering Watkins, 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.

**PROCLAMATION**

City Clerk Mastalski read a proclamation by Mayor Goczkowski declaring the month of June as Pride Month.

Mayor Goczkowski presented the proclamation to members of Maine West Gender & Sexuality Alliance (GSA), Oakton Pride Club, and Speak Des Plaines.

**PUBLIC COMMENT**

Residents Julie Vargas and Miguel Soriano brought up an issue regarding their application for a concrete permit, and requested further follow-up.

**ALDERMAN ANNOUNCEMENTS**

Alderman Oskerka mentioned the PZB will be hosting a special meeting tomorrow night from 6:00 p.m. to 8:00 p.m. to discuss the proposed project at the Contour Saws property.

Alderman Sayad thanked the Mayor and the Police Chief for attending the fourth ward meeting last week. He also acknowledged an award received by the Finance Department.

Alderman Walsten thanked Police Chief Anderson for handling an issue on Fargo Ave, and thanked the PW&E Department for handling some issues he brought to their attention. He also stated he received many calls regarding the tattered American flag, and asked General Counsel Friedman to provide further clarification about possible legislation on the matter.

General Counsel Friedman stated there is a question on whether any government entity has the authority regulate the American flag; stating he will investigate further and provide an analysis to the City Council.

Alderman Walsten also stated the American Legion provides a drop off box for tattered American flags at 1291 Oakwood Street, and they will provide a free flag for anyone who brings in a tattered American flag.

Alderman Smith stated she had a ward meeting on May 25<sup>th</sup>; she thanked the residents who took the time to come out, and thanked the City representatives for attending. She also stated the Des Plaines Pantry is need of items such as toilet paper, baby wipes, and diapers sizes 4, 5, and 6; the items can be dropped off at 769 Holiday Lane.

Alderman Charewicz stated he will be hosting eighth ward meetings at Friendship Park Conservatory starting on August 1, 2023 at 7:00 p.m., and will run the first Tuesday of the even months; and he is seeking topic suggestions from the residents. He also mentioned the

Taste of Des Plaines will be June 16-17. Additionally, he stated Izaak Walton League and Clean Up/Give Back is hosting a clean-up of the forest preserve on June 17th at 9:00 a.m.; individuals can register online or on site. He also reiterated the upcoming PZB meeting.

**MAYORAL  
ANNOUNCEMENTS**

Mayor Goczkowski echoed the comments regarding the Taste of Des Plaines and number of other events coming up. He also restated the importance of the PZB meeting tomorrow.

**CONSENT AGENDA**

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

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 Smith, seconded by Oskerka, to Approve the Consent Agenda.

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.

\*During agenda item, Other Aldermen Comments for the Good of the Order, Alderman Walsten stated he would have voted "No" on Consent Agenda Item #6.

Minutes were approved; Ordinance M-11-23, Z-10-23 was adopted; Resolutions R-96-23, R-104-23, R-105-23, R-106-23, R-107-23, R-108-23 were adopted.

**SECOND READING/  
ORDINANCE**

**M-11-23**

**Consent Agenda**

Moved by Smith, seconded by Oskerka, to Approve Ordinance M-11-23, AN ORDINANCE DECLARING AN AMERICA JETTER OWNED BY THE CITY OF DES PLAINES AS SURPLUS AND APPROVING THE PURCHASE OF A VAC-CON SEWER JETTER TRUCK THROUGH SOURCEWELL. Motion declared carried as approved unanimously under Consent Agenda.

**SECOND READING/  
ORDINANCE**

**Z-10-23**

**Consent Agenda**

Moved by Smith, seconded by Oskerka, to Approve Ordinance Z-10-23, AN ORDINANCE APPROVING A CONDITIONAL USE PERMITS TO ALLOW THE OPERATION OF A COMMERCIAL ZONED ASSEMBLY USE AND PRIVATE SCHOOL AT 820-848 LEE STREET, DES PLAINES, ILLINOIS (Case # 23-013-CU). Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE PURCH/  
SWITCHES/ ITSAVVY**

**Consent Agenda**

Moved by Smith, seconded by Oskerka, to Approve Resolution R-104-23, A RESOLUTION APPROVING THE PURCHASE OF CISCO 9300 SERIES SWITCHES FOR CITY HALL FROM ITSAVVY LLC. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-104-23**

**APPROVE  
UPFITTING/ FORD  
TRKS/ SOURCEWELL**

**Consent Agenda**

**Resolution**

Moved by Smith, seconded by Oskerka, to Approve Resolution R-105-23, A RESOLUTION AUTHORIZING THE UPFITTING OF TWO FORD TRUCK CHASSIS FROM REGIONAL TRUCK EQUIPMENT THROUGH SOURCEWELL MUNICIPAL PRICING. Motion declared carried as approved unanimously under Consent Agenda.

**R-105-23**

**APPROVE AGRMT/  
PAVE MARKS/ SUP  
RD STRIPING**  
Consent Agenda

Moved by Smith, seconded by Oskerka, to Approve Resolution R-106-23, A RESOLUTION APPROVING AN AGREEMENT WITH SUPERIOR ROAD STRIPING INC. FOR THE 2023 THERMOPLASTIC/EPOXY PAVEMENT MARKINGS AND RAISED REFLECTOR PAVEMENT MARKER REPLACEMENT PROJECT, MFT-23-00000-06-GM. Motion declared carried as approved unanimously under Consent Agenda.

Resolution  
R-106-23

**APPROVE AGRMT/  
ELEC MSG BOARD/  
IMAGE MEDIA AD**  
Consent Agenda

Moved by Smith, seconded by Oskerka, to Approve Resolution R-107-23, A RESOLUTION APPROVING A CITY MESSAGE AGREEMENT WITH IMAGE MEDIA ADVERTISING INC. REGARDING AN ELECTRONIC MESSAGE BOARD BILLBOARD SIGN ON LOT 4 OF THE MANNHEIM-PRATT COMMERCIAL DEVELOPMENT. Motion declared carried as approved unanimously under Consent Agenda.

Resolution  
R-107-23

**APPROVE TSK ORD  
25/ PROF ENG SVCS/  
ARGON ELECTRIC**  
Consent Agenda

Moved by Smith, seconded by Oskerka, to Approve Resolution R-108-23, A RESOLUTION APPROVING TASK ORDER NO. 25 UNDER A MASTER CONTRACT WITH ARGON ELECTRIC COMPANY, INC. FOR PROFESSIONAL ELECTRICAL SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

Resolution  
R-108-23

**APPROVE TSK ORD  
3/ PROF ENG SVCS/  
C. B. BURKE ENG**  
Consent Agenda

Moved by Smith, seconded by Oskerka, to Approve Resolution R-96-23, A RESOLUTION APPROVING TASK ORDER NO. 3 UNDER A MASTER CONTRACT WITH CHRISTOPHER B. BURKE ENGINEERING, LTD. FOR PROFESSIONAL ENGINEERING SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

Resolution  
R-96-23

**APPROVE  
MINUTES**  
Consent Agenda

Moved by Smith, seconded by Oskerka, to Approve the Minutes of the City Council meeting of May 15, 2023, as published. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE  
MINUTES**  
Consent Agenda

Moved by Smith, seconded by Oskerka, to Approve the Closed Session Minutes of the City Council meeting of May 15, 2023, as published. Motion declared carried as approved unanimously under Consent Agenda.

**NEW BUSINESS**

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

**WARRANT  
REGISTER**  
Resolution  
R-109-23

Alderman Sayad presented the Warrant Register.

Alderman Sayad questioned items regarding the campground and a television purchase.

Moved by Walsten, seconded by Smith, to Approve the Warrant Register of June 5, 2023 in the Amount of \$3,467,989.60 and Approve Resolution R-109-23.

Upon roll call, the vote was:

AYES: 8 - Moylan, Oskerka, Sayad\*, Brookman,  
Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

\*Alderman Sayad stated he voted “Aye” for all the items on the Warrant Register except for the purchase of the television listed under the City Manager’s Office.

**COMMUNITY DEVELOPMENT** – Alderman Moylan, Chair

**CONSIDER**  
**APPROVING A 2ND**  
**AMD COMPL AND**  
**TEMP ABEYANCE OF**  
**ENFORCE AGRMT**  
**BTW THE CITY,**  
**PROMINENCE**  
**HOSPITALITY**  
**GROUP, AND**  
**O’HARE REAL**  
**ESTATE LLC**  
**Resolution**  
**R-110-23**

Director of Community & Economic Development Carlisle reviewed a memorandum dated May 25, 2023.

The Holiday Inn Express and Suites hotel at 3001 Mannheim Road in the Orchards at O’Hare development has been operating a commercial parking lot use since approximately mid-July 2021. This activity is not allowed at the C-3-zoned property without a conditional use permit and is also not permitted by the Orchards at O’Hare planned unit development approval. In 2021 and 2022, the City Council passed three separate resolutions (R-189-21, November 15, 2021; R-110-22, June 20, 2022; and R-208-22, December 5, 2022) to enter into and maintain a compliance and temporary abeyance of enforcement agreement with the property owner to allow the activity to occur. The current agreement expired on May 15, 2023.

The property owner/hotel management (Prominence) have submitted a request to the Council to extend the temporary allowance via an amended agreement, with termination upon any of the following, whichever comes first: (i) any construction activity on Lot 5 of the development; (ii) the issuance of occupancy (temporary or permanent) for the proposed Cilantro Taco/Ostras restaurant, which is connected to the hotel; or (iii) December 31, 2023.

The amended and extended agreement stipulates these requirements for property ownership:

- Remit as required by the Finance Department the \$1-per-car, per-day O’Hare Privilege Corridor Parking Tax;
- Maintain a Parking Lot Permit from the City in good standing at all times when conducting the Commercial Parking;
- Confine the commercial parking activity to the hotel parcel, Lot 3, and the freestanding restaurant parcel, Lot 5, in the development;
- Prevent commercial parking from interfering with the parking needs of the hotel or any other development and business activity within the Planned Development Property, avoiding a parking shortage for any existing use within the development;
- Conduct commercial parking only on a hard, all-weather, dustless surface in permanently striped parking spaces, with drive aisle widths and parking space dimensions that comply with Zoning Ordinance; and
- Maintain all portions of the Orchards at O’Hare development free of nuisances and undue service demand from the City, including but not limited to property maintenance code enforcement and public safety (Police and Fire)
  - Related: To activate the agreement, all property maintenance issues must be inspected and resolved, and any owed fees or fines must be paid.

Moved by Moylan, seconded by Walsten, to Approve the Resolution R-110-23, A RESOLUTION APPROVING A SECOND AMENDED COMPLIANCE AND TEMPORARY ABEYANCE OF ENFORCEMENT AGREEMENT BETWEEN THE CITY OF DES PLAINES, PROMINENCE HOSPITALITY GROUP, AND O’HARE REAL ESTATE LLC.

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.

**DISCUSSION AND  
CONSIDERATION OF  
A BUSINESS  
ASSISTANCE  
REQUEST FROM  
FOXTAIL ON THE  
LAKE**

Director of Community & Economic Development Carlisle reviewed a memorandum dated May 25, 2023.

The applicant, The Foxtail on the Lake at 1177 Howard, has applied for \$750,000 in assistance. Applicants David Villegas and Tim Canning are ownership partners in The Foxtail on the Lake, an under-construction restaurant within Lakeview Center at 1177 Howard. Lakeview was formerly Good Shepherd Lutheran Church and is now owned by the Des Plaines Park District, which will be leasing to Foxtail to operate an approximately 15,500-square-foot restaurant, which includes a nearly 5,000- square-foot patio seating area that overlooks Lake Opeka and a dual-purpose kitchen that will not only serve the on-site dining but also source a catering business. There is an existing location at 5237 Main Street in Downers Grove (The Foxtail), with a sister restaurant, Cadence Kitchen at 5101 Mochel Drive in Downers Grove. The applicant began construction at Lakeview Center in early fall 2022 and is expecting to complete construction and open by late summer 2023.

The comprehensive adaptive reuse project includes an approximately 3,000-square-foot addition to the north side of the former church building, the conversion of the old sanctuary to a main dining room with a principal seating area and a mezzanine, and the construction of the large patio. Given the age and change of use of the building, substantial investment is required in fire safety infrastructure, utility service, roof repair, and additional structural support, and construction of a kitchen for a building that did not have one previously. They have submitted an eligible project budget of \$2.28 million.

The applicant has provided three operating pro forma scenarios. These show a projected sales range of \$5.3 to \$7.2 million annually, which includes dine-in, catering, and alcohol. Their submission also provides a snapshot of sales performance for the Downers Grove business, with three Sundays selected.

The adopted guidelines allow grants to provide up to a 50 percent match of eligible project cost; the applicant has confined their ask to \$750,000. The applicant is pursuing all necessary building permits and has filed applications for business registration and liquor licenses.

The Aldermen and the Mayor discussed the consideration of the Business Assistance Request from Foxtail on the Lake.

David Villegas spoke on behalf of the applicants and the business.

The Aldermen progressed with the consideration of motions to provide direction for City staff in preparation of a draft Ordinance for official consideration of the request from Foxtail on the Lake, including: assistance amount, assistance structure, and budget amendment.

Moved by Brookman, seconded by Sayad, to Approve a Motion regarding a \$750,000.00 incentive structure with \$300,000.00 up front with the remainder in a sales tax sharing agreement which would be 2% sales tax sharing agreement at 100%.

No Vote.

Moved by Charewicz, seconded by Moylan, to Approve a Substitute Motion that would have a \$200,000.00 upfront with the remaining \$550,000.00 to be 50/50 sales tax sharing agreement.

Upon roll call, the vote was:

AYES: 2 - Moylan, Charewicz  
NAYS: 6 - Lysakowski, Oskerka, Sayad,  
Brookman, Walsten, Smith

ABSENT: 0 - None

Motion failed.

Resident Deb Lester asked for further detail regarding the four approved awards and one pending boost application that has not yet been awarded mentioned in the City Memorandum.

Moved by Moylan, seconded by Oskerka, to Approve a Substitute Motion for \$300,000.00 up front with the 50/50 sales tax sharing agreement for the remainder of the \$750,000.00.

Upon roll call, the vote was:

- AYES: 3 - Moylan, Oskerka, Charewicz
  - NAYS: 5 - Lysakowski, Sayad, Brookman  
Walsten, Smith
  - ABSENT: 0 - None
- Motion failed.

Moved by Brookman, seconded by Sayad, to Approve a Motion regarding a \$750,000.00 incentive structure with \$300,000.00 up front with the remainder in a sales tax sharing agreement which would be 2% sales tax sharing agreement at 100%.

Upon roll call, the vote was:

- AYES: 6 - Lysakowski, Oskerka, Sayad,  
Brookman, Walsten, Smith
  - NAYS: 2 - Moylan, Charewicz
  - ABSENT: 0 - None
- Motion declared carried.

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

Alderman Oskerka gave another reminder about the open house PZB meeting tomorrow.

Alderman Walsten stated he was sidetracked during the consent agenda, and is uncomfortable with item # 6 due to concerns of how the billboard will affect the residents. He asked General Counsel Friedman if he can change his vote to “No” for this item only.

General Counsel Friedman explained he could only reconsider the entire consent agenda, or he can have the minutes reflect his statement.

Alderman Walsten stated he would have voted “No” on Consent Agenda Item #6.

**ADJOURNMENT**

Moved by Sayad, seconded by Brookman to adjourn the meeting. Upon voice vote, motion declared carried. The meeting adjourned at 8:30 p.m.

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Jessica M. Mastalski – CITY CLERK

APPROVED BY ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2023

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Andrew Goczkowski, MAYOR



MEMORANDUM

**Date:** June 12, 2023  
**To:** Aldermen of the City Council  
**From:** Mayor Andrew Goczkowski AG  
**Subject:** Appointments/Reappointments

**Appointments**

**Expires**

Library Board of Trustees

Nazneen Kapadia 7/17/2026  
Rachel Rice 7/17/2026

**Re-Appointments**

Library Board of Trustees

Lisa Du Brock 7/17/2025  
Kristen Graack 7/17/2025  
Christine Halblander 7/17/2025  
Dr. Gregory Sarlo 7/17/2025  
Michelle Shimon 7/17/2025  
  
Nicholas Harkovich 7/17/2026  
Denise Hudec 7/17/2026

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**From:** Andrew Goczkowski  
**Sent:** Monday, June 12, 2023 11:51 AM  
**To:** Joanne Mendoza; Mike Bartholomew  
**Subject:** Fwd: Request for Re-appointment to DPPL  
**Attachments:** 2022 Lisa DuBrock BIO - 202205.docx

Good to add to agenda

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**From:** Lisa DuBrock ·  
**Sent:** Wednesday, May 4, 2022 8:45 PM  
**To:** Andrew Goczkowski ·  
**Subject:** Request for Re-appointment to DPPL

Andrew,

I respectfully submit my name for re-appointment to the Des Plaines Library Board. I was appointed to the board in December of 2021 as a replacement for a previous member. I look forward to continuing to support not only the Des Plaines Community but to serve as a trustee for what I believe is a fabulous that only adds to making Des Plaines a great place to live.

In case it is needed, attached is my current resume. Please let me know if you need anything additional from me.

Kind regards,

Lisa

Lisa DuBrock CPA, CPP, CBCP  
Managing Partner

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# RADIAN COMPLIANCE

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LISA DU BROCK, CPA, CPP  
Radian Compliance, LLC  
Chicago, IL and Washington, DC

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## PROFESSIONAL EXPERIENCE - Current

### **Radian Compliance, LLC • Hinsdale, IL and Fairfax, VA (Consulting, and Training Firm)**

**Managing Partner**

**2005-Present**

Radian Compliance is a multi-discipline consulting firm that provides services in the following areas:

Information Security, Privacy Management and Risk Management

Business Continuity, IT Service Management, Security Management and Quality Management

Private Security Operations Management

Lisa is the practice director of the ISO 27001/27002/27701 practices including: assessment, implementation, internal audit and ongoing support for compliance to these standards. She is also the practice director for the Risk Management, Private Security Operations Management and Business Continuity Management Practices. Other areas of expertise include industry and governmental regulations, (ex. State Privacy and Data Breach Notification Laws, FFIEC Banking Regulations, Securities and Exchange Commission Regulations, ITAR, et al.) cyber security, and all aspects of contingency planning, including Emergency Management, Disaster Recovery, and Continuity of Operations Planning.

Lisa has supported greater than 50 Radian clients with either certification of the ISO 27001 standard or compliance to the ISO 27002 guidance document.

Lisa has managed and performed the role of Lead Auditor for greater than 100 Radian clients to the following standards: ISO 9001, ISO 20000-1, ISO 14001, ISO 22301, ISO 27001.

She brought the 1<sup>st</sup> company certified under the PS Prep accreditation to certification and was the technical expert for all BS 25999 certification audits in the US.

She has passed the Lead Auditor in RABQSA-RES Organizational Resiliency from ASIS which includes ISO 22301, ISO 28000, NFPA 1600 and ASIS SPC.1.

Lisa is a member of the ANSI – US-TAG – for ISO TC 292- Societal Security - workgroups 6 and 8.

She is the Chair 2022-2023 of the ASIS International Professional Standards Board, an ANSI accredited Standards Development Organization.

**Previous Work Experience** – Areas of focus, Operations Management, Internal Audit in progressively complex environments with additional responsibilities

*Morgan Stanley – Discover Card – National Director*

*Credit Agricole – Internal Audit Officer*

*First Chicago – Senior Internal Auditor*

# RADIAN COMPLIANCE

## EDUCATION

MBA Finance - DePaul University, Chicago, Illinois  
BBA Accounting - Loyola University, Chicago, Illinois  
Student – Loyola University Rome Center – Rome Italy

## PROFESSIONAL CERTIFICATIONS

Certified Public Accountant, Registration # 239.001253  
Exemplar Global - RES Lead Auditor Certificate # 2011-24 Issued by ASIS (includes TL and AU)  
Certified Protection Professional Certificate # 21121

## TEACHING EXPERIENCE

Developed and delivered on numerous occasions the following workshops:

- Expect the Unexpected – Development and Implementation of a Business Continuity Management System
- Financial Statements for the IT Professional
- Information Security in a Rapidly Changing World
- ISO 27001 Implementation
- ISO 27001 Internal Audit
- BCM – ISO 22301 Implementation
- ISO 9001 Implementation
- ISO 20000 Implementation
- ISO 22301 Implementation
- ANSI/ASIS PSC.1 Implementation

Contract Trainer for BSI Management Systems for the following International Standards:

ISO 20000  
ISO 27001  
BS 25999

Contract Trainer for ASIS for the following Standards

SPC.1  
ISO 28000  
PSC.1

Session Instructor at Robert Morris University – Undergraduate MIS Program – Information Security

Session Instructor at Northwestern University – Graduate MIS Program – SOX 101 and Information Security

Session Instructor at George Mason University – PTAP Program – ISO 27001, ISO 9001, ANSI/ASIS PSC.1 and Business Continuity

Session Instructor at DePaul University – Undergrad MIS program – Cybersecurity...and (Owning a certified women owned small business that focuses on cyber)

Developed and delivered customized training in the areas of Information Security, Business Continuity and SSAE 16 controls for Radian Compliance and DuBrock Consulting clients

Developed and delivered a workshop on Management Systems for the non-ISO Centric for ASIS International

# RADIAN COMPLIANCE

## AFFILIATIONS

Chair – ASIS Professional Standards Board  
Member – ASIS International – Chicago Chapter  
Board Member – Des Plaines Self-Help Closet and Pantry  
Trustee – Des Plaines Public Library

## RECENT SPEAKING ENGAGEMENTS AND PUBLICATIONS

Speaker at Certified InfoSec Conference & 27K Security Summit – CISC, 2017 Bethesda MD  
Speaker at International Security Conference – Implementing PSC.1, Den Hague, Netherlands  
Speaker at Virginia Economic Development Partnership – Conference on World Trade 2014.  
Speaker at ASIS International Conference – 2009 Anaheim, CA, 2010 Dallas, TX, 2011 Orlando FL, 2012 Philadelphia, PA, 2013 Chicago, IL, 2014 Atlanta, GA, 2015 Anaheim, CA, 2017 Dallas, TX.  
Workshop Speaker at Gartner Research – Risk and Information Security Conference, National Harbor, MD  
Speaker at Continuity Insights, Phoenix AZ, 2012  
Speaker at Intersection of Risk, Richmond VA, 2011  
Speaker at Mid-size Enterprise Conference with Gartner Group – 2009 Los Angeles, CA – PS-Prep: What is it and What Does it Mean to the Mid-size Organization?  
Speaker at BRPA on PS-Prep: What is it and What Does it Mean? – 2010 Chicago, IL  
Speaker at City of Chicago Treasurer’s Small Business Expo – 2009 Chicago, IL – Information Security for the small business  
Contributing Editor for [www.ContinuityCompliance.org](http://www.ContinuityCompliance.org) – a business continuity and security authoritative website

## STANDARDS DEVELOPMENT

Vice-Chair – ASIS Standards and Development Commission – An ANSI accredited standards development organization. Working Committee and Technical Committee member for the development of the following ANSI standards:

- ORM.1 – Security and Resilience in Organizations and their Supply Chain
- PSC.1 – Private Security Company Management System Standard
- PSC.4 – Maritime Private Security Company Management System Guideline
- PSO.1 – Private Security Officer – Selection and Training
- BCM.1 – Business Continuity Management
- ESRM.1 – Enterprise Security Risk Management

US Delegate to ISO/PC 284 – Management System for Private Security Companies

US Delegate to ISO TC 292 workgroup 6 – Societal Security

ANAB Committee of Experts member for ANSI/ASIS PSC.1

Commission Liaison – ORM.1 – Security and Resilience in Organizations for their Supply Chain and PSC.2 -

Conformity Assessment and Auditing Management Systems for Quality of Private Security Company Operations

## Joanne Mendoza

---

**From:** Andrew Goczkowski  
**Sent:** Monday, June 12, 2023 11:54 AM  
**To:** Joanne Mendoza; Mike Bartholomew  
**Subject:** Fwd: Renewal of DPPL Board Appointment for 3 More Years

Good to add to agenda

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**From:** Christine Halblander  
**Sent:** Tuesday, May 10, 2022 4:33 PM  
**To:** Andrew Goczkowski  
**Cc:** Joanne Mendoza  
**Subject:** Renewal of DPPL Board Appointment for 3 More Years

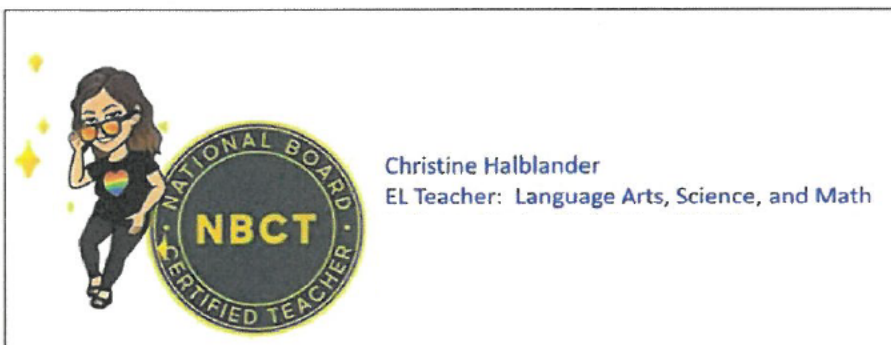
Dear Mayor Goczkowski.

The DesPlaines Public Library instructed me to email you regarding the above-mentioned matter. If possible, I would like to renew my appointment to the DesPlaines Public Library Board for an additional three years.

Please advise.

Sincerely,

Christine Halblander



## Joanne Mendoza

---

**From:** Andrew Goczkowski  
**Sent:** Monday, June 12, 2023 11:52 AM  
**To:** Mike Bartholomew; Joanne Mendoza  
**Subject:** Fwd: DPPL Board Term

Good to add to agenda

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---

**From:** Nick Comcast  
**Sent:** Friday, April 14, 2023 2:07 PM  
**To:** Andrew Goczkowski  
**Subject:** DPPL Board Term

Dear Mayor Goczkowski

I would like to continue as a DPPL Board member beginning July1,2023 for the full term. I am presently Chair of the Building and Grounds Committee, where we are undertaking a renovation on the 4th floor. I would like to see this project to its completion.

Nicholas Harkovich

Sent from my iPhone

## Joanne Mendoza

---

**From:** Andrew Goczkowski  
**Sent:** Monday, June 12, 2023 11:05 AM  
**To:** Joanne Mendoza; Mike Bartholomew  
**Subject:** Fwd: Library Board of Trustees Appointment - Denise Hudec

Good to put on as well.

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**From:** Denise Hudec  
**Sent:** Monday, April 24, 2023 4:49 PM  
**To:** Andrew Goczkowski  
**Cc:** Gregory Sarlo  
**Subject:** Library Board of Trustees Appointment - Denise Hudec

Dear Mayor Goczkowski,

Thank you for the opportunity to apply to serve another term on the Des Plaines Public Library Board of Trustees. As a trustee since 2015, I've been part of the board through major periods of change from the search for a new director to a pandemic that required an emergency closure of the building and various levels of return to service. I'm proud of the work our board has done during this time to support our library staff with the needs of our community in mind.

I feel I bring a unique perspective to the board as a degreed librarian working at a local public library. While my perspective is no more important than any other trustee, I am able to share a viewpoint as a member of the Des Plaines community who also understands the daily workings of a public library. When I am at work, I see the impact of a great library on a community and I believe my role at DPPL allows me to influence that impact in my own community. We know having a strong library is vital to having a strong community and having a board that supports that mission is crucial. We are seeing challenges to school and public libraries across the country and having an engaged and knowledgeable board is key in these moments. As a librarian who works in material selection, I strongly support and advocate for providing a diverse collection and understand the importance of our collection to our community.

I'm truly excited about the future of our library. Thanks to a generous donor and the work of library staff, we are in works to bring a much desired creative space to the library which I am looking forward to seeing our community utilize.

Please let me know if you have any questions about my tenure on the board or my experience working in libraries.

Thank you,

Denise Hudec

## Joanne Mendoza

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**From:** Andrew Goczkowski  
**Sent:** Monday, June 12, 2023 11:00 AM  
**To:** Joanne Mendoza; Mike Bartholomew  
**Subject:** Fwd: Library Board of Trustees  
**Attachments:** Nazneen Kapadia Resume 2023.pdf

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**From:** Nazneen Kapadia  
**Sent:** Thursday, February 16, 2023 1:59 PM  
**To:** gsarlo@dppl.org · Andrew Goczkowski  
**Cc:**  
**Subject:** Library Board of Trustees

Dear Mr. Sarlo,

I am writing to express my interest in joining the Des Plaines Library Board of Trustees. As an avid reader and someone who has always valued the importance of education and access to information, I believe I could be a valuable asset to the Board.

Since moving to Des Plaines in 2020 I have have been an active member of the library. Through my experiences at the library, I have seen first-hand the transformative power of books on children and the impact that libraries can have on individuals and communities as a whole. The library is a place for Des Plaines residents to feel that they are part of a larger community that can grown when working together.

As a member of the board, I would bring a commitment to promoting literacy, access to information, and the value of the library as a community resource. I would be an advocate for the library as well as the library community. I have a background in management and healthcare, and I would be eager to assist in developing and implementing strategies to promote the library's services and programs. I am also passionate about technology and would be excited to explore ways in which the library could leverage new technologies to better serve its patrons.

I understand that being a member of the board is a significant responsibility and would require a commitment of time and energy. I am willing and able to dedicate the necessary time and effort to be an effective board member, and believe that my skills and experience make me well-suited to this role.

Thank you for considering my application. I look forward to the opportunity to contribute to the library's mission and to work with other board members to ensure that the library remains a vibrant and valuable resource for the community.

Sincerely,

Nazneen Kapadia



# Nazneen Kapadia

Des Plaines, IL, 60016

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A 15+ year **practice manager** with a solid history of exceeding revenue targets, staff development and customer service. Accomplished hands on leader in business process optimization to maximize client engagement and satisfaction. Helped define and streamlined key vendor partnerships for product portfolio margins. A self-motivated team leader with strong organizational skills and decision making abilities. Extensive experience with relationship development and management.

---

## Business & Practice Management Skills

Team development, new employee recruiting, vendor relationship development, purchasing & stocking frame lines, maximize optical revenue, reduce lab fees, formalized practice wide training program, patient renewal and retention, commercial partnership development, conflict resolution, EHR deployment and ongoing management.

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## PROFESSIONAL EXPERIENCE

**Manager, Managed Vision Care**  
Essilor Luxottica, *Remote*

*May 2022 – Current*

- Developed training modules around vision insurance to break down understanding for account executives
- Communicate necessary Managed Vision care plan changes and formulary guidelines for distribution throughout sales team
- Answer questions from the field regarding managed vision care
- Develop campaigns and strategies to increase sales volume for specific products through each manager vision care payer

**Practice Manager**  
Occhiali Eyeglass, *Chicago, IL*

*July 2012 – April 2022*

- Developed private pay clientele for non insurance practice, while also increasing specialty patient base through physician referrals.
- Organized monthly events while collaborating with neighborhood businesses to build relationships with new clientele and residents.
- Consolidated practice management software and programs by installing EHR to improve efficiency and productivity.
- Oversaw all daily operations while also planning for expansion into medical practice.
- Implementation of treatment planning programs to build specialty clientele including keratoconus, dry eye, PMD, and post-surgical patients.
- Accelerated practice growth with 5% -10% increase in year over year.
- Instrumental in negotiating pricing for all aspects of business including equipment purchasing, frame and lens buying & office redesign and construction.

**Co-founder & Consultant**  
Optimize Practice Management, Greater Chicago land area

*January 2013 – July 2015*

- Established professional networks and referrals through email marketing in order to gain professional clientele in Chicago and surrounding areas.
- Helped private practices reach sales goals by implementing financial reporting systems while also improving operations by instituting practice performance evaluations.
- Transitioned private practices to a paper-less system in order to increase efficiency.
- Credentialed physicians with insurance companies while negotiating fee schedules.

**Office Manager**  
Village Eyecare, *Chicago, IL*

*October 2006 – November 2010*

- Managed sales, production, and staff between multiple locations.
- Increased sales goals by 200% at established location, and assisted in establishing a second location.
- Coordinated small business development endeavors including marketing, budget planning, product and equipment purchasing, and financial analysis in order to improve production.
- Increased profit margins by starting an in-house laboratory facility, re-negotiating insurance contracts, analyzing product and service pricing structures, and aligning buying groups with our practice.
- Organized optical training manual regarding benefits and features of all products and guided 15 staff members through educational endeavors in order to increase office professionalism and expertise.

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## EDUCATION

**Bachelor of Science in General Studies**, Minors: Chemistry, Biology, and Nutrition / *Indiana University, Bloomington, IN*

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## CERTIFICATIONS

- American Board of Opticianry
- ABO Certification

*May 2009 – Current*

May 26, 2023

To: Mayor Andrew Goczkowski

Greetings,

My name is Rachel Rice, I have been a resident of Des Plaines, IL for nearly 3 years. I moved to this community with my daughter, who is a graduate of Maine West High School. Education and literacy are values that I hold dear, which is what led to my interest in joining the library board.

I am a servant leader, one who is passionate about volunteerism and civic engagement. I have served as the chair of DePaul University's Chicago Alumni Committee since 2019. In this role, I have had the privilege of representing DePaul at student events, networking engagements and commencement.

Strategic thinking and positivity are my greatest strengths. Given the diversity of my experience in the nonprofit sector, I believe that I can offer a fresh perspective in the areas planning and policy development. I possess a growth focused mindset, holding a core belief that teamwork truly makes the dream work.

Serving in the nonprofit sector for over 19 years, I am skilled at effectively communicating a shared vision while developing strategic partnerships. I possess an infectious energy that motivates others to take action. I am a proud "Double Demon" graduate of DePaul University, where I earned an undergraduate and graduate degree. Currently, I am employed by CSH [Corporation for Supportive Housing] as an Administrative Manager. In this role, I lead a national portfolio of Administrative Coordinators who provide regional support to project and program managers.

Since moving to Des Plaines, I have met kind and loving people who have lived and worked in this community for decades. I look forward to fostering more meaningful relationships and I am grateful for the opportunity to serve.

Humbly,

Rachel Rice

# RACHEL RICE

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## CAREER DEVELOPMENT

Nonprofit Management professional with proven expertise in program, project and people management. Disciplined yet whimsical administrative and operations leader. Self-defined urban specialist, having served BIPOC, suburban, rural and marginalized communities for over 18 years. Transferrable skills include [but not limited to]: asset mapping, systems integration, master trainer, as well as capacity building of human capital.

## EXPERIENCE

**CSH** **Chicago, IL** **September 2018 – Present**

### *Administrative Manager*

- Direct, hire, train and oversee a national team of administrative support services staff
- Create annual budget, develop annual team workplan and monitor financials
- Coordinate operational needs of senior leadership
- Thought partner in change management processes, data governance and DEIB (Diversity Equity Inclusion and Belonging)
- Design processes, policies and workflows to streamline cross departmental functions
- Course developer, trainer and subject matter expert in our National Training Center

**New Moms** **Chicago, IL** **August 2016 – March 2018**

### *Director of Housing*

- Directed all aspects of service delivery including program development, implementation, evaluation, and supervision of Housing team (Case Managers, Interns and Volunteers)
- Responsible for budget planning, implementation and adherence
- Developed and managed the Coordinated Entry Process to ensure transitional housing units are filled within a timely manner and meets bed utilization goals
- Oversaw programming of our 40-unit site based supportive housing program and our 15 unit scattered site supportive units [FIT]
- Implemented CQI plan that met contractual and agency goals as well as monitored the overall performance of the program through quality assurance activities and required reporting
- Served as (ATA) Agency Technical Administrator for HMIS (Homeless Management Information System)

**West Humboldt Park Development Council** **Chicago, IL** **June 2015 – October 2015**

### *Community Development Planner*

- Research, apply and manage grants to support various programs and projects
- Responsible for development and implementation of the Leadership Development Academy
- Provide technical assistance to community-based organizations and the local Park District
- Develop and monitor program specific budgets
- Develop strategic plans to support programs
- Manage and develop community outreach efforts and monthly community meetings

# RACHEL RICE

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**Access Community Health Network**                      **Chicago, IL**                      **January 2013 – June 2015**

*Outreach Worker*

- Lead outreach and health education activities and events for the Strong Start and Title X programs
- Identify and cultivate relationships with DuPage county community partners
- Communicated Title X local and federal policy updates to DuPage county providers
- Coordinate bi-annual outreach strategy meetings
- Prepare and maintain monthly outreach data and reports
- Coordinate, develop and implement outreach and health education activities

**DePaul University**    **Chicago, IL**    **Jan 2014 – Jan 2015**

*Research Assistant*

- Recruited and interviewed human subjects for a philanthropy study
- Transcribed qualitative data
- Maintained record of subjects and remuneration

**Haymarket Center**    **Chicago, IL**    **Nov 2009 - Feb 2011**

*Childcare Supervisor*

- Primarily responsible for the company's daily management of childcare services
- Supervised team of Child Development Specialists
- Performed monthly chart audits and monthly reporting
- Developed and implemented childcare service plans, policies and needs assessments
- Administered developmental assessments to children 0-5 years using the ASQ and Denver II screening tools

**Westside Health Authority**    **Chicago, IL**    **March 2008 - October 2009**

*Program Manager*

- Built and cultivated strong professional relationships with local and state public health departments, clinics (FQHCs) and hospitals by identifying areas of collaboration related to community needs assessment
- Managed annual grant budget
- Supervised outreach workers and volunteers; Coordinated weekly and monthly outreach activities
- Developed monthly program reports
- Project Manager for Community based participatory research initiatives

**EverThrive Illinois**    **Chicago, IL**    **July 2005 - February 2008**

*Closing the Gap Initiative*

*Community Health Advocate*

- Coordinated outreach activities and facilitated health education sessions
- Facilitated a health education campaign on Infant Mortality for service providers and consumers
- Conducted community outreach and home visits to promote healthy pregnancy and safe sleep for babies
- Provided Doula services and breastfeeding education

**PCC Community Wellness Center**    **Oak Park, IL**    **April 2004 - April 2005**

*AmeriCorps*

- Conducted home visits and outreach to at-risk pregnant and parenting women
- Provided referrals to community resources
- Coordinated and taught prenatal classes
- Conducted monthly chart audits
- Provided Doula services and breastfeeding education

# RACHEL RICE

---

## EDUCATION

- Basset Certification                                On-Premise & Off-Premise  
License No. 5A-0110606  
**Valid through April 2025**
  
- DePaul University                                     School of Public Service  
Master of Non-Profit Management  
***Graduated June 2015***
  
- DePaul University                                     Bachelor of Arts in  
Human Services  
***Graduated June 2012***
  
- Licensed Hair Braider                                License No. 258.000774  
Active since October 2016
  
- Malcolm X College                                    Associate of the Arts  
***Graduated May 2009***
  
- University of Illinois at Chicago                Maternal and Child Health Management Academy  
***Fellowship completed December 2007***

## ADDITIONAL SKILLS

- Proficient in Microsoft Office 365 [special expertise in SharePoint, Teams and PowerPoint]
- Community based participatory research
- Public Speaking
- Master trainer and experienced curriculum developer
- Project management
- Working memory and Metacognition

*References are available upon request*

## Joanne Mendoza

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**From:** Gregory Sarlo  
**Sent:** Tuesday, May 3, 2022 3:35 PM  
**To:** Joanne Mendoza  
**Subject:** Fwd: Request to Continue to serve on Library Board  
**Attachments:** blob.jpg

----- Forwarded message -----

**From:** Dr. Gregory Sarlo  
**Date:** Mon, May 2, 2022 at 4:22 PM  
**Subject:** Request to Continue to serve on Library Board  
**To:** Andrew Goczkowski

I am writing you to express my interest in remaining on the library board for the city of Des Plaines.

This opportunity to serve the community and the library in this manner has been so rewarding and I am delighted to help in any way I can the city. Please accept my request to remain on the board.

If there is anything else you need from me please feel free to contact me.

Thank you for the opportunity and consideration.

Dr. Sarlo

Dr. Gregory Sarlo  
Clinical Director  
Psychological Consultations/IPAPIC  
DIV 44 Fundraising Co-Chair  
IPA Treasurer/ Fellow  
Psychology Staff  
Ethics Committee Co Chair  
Advocate Lutheran General Hospital

On May 2, 2022, at 3:15 PM, Andrew Goczkowski

wrote:

## Joanne Mendoza

---

**From:** Andrew Goczkowski  
**Sent:** Monday, June 12, 2023 11:53 AM  
**To:** Joanne Mendoza; Mike Bartholomew  
**Subject:** Fwd: Reappointment

Good to add to agenda

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---

**From:** Michelle Shimon  
**Sent:** Monday, May 9, 2022 12:37 PM  
**To:** Andrew Goczkowski  
**Cc:** Joanne Mendoza  
**Subject:** Reappointment

Good afternoon, Mayor Goczkowski,

I am seeking reappointment to the Des Plaines Library Board for another three years on June 30th, 2022. Please let me know if there is any additional information you need from me.

Thank you,  
Michelle Shimon-Hutchison



## OFFICE OF CITY ATTORNEY

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5300  
desplaines.org

## MEMORANDUM

**Date:** January 5, 2023  
**To:** Mayor Goczkowski and Aldermen of the City Council  
**From:** Peter M. Friedman, General Counsel  
**Subject:** Authorization to Acquire of 1504 Miner Street, Des Plaines, Illinois through Condemnation

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**Issue:** Whether to authorize the acquisition of 1504 Miner Street, Des Plaines, Illinois by the City through condemnation.

**Analysis:** The City Council has provided direction to City Staff and the General Counsel to move forward with the acquisition of the Property located at 1504 Miner Street (“Property”). Since that direction was given, the City has been attempting to engage the owner of the Subject Property in negotiations with the goal of reaching a mutual agreement on a price at which the owner would be willing to sell the Subject Property to the City and at which the City would be willing to purchase the Property from the owner.

The City intends to make a best and final offer in an effort to acquire the Subject Property at a fair price in a voluntary transaction. The attached ordinance authorizes the acquisition of the Property through eminent domain proceedings if that offer is rejected.

**Recommendation:** Consider adoption of an ordinance authorizing the acquisition of 1504 Miner Street, Des Plaines, Illinois through condemnation.

**Attachments:**  
Ordinance M-3-23  
Exhibit A



CITY OF DES PLAINES

ORDINANCE M - 3 - 23

**AN ORDINANCE AUTHORIZING THE ACQUISITION THROUGH CONDEMNATION OF FEE SIMPLE TITLE TO THE PROPERTY LOCATED AT 1504 MINER STREET.**

**WHEREAS**, the City of Des Plaines (“*City*”) is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

**WHEREAS**, the real property commonly known as 1504 Miner Street (“*Subject Property*”) is legally described in *Exhibit A* attached to, and by this reference, made a part of this Ordinance; and

**WHEREAS**, the City desires to acquire the Subject Property and use the Subject Property for proper public purposes; and

**WHEREAS**, the City has been attempting to engage the owner of the Subject Property (“*Owner*”) in good faith negotiations with the goal of reaching a mutual agreement on a price at which the Owner would be willing to sell the Subject Property to the City and at which the City would be willing to purchase the Subject Property from the Owner (“*Fair Price*”); and

**WHEREAS**, as part of its good faith negotiations, the City presented to the Owner with an offer to purchase the Subject Property (“*City’s Offer*”); and

**WHEREAS**, the Owner has either provided no response or no reasonable response to the City’s Offers; and

**WHEREAS**, the City intends to make a best and final offer based upon an independent appraisal prepared and submitted by a Member of the Appraisal Institute in an effort to acquire the Subject Property at a Fair Price in a voluntary transaction (“*City’s Final Offer*”), and if the City’s Final Offer is rejected, then the City is adopting this Ordinance to authorize the initiation of eminent domain proceedings; and

**WHEREAS**, the City Council specifically finds that it is necessary, advisable, and in the best interests of the City to acquire the Subject Property in the manner, and pursuant to the powers and authority, set forth in this Ordinance and in the Illinois Compiled Statutes, including specifically, but without limitation, the provisions of Section 5/11-61-1 *et seq.* of the Illinois Municipal Code, Section 5/11-74.4-4(c) of the Illinois Municipal Code, and the Illinois Eminent Domain Act, 735 ILCS 30/1-1-1 *et seq.*;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the City Council.

**SECTION 2: ACQUISITION NECESSARY, CONVENIENT, AND DESIRABLE.** The City Council finds that it is necessary, convenient, and desirable for the City to acquire the Subject Property in furtherance of the purposes set forth in the recitals of this Ordinance and as may otherwise be authorized by law. The City Council finds that the location of the Subject Property is proper and appropriate for such purposes and that the Subject Property is properly and lawfully subject to condemnation by the City.

**SECTION 3: AUTHORIZATION FOR ACQUISITION.** If the Owner and the City Manager and City's General Counsel are unable to agree on the amount of compensation to be paid by the City to the Owner for the purchase of its respective portion of the Subject Property, and if the Owner fails or refuses to accept the City's Final Offer, then the City Council, in furtherance of the findings and public purposes set forth in this Ordinance and in accordance with the authority conferred by the Illinois Compiled Statutes including specifically, but without limitation, the provisions of Section 5/11-61-1 *et seq.* of the Illinois Municipal Code, Section 5/11-74.4-4(c) of the Illinois Municipal Code, and the Illinois Eminent Domain Act, 735 ILCS 30/1-1-1 *et seq.*, authorizes and directs the City's General Counsel to file and prosecute to completion eminent domain or other legal proceedings to acquire fee simple title to the Subject Property.

**SECTION 4: EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**[SIGNATURE PAGE FOLLOWS]**

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

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**MAYOR**

**ATTEST:**

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**CITY CLERK**

Published in pamphlet form this  
\_\_\_\_\_ day of \_\_\_\_\_, 2023.

Approved as to form:

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**CITY CLERK**

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**Peter M. Friedman, General Counsel**

**EXHIBIT A**

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

LOT 62, (EXCEPT THE SOUTHEASTERLY 32.1 FEET MEASURED ALONG THE NORTHEASTERLY LINE OF MINER STREET), AND PART OF LOT 63, (EXCEPT THE NORTHERLY 8 FEET OF THE SAID LOTS TAKEN FOR ALLEY), WHICH LIES SOUTHEASTERLY OF A LINE, DRAWN FROM A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 63, WHICH IS 20.21 FEET NORTHWESTERLY FROM THE SOUTHWESTERLY CORNER, TO A POINT IN THE SOUTHWESTERLY LINE OF THE ALLEY, WHICH IS 20.3 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY LINE OF THE SAID LOT, (MEASURED ALONG THE WESTERLY LINE OF THE SAID ALLEY), IN THE ORIGINAL TOWN OF RAND, IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 09-17-415-025-0000

Commonly known as 1504 Miner Street, Des Plaines, Illinois



FINANCE DEPARTMENT

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5300  
desplaines.org

MEMORANDUM

Date: June 7, 2023  
To: Michael G. Bartholomew, City Manager  
From: Agata Kogut, Financial Analyst AK  
Cc: Dorothy Wisniewski, Assistant City Manager/Director of Finance  
Subject: Resolution R-118-23, June 19, 2023, Warrant Register

**Recommendation:** I recommend that the City Council approve the June 19, 2023, Warrant Register Resolution R-118-23.

Warrant Register.....\$6,727,307.44

**Estimated General Fund Balance**  
  
Balance as of 04/30/2023: \$29,034,066  
  
*Please use caution when evaluating this number as revenues fluctuate dramatically from month to month due to delays in receiving sales tax revenue from the State and 1<sup>st</sup> & 2<sup>nd</sup> installments of property tax revenue.*

**CITY OF DES PLAINES**

**RESOLUTION**

**R-118-23**

**Be it resolved by the City Council of the City of Des Plaines that the following bills are due and payable and that the Mayor and City Clerk be and are hereby authorized to make payment for same.**

**June 19, 2023**

# City of Des Plaines

## Warrant Register 06/19/2023

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
<b>Fund: 100 - General Fund</b>						
<b>Elected Office</b>						
<b>Division: 110 - Legislative</b>						
1	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	384.44
2	7320	Equipment < \$5,000	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	1,094.91
<b>Total 110 - Legislative</b>					<b>1,479.35</b>	
<b>Division: 120 - City Clerk</b>						
3	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	42.16
4	6300	R&M Software	8843 Granicus LLC	166268	FOIA Public Records Software June 1, 2023 - May 31, 2024	6,858.70
5	7000	Office Supplies	1644 Warehouse Direct Inc	5481699-1	Six 3-Ring Binders	61.22
6	7500	Postage & Parcel	1041 Federal Express	8-140-97443	Shipping Charge to Elrod Friedman 05/19/2023	14.89
<b>Total 120 - City Clerk</b>					<b>6,976.97</b>	
<b>Total 10 - Elected Office</b>					<b>8,456.32</b>	
<b>City Administration</b>						
<b>Division: 210 - City Manager</b>						
7	6009	Legal Fees - Admin Hearings/Prosecutions	1073 Bartel, Raymond	23-10	Legal Fees - Administrative Hearings & Traffic Court May 2023	1,940.00
8	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	42.16
<b>Total 210 - City Manager</b>					<b>1,982.16</b>	
<b>Division: 230 - Information Technology</b>						
9	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	338.85
10	6300	R&M Software	5068 IT Savvy LLC	01426253	Cisco DUO MFA Renewal 4/22/23 - 4/21/24	6,270.00
11	6305	R&M Equipment	1026 CDW LLC	JB37671	Beyond Trust Server License Renewal 5-1-23 to 4-30-24	26,468.00
12	7320	Equipment < \$5,000	1035 Dell Marketing LP	10673375620	Hard Drive for Video Insight 01	666.31
<b>Total 230 - Information Technology</b>					<b>33,743.16</b>	
<b>Division: 240 - Media Services</b>						
13	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	246.81
14	6108	Public Relations & Communications	1050 Journal & Topics Newspapers	190089	Full Page Ad in Journal & Topics Special Section 4/26/23	2,162.50
15	6108	Public Relations & Communications	1050 Journal & Topics Newspapers	190131	Half Page Ad for Community Garage Sale in 5/3/23	400.00
16	7000	Office Supplies	1644 Warehouse Direct Inc	5496307-0	1 Box of 8.5x11 Copy Paper	53.53
<b>Total 240 - Media Services</b>					<b>2,862.84</b>	
<b>Division: 250 - Human Resources</b>						
17	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	95.85

# City of Des Plaines

## Warrant Register 06/19/2023

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
18	6100	Publication of Notices	1485 ILCMA - IL City/County Management Assoc	4487	Job Posting - Community Service Officer 5/18/2023-6/1/2023	50.00
19	6100	Publication of Notices	1485 ILCMA - IL City/County Management Assoc	4494	Job Posting - Senior Clerk 5/23/2023-6/14/2023	50.00
<b>Total 250 - Human Resources</b>					<b>195.85</b>	

<b>Total 20 - City Administration</b>	<b>38,784.01</b>
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<b>Department: 30 - Finance</b>						
20	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	143.91
21	7320	Equipment < \$5,000	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	611.19
<b>Total 30 - Finance</b>					<b>755.10</b>	

<b>Community Development</b>						
<b>Division: 410 - Building &amp; Code Enforcement</b>						
22	6000	Professional Services	3337 HR Green Inc	162894	Building Inspection & Plan Review Services April 2023	14,898.47
23	6000	Professional Services	5764 GovTempUSA LLC	4182531	Permit Tech Assistance-Clerical Period Ending 5/7/23 & 5/14/2023	2,830.46
24	6000	Professional Services	5764 GovTempUSA LLC	4182532	Building Official Assistance Week Ending 5/7/23 & 5/14/2023	5,171.25
25	6000	Professional Services	6315 B&F Construction Code Services Inc	61685	B&F Prof Service Agreement for Campground Inspection 05/17/2023	10,750.00
26	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	595.50
27	7000	Office Supplies	1644 Warehouse Direct Inc	5497674-0	Tape, Lined Notepads, Cert. Seal, Paper Plates	44.67
28	7000	Office Supplies	1644 Warehouse Direct Inc	5499961-0	Batteries, Highlighters	7.40
29	7200	Other Supplies	1644 Warehouse Direct Inc	5497674-0	Tape, Lined Notepads, Cert. Seal, Paper Plates	18.20
30	7200	Other Supplies	1644 Warehouse Direct Inc	5499961-0	Batteries, Highlighters	35.88
31	7320	Equipment < \$5,000	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	413.71
<b>Total 410 - Building &amp; Code Enforcement</b>					<b>34,765.54</b>	

<b>Division: 420 - Planning &amp; Zoning</b>						
32	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	42.16
<b>Total 420 - Planning &amp; Zoning</b>					<b>42.16</b>	

<b>Division: 430 - Economic Development</b>						
33	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	42.16
34	6601	Incentive - Business Assistance	8865 Five Ten Properties LLC - River Bend	BAP 5/26/2023 -1	Business Assistance Awning Grant-Five Ten Prop - 1982 S River Rd 05/26/2023	1,875.00
35	6601	Incentive - Business Assistance	8865 Five Ten Properties LLC - River Bend	BAP 5/26/2023 -2	Business Assistance Awning Grant-Five Ten Prop - 1992 S River Rd 05/26/2023	3,825.00



# City of Des Plaines

## Warrant Register 06/19/2023

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
36	7000	Office Supplies	1644 Warehouse Direct Inc	5497674-1	5 Packs of Certificate Paper	36.70
<b>Total 430 - Economic Development</b>					<b>5,778.86</b>	

<b>Total 40 - Community Development</b>					<b>40,586.56</b>
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Public Works & Engineering						
<b>Division: 100 - Administration</b>						
37	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	91.34
38	6040	Waste Hauling & Debris Removal	6988 Lighting Resources LLC	53-16956	Light Bulb Recycling - 05/23/2023	1,675.20
<b>Total 100 - Administration</b>					<b>1,766.54</b>	

<b>Division: 510 - Engineering</b>						
39	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	365.99
<b>Total 510 - Engineering</b>					<b>365.99</b>	

<b>Division: 520 - Geographic Information Systems</b>						
40	6195	Miscellaneous Contractual Services	1107 Ayres Associates	207416	R-36-23 Task Order No. 2 - Aerial Photography 04/02-05/06/2023	10,000.00
<b>Total 520 - Geographic Information Systems</b>					<b>10,000.00</b>	

<b>Division: 530 - Street Maintenance</b>						
41	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	315.55
42	6135	Rentals	7742 Buttrey Rental Services	323607	Stump Grinder Rental - Tree Planting - 04/10-04/18/2023	2,319.43
43	6170	Tree Maintenance	6555 Landscape Concepts Management Inc	29110	Parkway Tree Removals - 10/24/2022	18,889.67
44	6195	Miscellaneous Contractual Services	7409 Aquamist Plumbing & Lawn Sprinkling Co Inc	123351	Irrigation System Start Up - Northwest Hwy/Hanbury - 04/17/2023	200.00
45	6195	Miscellaneous Contractual Services	1086 Arrow Road Construction Company	2023-CIP-MFT-P1	R-88-23 CIP MFT 23-00228-00-RS - Street Imp. 5/18-5/30/23	157,500.00
46	6195	Miscellaneous Contractual Services	7050 DGO Premium Services Company	230526	Power Wash - Dempster Bridge - 05/26/2023	1,000.00
47	6195	Miscellaneous Contractual Services	7050 DGO Premium Services Company	230527	Power Wash - River Bridge - 05/27/2023	1,400.00
48	6195	Miscellaneous Contractual Services	7706 Lakeshore Recycling Systems LLC	PS532952	Street Sweeping - Central Rd Bike Lanes - 05/05/2023, R-188-21	309.00
49	6325	R&M Street Lights	1044 H&H Electric Co	41273	Replace Photocell - PW - 03/21/2023, R-29-22	258.81
50	6325	R&M Street Lights	1044 H&H Electric Co	41274	Streetlight Cable Repair - 480 Lee - 03/24/2023, R-29-22	455.06
51	6325	R&M Street Lights	1044 H&H Electric Co	41500	Streetlight Repairs - Various Locations - 04/20/2023, R-29-22	1,361.04
52	7020	Supplies - Safety	4093 White Cap LP	50022142028	3 Hard Hats	65.97
53	7030	Supplies - Tools & Hardware	8244 Des Plaines Ace Hardware	4014	Utility Knife - Tree Planting	8.99
54	7030	Supplies - Tools & Hardware	1047 Home Depot Credit Svcs	7026628	11 Drill Bits	161.67
55	7050	Supplies - Streetscape	1057 Menard Incorporated	15900	2.0 Cu Yds Mulch - Jefferson Pots	4.42

# City of Des Plaines

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Line #	Account	Vendor	Invoice	Invoice Description	Amount	
56	7050	Supplies - Streetscape	8855 Mulch Center, The	349620	12 Cu Yds Mulch - Tree Planting - 05/18/2023	276.00
57	7050	Supplies - Streetscape	8855 Mulch Center, The	353714	12 Cu Yds Mulch for Tree Planting	276.00
58	7050	Supplies - Streetscape	1347 Lurvey Landscape Supply	S1-10091357-01	Brick Pavers - Downtown Sidewalk - 04/10/2023	1,830.60
59	7050	Supplies - Streetscape	1347 Lurvey Landscape Supply	T1-10472301	11.00 Cu Yds Top Soil - 04/12/2023	352.00
60	7050	Supplies - Streetscape	1347 Lurvey Landscape Supply	T1-10472668	3.0 Cu Yds Top Soil - 04/13/2023	96.00
61	7055	Supplies - Street R&M	7691 Builders Asphalt LLC	113343	2.00 Tons Asphalt - Potholes - 04/14/2023	132.00
62	7055	Supplies - Street R&M	1732 Traffic Control & Protection Inc	114252	Sign Banding Materials	1,309.30
63	7055	Supplies - Street R&M	7691 Builders Asphalt LLC	115746	7.06 Tons Asphalt - Restorations - 05/16/2023	465.96
64	7055	Supplies - Street R&M	7691 Builders Asphalt LLC	115885	13.75 Tons Asphalt - Restorations - 05/17/2023	907.50
65	7055	Supplies - Street R&M	7691 Builders Asphalt LLC	116029	1.49 Tons Asphalt - Potholes - 05/19/2023	98.34
66	7055	Supplies - Street R&M	7691 Builders Asphalt LLC	116352	1.53 Tons Asphalt - Potholes - 05/22/2023	100.98
67	7055	Supplies - Street R&M	7691 Builders Asphalt LLC	116475	1.53 Tons Asphalt - Potholes - 05/23/2023	100.98
68	7055	Supplies - Street R&M	7691 Builders Asphalt LLC	116695	0.52 Tons Asphalt - Potholes - 05/25/2023	34.32
69	7055	Supplies - Street R&M	8547 Healy Asphalt Company LLC	34994	1.72 Tons Asphalt - 02/15/2023	266.60
70	7055	Supplies - Street R&M	8547 Healy Asphalt Company LLC	35118	5.02 Tons Asphalt - 03/17/2023	778.10
71	7055	Supplies - Street R&M	8547 Healy Asphalt Company LLC	35139	2.51 Tons Asphalt - 03/22/2023	389.05
72	7200	Other Supplies	1057 Menard Incorporated	15871A	Velcro, Tape, Batteries - CED	72.09
<b>Total 530 - Street Maintenance</b>					<b>191,735.43</b>	

Division: 535 - Facilities & Grounds Maintenance						
73	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	188.22
74	6145	Custodial Services	8073 Crystal Maintenance Services Corporation	31024	Custodial Services - 7 Buildings - June 2023, R-156-22	8,240.00
75	6195	Miscellaneous Contractual Services	1029 Cintas Corporation	4155728911	Mat Service - Metra Train Station - 05/17/2023	38.28
76	6195	Miscellaneous Contractual Services	1029 Cintas Corporation	4155729015	Mat Service - Police Station - 05/17/2023	138.77
77	6195	Miscellaneous Contractual Services	1029 Cintas Corporation	4156420217	Mat Service - Metra Train Station - 05/24/2023	38.28
78	6195	Miscellaneous Contractual Services	6420 International Exterminator Company Inc	50423	Pest Control - Food Pantry - 04/12/2023	118.00
79	6315	R&M Buildings & Structures	1237 Pro-Line Door Systems Inc	95354	Emergency Overhead Door Repair - FS #61 - 05/09/2023	7,003.20

# City of Des Plaines

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Line #	Account	Vendor	Invoice	Invoice Description	Amount
80	6315	R&M Buildings & Structures	1237 Pro-Line Door Systems Inc	95363 Overhead Door Repair - PW - 05/10/2023	878.60
81	6315	R&M Buildings & Structures	8772 Helm Service	CHI190612 Remove & Replace 2 -2-Ton RTU Units - FS #63 - 04/16/2023	22,209.00
82	6315	R&M Buildings & Structures	8772 Helm Service	CHI190996 HVAC Repair - Metra Station - 05/12/2023, R-228-22	2,199.30
83	6315	R&M Buildings & Structures	8772 Helm Service	CHI190997 HVAC Investigation/Repair - Theater - 05/13/2023, R-228-22	1,005.00
84	6315	R&M Buildings & Structures	2350 Anderson Elevator Co	INV-72642-H6W8 Elevator Repair - Police Station - 03/23/2023	2,428.00
85	6315	R&M Buildings & Structures	8049 Cross Points Sales Inc	S 994828 Fire Suppression Inspection - 1476 Miner - 03/28/2023	300.00
86	7020	Supplies - Safety	1047 Home Depot Credit Svcs	0073972 Gloves & Screw Nut Driver	21.87
87	7020	Supplies - Safety	1057 Menard Incorporated	16752 Flashlight, Holder, 4 Respirators - Leela Building	192.36
88	7025	Supplies - Custodial	1029 Cintas Corporation	4155729062 Cleaners, Paper Towels, Soap, Mat, & Scrubs - PW	187.37
89	7025	Supplies - Custodial	1029 Cintas Corporation	4156420262 Cleaners, Paper Towels, Soap, Mat, & Scrubs - PW	163.33
90	7030	Supplies - Tools & Hardware	1047 Home Depot Credit Svcs	0073972 Gloves & Screw Nut Driver	10.97
91	7045	Supplies - Building R&M	1057 Menard Incorporated	16750 Toggle & Bulbs - Fire Station #63	30.17
92	7045	Supplies - Building R&M	1057 Menard Incorporated	16763 Doorbell - Fire Station #61	29.98
93	7045	Supplies - Building R&M	1057 Menard Incorporated	16764 Doorbell Kit - Fire Station #61	24.99
94	7045	Supplies - Building R&M	1057 Menard Incorporated	17042 Tube, Couples, Washers, Nuts, Adapter - City Hall	29.58
95	7045	Supplies - Building R&M	1057 Menard Incorporated	17182 Door Closer & Board - Fire Station #62	22.72
96	7045	Supplies - Building R&M	1057 Menard Incorporated	17247 Ant Baits & Glue Traps - City Hall	9.97
97	7140	Electricity	1033 ComEd	0169072100-05/23 Electricity Service 04/05-05/04/2023	78.56
98	7140	Electricity	1033 ComEd	0459113083-05/23 Electricity Service 04/13-05/12/2023	4,447.41
99	7140	Electricity	1033 ComEd	0801154263-05/23 Electricity Service 04/05-05/04/2023	47.09
100	7140	Electricity	1033 ComEd	2685017085-05/23 Electricity Service 04/05-05/04/2023	87.51
101	7140	Electricity	1033 ComEd	4974385007-05/23 Electricity Service 04/10-05/09/2023	25.26
102	7140	Electricity	1033 ComEd	4974507003-05/23 Electricity Service 04/05-05/04/2023	557.95
103	7140	Electricity	1033 ComEd	5310485089-05/23 Electricity Service 04/05-05/04/2023	62.86
104	7140	Electricity	1033 ComEd	5310487056-05/23 Electricity Service 04/05-05/04/2023	539.67
105	7140	Electricity	1033 ComEd	5310488160-05/23 Electricity Service 04/05-05/04/2023	23.45
106	7140	Electricity	1033 ComEd	5310489194-05/23 Electricity Service 04/05-05/04/2023	23.45
107	7140	Electricity	1033 ComEd	5310490044-05/23 Electricity Service 04/05-05/04/2023	103.02
108	7140	Electricity	1033 ComEd	5310491292 Electricity Service 04/05-05/04/2023	23.45

# City of Des Plaines

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Line #	Account	Vendor	Invoice	Invoice Description	Amount	
109	7140	Electricity	1033 ComEd	5310492075-05/23	Electricity Service 04/05-05/04/2023	23.45
110	7140	Electricity	1033 ComEd	5310494104-05/23	Electricity Service 04/05-05/04/2023	23.45
111	7140	Electricity	1033 ComEd	5310495085-05/23	Electricity Service 04/05-05/04/2023	92.24
112	7140	Electricity	1033 ComEd	5310649010-05/23	Electricity Service 04/05-05/04/2023	40.05
113	7140	Electricity	1033 ComEd	5310666020-05/23	Electricity Service 04/05-05/04/2023	1,004.04
114	7145	Water/Sewer	1031 Des Plaines, City of	71110082-305/23	Utility Service - 1460 Miner - 03/31-04/30/2023	165.22
115	7200	Other Supplies	1057 Menard Incorporated	16833A	8 Cases Bottled Water - City Hall	22.32
116	7320	Equipment < \$5,000	1047 Home Depot Credit Svcs	8971031	Scaffold	751.55
117	7320	Equipment < \$5,000	1047 Home Depot Credit Svcs	8971033	Scaffold	298.00
118	8010	Furniture & Fixtures	4177 Uline Inc	163674177	Office Chair	388.59
<b>Total 535 - Facilities &amp; Grounds Maintenance</b>					<b>54,336.55</b>	

### Division: 540 - Vehicle Maintenance

119	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	179.53
120	6040	Waste Hauling & Debris Removal	2214 Liberty Tire Recycling	2507624	50 Tires Recycled - 05/20/2023	266.23
121	6135	Rentals	1029 Cintas Corporation	4151616131	Mechanic's Uniform Rental - 04/05/2023	231.68
122	6135	Rentals	1029 Cintas Corporation	4155807518	Mechanic's Uniform Rental - 05/17/2023	231.68
123	6135	Rentals	1029 Cintas Corporation	4156491377	Mechanic's Uniform Rental - 05/24/2023	231.68
124	6195	Miscellaneous Contractual Services	8481 Linde Gas & Equipment Inc	36058192	Cylinder Rental - 04/20-05/20/2023	1,002.15
125	6305	R&M Equipment	1071 Pomp's Tire Service Inc	280148733	Tire on Rim Replacement - PW 5022 - 05/15/2023	230.94
126	6305	R&M Equipment	2168 Petroleum Technologies Equipment, Inc	32445	Fuel Island Repair - PW 5PW3 - 02/24/2023	4,531.65
127	6305	R&M Equipment	2168 Petroleum Technologies Equipment, Inc	32837	Fuel Island Repair - PW 5PW3 - 04/28/2023	545.80
128	6310	R&M Vehicles	8811 WashU Speedy Shine LLC	138	Car Washes 04/01-04/30/2023 - Public Works	49.00
129	6310	R&M Vehicles	1643 Golf Mill Ford	884463	Exhaust Flex Pipe Replaced - Fire 6096 - 05/17/2023	269.13
130	7020	Supplies - Safety	5193 Fast MRO Supplies Inc	7241	Brake Clean, Batteries, & Safety Glasses - PW Stock	125.77
131	7030	Supplies - Tools & Hardware	1047 Home Depot Credit Svcs	2075613	Grease Gun	229.00
132	7035	Supplies - Equipment R&M	1018 Anderson Lock Company LTD	1120775	Padlocks - PW 5PW4	98.20
133	7035	Supplies - Equipment R&M	4640 Albany Steel & Brass Corporation	141985	4 V-Belts - PW 5107	70.28
134	7035	Supplies - Equipment R&M	3518 O'Reilly Auto Parts	2479-149075	2 Filters - PW Stock	21.24

# City of Des Plaines

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Line #	Account	Vendor	Invoice	Invoice Description	Amount	
135	7035	Supplies - Equipment R&M	8454 NAPA Auto Parts	861681	Synthetic Oil - PW 5PW4	193.04
136	7035	Supplies - Equipment R&M	8454 NAPA Auto Parts	862078	2 V-Belts - PW 5107	26.30
137	7035	Supplies - Equipment R&M	1575 Pirtek O'Hare	OH-T00024242	Pressure Washer Fittings - PW 5PW1	92.05
138	7035	Supplies - Equipment R&M	1520 Russo Power Equipment	SPI20237807	Carburetor & Control Assembly - PW 5107	93.98
139	7040	Supplies - Vehicle R&M	1078 Acme Truck Brake & Supply Co	01_333533	Lights & Clamps - Fire Stock	428.30
140	7040	Supplies - Vehicle R&M	1673 Chicago Parts & Sound LLC	1-0356586	Fan Motor Assembly - Police 6091	200.77
141	7040	Supplies - Vehicle R&M	1673 Chicago Parts & Sound LLC	1-0357345	A/C Line - PW 2028	90.73
142	7040	Supplies - Vehicle R&M	3518 O'Reilly Auto Parts	2479-154576	Cabin Filter - Police 6091	9.41
143	7040	Supplies - Vehicle R&M	3518 O'Reilly Auto Parts	2479-155764	Mirror - Police 6006	68.99
144	7040	Supplies - Vehicle R&M	1071 Pomp's Tire Service Inc	280149037	12 Police Tires - Police Stock	1,999.52
145	7040	Supplies - Vehicle R&M	8244 Des Plaines Ace Hardware	3943	2 Counter Sunk Plugs - PW Stock	4.30
146	7040	Supplies - Vehicle R&M	8244 Des Plaines Ace Hardware	3986	Lock Tight Blue Sharks - PW 5130	1.25
147	7040	Supplies - Vehicle R&M	8244 Des Plaines Ace Hardware	3990	12 Fasteners - PW 5130	4.80
148	7040	Supplies - Vehicle R&M	6224 Bumper to Bumper	408-1331395	Control Arm, Brake Kit, Rotor, Gasket - PW 2026	274.17
149	7040	Supplies - Vehicle R&M	1071 Pomp's Tire Service Inc	411032943	14 Police Tires - Police Stock	2,117.08
150	7040	Supplies - Vehicle R&M	1671 Terminal Supply Company	45366-00	Adhesives, Thread Locker, Silicone, Cable Ties - PW Stock	387.33
151	7040	Supplies - Vehicle R&M	1643 Golf Mill Ford	549415P	Fuel Pipe - Fire 6518 & Police Stock	413.32
152	7040	Supplies - Vehicle R&M	1643 Golf Mill Ford	551902P	Thermostat & Seal - Police 6091	15.97
153	7040	Supplies - Vehicle R&M	1643 Golf Mill Ford	551920P	Tank Assembly - Police 6091	108.72
154	7040	Supplies - Vehicle R&M	5193 Fast MRO Supplies Inc	7241	Brake Clean, Batteries, & Safety Glasses - PW Stock	455.00
155	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	856344	Filters - Police 6028	69.78
156	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	856395	Battery, Core, Filters - Police 6028	310.64
157	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	858065	2 U-Bolts - Fire 7403	8.10
158	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	858485	Oil Pressure Switch - PW 5095	17.73
159	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	858685	3 Air Filters - PW Stock	39.99
160	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861334	3 Batteries & 3 Cores - PW Stock	429.36
161	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861377	Transmission Filters & Brake Pads - Fire 7503	130.35
162	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861418	Returned Core - PW Stock	(81.00)

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Line #	Account	Vendor	Invoice	Invoice Description	Amount	
163	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861419	Core Deposits Returned - PW Stock	(54.00)
164	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861447	Fuel Module - PW 5076	76.42
165	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861448	A/C Compressor - Police 6084	363.11
166	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861452	Brake Rotors & Calipers - Fire 7503	568.48
167	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861475	Belts, Tensioners, & Filters - Police Stock	203.36
168	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861485	Returned Filter Kit - PW Stock	(27.56)
169	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861786	Warranty Return - PW 5076	(76.42)
170	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861891	Oil Filter, Brake Pads, & Rotors - PW Stock	155.33
171	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861920	Core Deposits Returned - Fire 7503	(132.00)
172	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	862025	30 Lbs Refrigerant	289.00
173	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	862257	Brake Kits - Police 6073 & Stock	577.42
174	7040	Supplies - Vehicle R&M	1643 Golf Mill Ford	CM550636P	Returned Core - Fire 6504	(250.00)
175	7040	Supplies - Vehicle R&M	1643 Golf Mill Ford	CM551006P	Returned Core - Police 6504	(30.00)
176	7040	Supplies - Vehicle R&M	6598 Cummins Inc	F2-49671	Harness & 2 Air Tubes - Fire 7703	487.37
177	7040	Supplies - Vehicle R&M	8104 MacQueen Emergency Group	P22156	Steering Gear - Fire 7801 - 05/04/2023	2,958.74
178	7040	Supplies - Vehicle R&M	5035 Northwest Trucks Inc	X101115816:01	Pressure Sensor, Blower Motor, & Harness - Fire 7703	538.46
179	7040	Supplies - Vehicle R&M	5035 Northwest Trucks Inc	X101116464:01	Part Return - Fire 7703	(20.99)
180	7040	Supplies - Vehicle R&M	5035 Northwest Trucks Inc	X101116469:01	Parts Return - Fire 7703	(200.70)
181	7120	Gasoline	8331 Avalon Petroleum Company Inc	469258	5,200 Gals Unleaded Gasoline - 05/23/2023, R-162-22	13,417.00
182	7130	Diesel	8331 Avalon Petroleum Company Inc	028216	1,800 Gals Diesel Fuel - 05/23/2023, R-162-22	4,567.43
183	7320	Equipment < \$5,000	1536 Snap On Industrial	ARV/57402785	3 Dryer Filters - PW Equipment	184.50
<b>Total 540 - Vehicle Maintenance</b>						<b>39,818.89</b>

<b>Total 50 - Public Works &amp; Engineering</b>	<b>298,023.40</b>
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Police Department						
Division: 100 - Administration						
184	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	178.64
185	7320	Equipment < \$5,000	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	413.71
<b>Total 100 - Administration</b>					<b>592.35</b>	

Division: 610 - Uniformed Patrol						
186	5325	Training	1129 DuPage, College of	15052	Red Dot Pistol & NIMS Officer Classes 3/16 & 3/20/2023 (2 Ofc)	300.00

# City of Des Plaines

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Line #	Account	Vendor	Invoice	Invoice Description	Amount
187	5325	Training	1261 Northeast Multiregional Training	326287 Gang Combat Dynamics 5/11-5/12/2023 (2 Ofc)	250.00
188	6015	Communication Services	1552 Verizon Wireless	9934834643 Communication Service 04/14- 05/13/2023	2,327.88
189	7200	Other Supplies	2508 Doje's Forensic Supplies	23662 Print Powder, Photo Scales, Print Cards and Pads	124.54
190	7320	Equipment < \$5,000	1552 Verizon Wireless	9934834643 Communication Service 04/14- 05/13/2023	804.92
<b>Total 610 - Uniformed Patrol</b>					<b>3,807.34</b>

Division: 620 - Criminal Investigation					
191	6015	Communication Services	1552 Verizon Wireless	9934834643 Communication Service 04/14- 05/13/2023	1,009.54
<b>Total 620 - Criminal Investigation</b>					<b>1,009.54</b>

Division: 630 - Support Services					
192	5325	Training	1265 NIPAS Northern Illinois Police Alarm Sys	15014 Annual NIPAS Training Meeting 5/17/2023 (4 Attendees)	140.00
193	5325	Training	1129 DuPage, College of	15052 Red Dot Pistol & NIMS Officer Classes 3/16 & 3/20/2023 (2 Ofc)	149.00
194	5325	Training	7214 FBI-LEEDA Inc	200086085 Executive Leadership Institute 6/12- 6/16/2023 (1 Cmdr)	795.00
195	6015	Communication Services	8484 PTS Communications Inc	2106060 3 Public Pay Phones Monthly Fee 6/1- 6/30/2023	228.00
196	6015	Communication Services	1552 Verizon Wireless	9934834643 Communication Service 04/14- 05/13/2023	441.60
197	6110	Printing Services	1142 Copysset Printing Company	62059 300 C & P Ticket Books 03/22/2023	2,499.00
198	6305	R&M Equipment	3014 Motorola Solutions Inc	8230410607 Motorola Service Agreement 05/01/2023- 04/30/2026	7,322.40
199	6345	R&M Police Range	5635 Weber Group Management Inc	WG23-301 Lead Inspection Police Range 05/17/2023	1,120.00
200	7015	Supplies - Police Range	8810 Aardvark	PIN16199 40 mm Chemical Munitions	6,712.50
201	7200	Other Supplies	1275 Orion Safety Products	00314264 20 Road Flares	1,665.27
202	7320	Equipment < \$5,000	1552 Verizon Wireless	9934834643 Communication Service 04/14- 05/13/2023	413.71
<b>Total 630 - Support Services</b>					<b>21,486.48</b>

<b>Total 60 - Police Department</b>					<b>26,895.71</b>
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Fire Department					
Division: 100 - Administration					
203	5310	Membership Dues	1751 MABAS Mutual Aid Box Alarm System Division 1	1013 2023 Annual Dues - Fire Dept.	3,835.00
204	6015	Communication Services	1552 Verizon Wireless	9934834643 Communication Service 04/14- 05/13/2023	344.98
<b>Total 100 - Administration</b>					<b>4,179.98</b>

Division: 710 - Emergency Services					
205	6015	Communication Services	1552 Verizon Wireless	9934834643 Communication Service 04/14- 05/13/2023	1,004.09
206	6015	Communication Services	1552 Verizon Wireless	9934834643 Communication Service 04/14- 05/13/2023	799.50

# City of Des Plaines

## Warrant Register 06/19/2023

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
207	6035	Dispatch Services	5067 Regional Emergency Dispatch Center	STARCOM-16	R-141-13 Monthly Dispatch Service (Starcom Radio Fee) June 2023	162.00
208	6195	Miscellaneous Contractual Services	1580 Mighty Mites Awards Inc	18194	Engraving Retirement Badge 05/07/2023 - Battalion Chief	46.40
209	6305	R&M Equipment	1080 Air One Equipment Inc	193679	Regulator Repair 5/11/23	165.91
210	7000	Office Supplies	1644 Warehouse Direct Inc	5497589-0	Correction Tape, Expo Markers, Batteries, Etc.	272.74
211	7000	Office Supplies	1644 Warehouse Direct Inc	5497589-1	12 Correction Tapes	24.37
212	7000	Office Supplies	1644 Warehouse Direct Inc	5497634-0	3 Packs Expo Markers, 2 Packs Notepads	48.76
213	7025	Supplies - Custodial	8019 Ferguson Facilities	0578734	10 Gal. BH-38 Degreaser, 1 Mop, 10 Gal Car Wash Soap	446.23
214	7025	Supplies - Custodial	1043 WW Grainger Inc	9689933076	1 Pack of Cups	92.05
215	7025	Supplies - Custodial	1043 WW Grainger Inc	9710540254	2 Packs of Cleaner, 2 Cases of Paper Towels	145.04
216	7025	Supplies - Custodial	1043 WW Grainger Inc	9711238122	2 Cases of Glass Cleaner	54.22
217	7025	Supplies - Custodial	1043 WW Grainger Inc	9711379074	1 Case of Glass Cleaner	27.11
218	7025	Supplies - Custodial	1043 WW Grainger Inc	9716081097	1 Pack of Towels, 3 Hampers	304.48
219	7200	Other Supplies	1147 Zoll Medical Corp	3729549	2 Lithium Batteries	842.00
220	7200	Other Supplies	7767 Quench USA Inc	INV05868942	Water Dispenser- Station 61 - 06/01 - 08/31/2023	270.60
221	7300	Uniforms	3212 On Time Embroidery Inc	104435	Work Boot - Lieutenant	169.00
222	7300	Uniforms	3212 On Time Embroidery Inc	108682	3 Shirts - Lieutenant	159.00
223	7300	Uniforms	3212 On Time Embroidery Inc	111428	2 Station Pants - Battalion Chief	148.00
224	7300	Uniforms	3212 On Time Embroidery Inc	111430	2 Station Pants - Engineer	136.00
225	7300	Uniforms	3212 On Time Embroidery Inc	111976	Shorts, Cap - Paramedic	41.00
226	7300	Uniforms	3212 On Time Embroidery Inc	112004	2 Shorts, Boots - Paramedic	171.00
227	7300	Uniforms	3212 On Time Embroidery Inc	112045	5 T-Shirts - Battalion Chief	80.00
228	7300	Uniforms	3212 On Time Embroidery Inc	112453	2 Shorts - Engineer	64.00
229	7300	Uniforms	3212 On Time Embroidery Inc	112584	Boots - Paramedic	139.00
230	7300	Uniforms	3212 On Time Embroidery Inc	112806	Cargo Pants - Paramedic	74.00
231	7300	Uniforms	3212 On Time Embroidery Inc	99496	Work Boot - Engineer	169.00
232	7320	Equipment < \$5,000	1148 WS Darley & Co	17496704	Trail Wear Gear	167.18
233	7320	Equipment < \$5,000	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	709.96
<b>Total 710 - Emergency Services</b>					<b>6,932.64</b>	

Division: 720 - Fire Prevention						
234	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	245.61
<b>Total 720 - Fire Prevention</b>					<b>245.61</b>	



# City of Des Plaines

## Warrant Register 06/19/2023

Line #	Account	Vendor	Invoice	Invoice Description	Amount
<b>Division: 730 - Emergency Management Agency</b>					
235	6015	Communication Services	1552 Verizon Wireless	9934834643 Communication Service 04/14-05/13/2023	148.26
<b>Total 730 - Emergency Management Agency</b>					<b>148.26</b>

<b>Total 70 - Fire Department</b>					<b>11,506.49</b>
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<b>Department: 75 - Fire &amp; Police Commission</b>					
236	5340	Pre-Employment Testing	5372 COPS & FIRE Personnel Testing Service	108131 2 Pre-Employment Psychological Testing Services 05/12-05/16/2023	900.00
237	5340	Pre-Employment Testing	5213 Shaughnessy, Kevin W	M0503 Pre-Employment Polygraph Testing Services 5/25/2023	230.00
<b>Total 75 - Fire &amp; Police Commission</b>					<b>1,130.00</b>

<b>Department: 90 - Overhead</b>					
238	6015	Communication Services	8536 Peerless Network Inc	24822 Communication Service 06/01-06/30/2023	11,028.96
239	6140	Leases	3827 Pitney Bowes Inc	3106103389 Mailing Machine Lease 03/30-06/29/2023	1,209.72
<b>Total 90 - Overhead</b>					<b>12,238.68</b>

<b>Total 100 - General Fund</b>					<b>438,376.27</b>
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<b>Fund: 230 - Motor Fuel Tax Fund</b>					
240	6155	Sidewalk Improvements	1364 Martam Construction	2023-Concrete-P1 2023 CIP Concrete Improvements 04/10-05/26/2023 R-77-23	79,482.42
241	7140	Electricity	1033 ComEd	0193753007-05/23 Electricity Service 04/10-05/09/2023	99.45
242	7140	Electricity	1033 ComEd	0237106099-05/23 Electricity Service 04/05-05/04/2023	221.87
243	7140	Electricity	1033 ComEd	0392121005-05/23 Electricity Service 04/05-05/04/2023	105.68
244	7140	Electricity	1033 ComEd	0445091056-05/23 Electricity Service 04/05-05/04/2023	237.83
245	7140	Electricity	1033 ComEd	0725000037-05/23 Electricity Service 04/06-05/05/2023	31.63
246	7140	Electricity	1033 ComEd	1273119011-05/23 Electricity Service 04/06-05/05/2023	1,698.80
247	7140	Electricity	1033 ComEd	1521117181-05/23 Electricity Service 04/05-05/04/2023	385.26
248	7140	Electricity	1033 ComEd	2493112068-05/23 Electricity Service 04/05-05/04/2023	45.32
249	7140	Electricity	1033 ComEd	2607132134-05/23 Electricity Service 04/04-05/03/2023	195.61
250	7140	Electricity	1033 ComEd	2644104014-05/23 Electricity Service 04/04-05/03/2023	176.10
251	7140	Electricity	1033 ComEd	2901166089-05/23 Electricity Service 04/05-05/04/2023	809.81
252	7140	Electricity	1033 ComEd	2943015087-05/23 Electricity Service 03/22-04/20/2023	14,446.20
253	7140	Electricity	1033 ComEd	3471079047-05/23 Electricity Service 04/05-05/04/2023	29.44
254	7140	Electricity	1033 ComEd	6045062008-05/23 Electricity Service 04/05-05/04/2023	65.59

# City of Des Plaines

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Line #	Account	Vendor	Invoice	Invoice Description	Amount
255	8100	Improvements	1086 Arrow Road Construction Company	2023-CIP-MFT-P1 R-88-23 CIP MFT 23-00228-00-RS - Street Imp. 5/18-5/30/23	288,012.20
<b>Total 230 - Motor Fuel Tax Fund</b>					<b>386,043.21</b>

Fund: 260 - Asset Seizure Fund						
Program: 2610 - Customs						
256	5325	Training	8870 Maresco, Brian	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Officer	434.50
257	5325	Training	8871 Zefeldt, Nicholas	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Officer	434.50
258	5325	Training	8872 Birch, Steven	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Officer	434.50
259	5325	Training	3766 Contreras, Andres	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Sergeant	434.50
260	5325	Training	3760 Gitzinger, John	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Commander	434.50
261	5325	Training	3764 Bjork, Erik	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Officer	434.50
262	5325	Training	5490 Galvan, Alfonso	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Officer	434.50
263	5325	Training	5491 Armstrong, Jimmy	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Officer	434.50
264	5325	Training	7280 Kolk, Ryan	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Officer	434.50
265	5325	Training	3715 Chapman, Michael	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Commander	434.50
266	5325	Training	8720 Cerasa, Matthew M	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Officer	434.50
267	5325	Training	8727 Jeon, Dale	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Officer	434.50
268	5325	Training	7757 Alonso, Daniel	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Detective	434.50
269	5325	Training	3767 Dickson, Steve	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Sergeant	488.71
270	5325	Training	7281 Azar, Jack	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Officer	434.50
271	5325	Training	8776 Leon, Reyler	Reimb 5/7-5/12	Reimb Travel Mid South Training 5/7-5/12/2023 - Officer	434.50
272	5325	Training	3224 Boniak, Thomas	Reimb 5/8-5/12	Reimb Travel Mid South Training 5/8-5/12/2023 - Detective	355.50
273	5325	Training	3221 Bowler, Matthew	Reimb 5/8-5/12	Reimb Travel Mid South Training 5/8-5/12/2023 - Commander	355.50
274	5325	Training	3769 Hart, Brian	Reimb 5/8-5/12	Reimb Travel Mid South Training 5/8-5/12/2023 - Commander	355.50
275	5325	Training	3225 Barrett, Ryan	Reimb 5/8-5/12	Reimb Travel Mid South Training 5/8-5/12/2023 - Sergeant	355.50
<b>Total 2610 - Customs</b>					<b>8,428.21</b>	

Program: 2620 - DEA						
276	5325	Training	1252 NIPSTA	53542088	120 Hour Arson Investigator School 10/16-10/20/2023 (2 Det)	3,900.00
277	7320	Equipment < \$5,000	1045 Havey Communications	12292	Locking Cabinet for Sqd#52 (NIPAS)	1,409.00
278	8010	Furniture & Fixtures	4177 Uline Inc	163672824	Tool Cabinet for Armorers	706.90

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Line #	Account	Vendor	Invoice	Invoice Description	Amount
279	8015 Equipment	8810 Aardvark	PIN16180	Loki Robot Package	21,425.00
<b>Total 2620 - DEA</b>					<b>27,440.90</b>

<b>Total 260 - Asset Seizure Fund</b>					<b>35,869.11</b>
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Fund: 400 - Capital Projects Fund						
280	6000	Professional Services	1079 AECOM Technical Services Inc	2000758896	R-135-22 Pavement Management Prog Engr Svcs TO#3 4/1/23-4/28/23	4,997.71
281	6000	Professional Services	1123 Christopher B Burke Engineering LTD	OE4U312-2	R-51-23 - Oakton St Sidepath Construction Eng 03/26-04/29/23	25,964.41
282	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	117.64
283	6140	Leases	1165 Union Pacific Railroad Company	0788422	Graceland Watermain Installation Agreement Fee-Project 0788422	14,790.00
284	6195	Miscellaneous Contractual Services	1364 Martam Construction	2023-Concrete-P1	2023 CIP Concrete Improvements 04/10-05/26/2023 R-77-23	146,510.19
285	8100	Improvements	1732 Traffic Control & Protection Inc	2021-SIGN-P1	R-70-21 2021 CIP Sign Replacement 07/02/2021-05/30/2023	346,399.10
286	8100	Improvements	8618 Swallow Construction Corporation	2022-A-P11	R-82-22 2022 CIP Contract A 01/20-05/26/2023	76,463.43
287	8100	Improvements	8618 Swallow Construction Corporation	2023-A-P1	R-89-23 2023 CIP Contract A 05/08-05/25/2023	45,018.00
<b>Total 400 - Capital Projects Fund</b>					<b>660,260.48</b>	

Fund: 410 - Equipment Replacement Fund						
<b>Department: 00 - Non Departmental</b>						
288	8015	Equipment	8773 Four Degree Trailer Company	0012392-IN	Lo-Riser IPT4-716 Trailer Purchase - 05/17/2023, R-22-23	25,164.00
<b>Total 00 - Non Departmental</b>					<b>25,164.00</b>	

<b>Department: 60 - Police Department</b>						
289	8015	Equipment	8773 Four Degree Trailer Company	0012503-IN	Title & License Fee for VIN # x3016	188.00
290	8015	Equipment	1045 Havey Communications	12308	Task Order # 2 Police Squad Up-Fitting, Squad 73 5/24/2023	8,034.80
<b>Total 60 - Police Department</b>					<b>8,222.80</b>	

<b>Total 410 - Equipment Replacement Fund</b>					<b>33,386.80</b>
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Fund: 420 - IT Replacement Fund						
291	6140	Leases	5109 Konica Minolta Premier Finance	5025207552	Konica Minolta Lease 06/21-07/20/2023	7,304.18
<b>Total 420 - IT Replacement Fund</b>					<b>7,304.18</b>	

Fund: 430 - Facilities Replacement Fund						
292	6000	Professional Services	7661 FGM Architects Inc	20-2890.02-2	TO#4 CH/PD Construction Administration - 04/01-04/28/23, R-49-23	12,925.00
293	6000	Professional Services	7661 FGM Architects Inc	23-3761.01-2	Door Reconfiguration Engineering - PW #5 - 04/01-04/28/2023	6,250.00
294	6000	Professional Services	7661 FGM Architects Inc	23-3796.01-1	Structural Engineering - Leela Building - 04/01-04/28/2023	5,250.00
295	6315	R&M Buildings & Structures	7706 Lakeshore Recycling Systems LLC	0005309167	Trash Removal - Leela Building - 04/30/2023	252.00

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Line #	Account	Vendor	Invoice	Invoice Description	Amount
296	6315	R&M Buildings & Structures	7706 Lakeshore Recycling Systems LLC	0005317304 Dumpster Service - Leela Building 05/02-05/11/2023	1,245.00
297	6315	R&M Buildings & Structures	2168 Petroleum Technologies Equipment, Inc	32936 UST Removal & Replacement - 01/21-05/26/2023 R-185-22	75,000.00
298	6315	R&M Buildings & Structures	8772 Helm Service	CHI190905 HVAC Removal - Leela Building - 05/07/2023	807.00
299	6315	R&M Buildings & Structures	5635 Weber Group Management Inc	WG23-258 Abatement Services - 1454 Miner - 05/17/2023	14,975.00
300	6315	R&M Buildings & Structures	5635 Weber Group Management Inc	WG23-277 Abatement Services - 614 Lee St - 05/17/2023	18,025.00
301	7045	Supplies - Building R&M	3378 Michael Wagner & Sons Inc	1008533 Reducer - Leela Building	75.08
302	7045	Supplies - Building R&M	1057 Menard Incorporated	16759 3 Saw Blades & Toilet Paper - Leela Building	47.22
303	7045	Supplies - Building R&M	1057 Menard Incorporated	16810 4 Filters - Leela Building	79.36
304	7045	Supplies - Building R&M	1057 Menard Incorporated	17173 Water, Goo Gone, Paper Towels, Hand Soap - Leela Building	30.63
305	7045	Supplies - Building R&M	1047 Home Depot Credit Svcs	3532855 Wipes, Cleaner, Power Strips, Light Bulbs - Leela Building	203.43
306	7045	Supplies - Building R&M	8244 Des Plaines Ace Hardware	3987 Cap & Plugs - Leela Building	5.20
307	7045	Supplies - Building R&M	1047 Home Depot Credit Svcs	9027930 Saw Blades & Pipe - Leela Building	75.92
308	7045	Supplies - Building R&M	1043 WW Grainger Inc	9709642384 8 Air Filters - Leela Building	33.28
309	8100	Improvements	7713 Camosy Incorporated	PDAdditionP#1 Police Station Addition Pay App #1 - 04/01-04/30/2023, R-55-23	126,879.00
310	8100	Improvements	7713 Camosy Incorporated	PDAdditionP#2 CH/PD Link & PD Addition/Reno PayApp#2 - 05/01-05/30/23, R-55-23	187,201.00
<b>Total 430 - Facilities Replacement Fund</b>					<b>449,359.12</b>

Fund: 500 - Water/Sewer Fund					
Non Departmental					
Division: 000 - Non Divisional					
311	4601	New Construction - Sale of Water	1805 Pine Park Homeowner's Assn	Refund 05/10/23	Hydrant Meter Refund 05/10/2023 (702.70)
312	4601	New Construction - Sale of Water	8868 Omega III LLC	Refund 05/19/23	Hydrant Meter Refund 05/19/2023 (514.85)
<b>Total 000 - Non Divisional</b>					<b>(1,217.55)</b>

Division: 550 - Water Systems					
313	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023 779.79
314	6195	Miscellaneous Contractual Services	1467 HBK Water Meter Service Inc	230314	Meter Bench Test - 05/15/2023 38.50
315	6195	Miscellaneous Contractual Services	1467 HBK Water Meter Service Inc	230324	Meter Bench Test - 05/22/2023 29.50
316	6305	R&M Equipment	1274 O'Leary's Contractors Equipment & Supply Inc	451865	Pump Repair - 05/11/2023 499.29
317	7035	Supplies - Equipment R&M	8454 NAPA Auto Parts	861523	3 Filters - PW 9018 101.00
318	7035	Supplies - Equipment R&M	8454 NAPA Auto Parts	861670	Cabin Air Filter - PW 9018 69.25

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319	7035	Supplies - Equipment R&M	8454 NAPA Auto Parts	861761	Cabin Filter - PW 9018	37.82
320	7035	Supplies - Equipment R&M	8454 NAPA Auto Parts	861768	Bolt Kit - PW 9018	15.90
321	7035	Supplies - Equipment R&M	1154 West Side Tractor Sales	W10423	Bucket Teeth, Pins, Keepers, Shanks - PW 9018	420.39
322	7035	Supplies - Equipment R&M	1154 West Side Tractor Sales	W10623	Bolts & Washers - PW 9018	99.96
323	7040	Supplies - Vehicle R&M	1078 Acme Truck Brake & Supply Co	01_332872	12 Battery Cables - PW 9031	145.92
324	7040	Supplies - Vehicle R&M	1078 Acme Truck Brake & Supply Co	01_333598	Power Steering Gasket, Hoses, Clamps - PW 8036, PW 9031	15.26
325	7040	Supplies - Vehicle R&M	4280 Rush Truck Centers of Illinois Inc	3032323600	Returned EGR Cooler Core	(465.50)
326	7040	Supplies - Vehicle R&M	4280 Rush Truck Centers of Illinois Inc	3032516985	ERG Cooler Kit, Core, & Seal - PW 9031	1,848.50
327	7040	Supplies - Vehicle R&M	4280 Rush Truck Centers of Illinois Inc	3032530188	EGR Valve - PW 9031	33.90
328	7040	Supplies - Vehicle R&M	4280 Rush Truck Centers of Illinois Inc	3032533894	EGR Valve & Core - PW 9031	1,286.00
329	7040	Supplies - Vehicle R&M	4280 Rush Truck Centers of Illinois Inc	3032534536	EGR Cooler - PW 9031	2,043.00
330	7040	Supplies - Vehicle R&M	4280 Rush Truck Centers of Illinois Inc	3032545050	EGR Cooler Kit & Hose - PW 9031	2,338.00
331	7040	Supplies - Vehicle R&M	4280 Rush Truck Centers of Illinois Inc	3032551782	Core Credit Returned - PW 9031	(133.00)
332	7040	Supplies - Vehicle R&M	4280 Rush Truck Centers of Illinois Inc	3032575635	Returned EGR Valve & Core - PW 9031	(2,043.00)
333	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861613	Tail Light - PW 9032	37.13
334	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861800	12 Filters - PW Stock	134.90
335	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	862077	Brake Chambers - PW 9031	144.32
336	7050	Supplies - Streetscape	1347 Lurvey Landscape Supply	T1-10479283	3.0 Cu Yds & 50 Lbs Grass Seed - 05/12/2022	256.00
337	7050	Supplies - Streetscape	1347 Lurvey Landscape Supply	T1-10479465	2.0 Cu Yds Top Soil - 05/12/2023	64.00
338	7050	Supplies - Streetscape	1347 Lurvey Landscape Supply	T1-10480264	2.0 Cu Yds Top Soil - 05/15/2023	64.00
339	7050	Supplies - Streetscape	1347 Lurvey Landscape Supply	T1-10481506	3.0 Cu Yds Top Soil & 25 Lbs Grass Seed - 05/19/2023	176.00
340	7050	Supplies - Streetscape	1347 Lurvey Landscape Supply	T1-10482467	3.0 Cu Yds Top Soil - 05/22/2023	96.00
341	7050	Supplies - Streetscape	1347 Lurvey Landscape Supply	T1-10482854	2.0 Cu Yds Top Soil - 05/23/2023	64.00
342	7070	Supplies - Water System Maintenance	1057 Menard Incorporated	16205	Brass Elbows & Fill Valves	114.11
343	7070	Supplies - Water System Maintenance	1057 Menard Incorporated	16726	Elbows, Unions, Adapters, Bushings, Etc.	192.47
344	7070	Supplies - Water System Maintenance	8547 Healy Asphalt Company LLC	34930	2.19 Tons Asphalt - Street Repair - 05/24/2023	339.45
345	7070	Supplies - Water System Maintenance	8547 Healy Asphalt Company LLC	34973	4.95 Tons Asphalt - Street Repair - 05/24/2023	767.25
346	7070	Supplies - Water System Maintenance	8547 Healy Asphalt Company LLC	35113	2.28 Tons Asphalt - Street Repair - 05/24/2023	353.40

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Line #	Account	Vendor	Invoice	Invoice Description	Amount	
347	7070	Supplies - Water System Maintenance	8244 Des Plaines Ace Hardware	3939	Fasteners - Hydrant Repair	63.68
348	7070	Supplies - Water System Maintenance	1072 Prairie Material	890975035	1.5 Cu Yds Concrete - Repairs - 05/09/2023	249.38
349	7070	Supplies - Water System Maintenance	1072 Prairie Material	890977058	4.0 Cu Yds Concrete - Repairs - 05/10/2023	763.00
350	7070	Supplies - Water System Maintenance	1072 Prairie Material	890978809	1.5 Cu Yds Concrete - Repairs - 05/11/2023	249.38
351	7070	Supplies - Water System Maintenance	1072 Prairie Material	890985091	5.0 Cu Yds Concrete - Repairs - 05/15/2023	889.25
352	7070	Supplies - Water System Maintenance	1072 Prairie Material	890987607	3.0 Cu Yds Concrete - Repairs - 05/16/2023	636.75
353	7070	Supplies - Water System Maintenance	1072 Prairie Material	890989455	1.0 Cu Yds Concrete - 05/17/2023	166.25
354	7070	Supplies - Water System Maintenance	1072 Prairie Material	890991732	4.5 Cu Yds Concrete - 05/18/2023	846.13
355	7070	Supplies - Water System Maintenance	1347 Lurvey Landscape Supply	T1-10480972	3.0 Cu Yds Top Soil - 05/17/2022	96.00
356	7120	Gasoline	8331 Avalon Petroleum Company Inc	469258	5,200 Gals Unleaded Gasoline - 05/23/2023, R-162-22	2,893.79
357	7130	Diesel	8331 Avalon Petroleum Company Inc	028216	1,800 Gals Diesel Fuel - 05/23/2023, R-162-22	352.00
358	7140	Electricity	1033 ComEd	0718079040-05/23	Electricity Service 04/05-05/04/2023	66.98
359	7140	Electricity	1033 ComEd	1602149012-05/23	Electricity Service 04/04-05/03/2023	164.78
360	7140	Electricity	1033 ComEd	2382141015-05/23	Electricity Service 04/05-05/04/2023	69.42
361	7140	Electricity	1033 ComEd	2902009038-05/23	Electricity Service 04/03-05/02/2023	434.18
362	7140	Electricity	1033 ComEd	3526170000-05/23	Electricity Service 04/03-05/02/2023	65.44
363	7140	Electricity	1033 ComEd	4436122006-05/23	Electricity Service 04/13-05/12/2023	5,869.82
364	7140	Electricity	1033 ComEd	5646761001-05/23	Electricity Service 04/03-05/02/2023	24.33
365	7140	Electricity	1033 ComEd	6152054027-05/23	Electricity Service 04/04-05/03/2023	5,783.18
<b>Total 550 - Water Systems</b>					<b>29,647.25</b>	

<b>Division: 560 - Sewer Systems</b>						
366	6015	Communication Services	8536 Peerless Network Inc	24822	Communication Service 06/01-06/30/2023	120.78
367	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	454.43
368	6195	Miscellaneous Contractual Services	8471 Dura Bilt Fence Company II Inc	14399	Replacement Fence - Wolf/Longford Creek - 05/18/2023	3,375.00
369	6505	Subsidy - Sewer Lateral Program	8864 Heimbach, Gregory	SLP23-008	Sanitary Sewer Rebate 5/17/2023	2,993.10
370	7035	Supplies - Equipment R&M	8454 NAPA Auto Parts	862298	6 Spark Plug - PW 8033	11.04
371	7040	Supplies - Vehicle R&M	1078 Acme Truck Brake & Supply Co	01_333598	Power Steering Gasket, Hoses, Clamps - PW 8036, PW 9031	210.47
372	7040	Supplies - Vehicle R&M	8454 NAPA Auto Parts	861584	Filter - PW 8033	6.39
373	7075	Supplies - Sewer System Maintenance	1255 Neenah Foundry Company	113719	5 Manhole Frames	920.00

# City of Des Plaines

## Warrant Register 06/19/2023

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
374	7075	Supplies - Sewer System Maintenance	1437 Des Plaines Material & Supply LLC	526676	2 Missions for Pipe Repair	82.70
375	7120	Gasoline	8331 Avalon Petroleum Company Inc	469258	5,200 Gals Unleaded Gasoline - 05/23/2023, R-162-22	1,163.81
376	7130	Diesel	8331 Avalon Petroleum Company Inc	028216	1,800 Gals Diesel Fuel - 05/23/2023, R-162-22	748.77
377	7140	Electricity	1033 ComEd	0096017042-05/23	Electricity Service 04/05-05/04/2023	2,075.77
378	7140	Electricity	1033 ComEd	0575134020-05/23	Electricity Service 04/03-05/02/2023	146.17
379	7140	Electricity	1033 ComEd	0640144010-05/23	Electricity Service 04/05-05/04/2023	147.94
380	7140	Electricity	1033 ComEd	0762050019-05/23	Electricity Service 04/06-05/05/2023	22.79
381	7140	Electricity	1033 ComEd	2038128006-05/23	Electricity Service 04/05-05/04/2023	62.23
382	7140	Electricity	1033 ComEd	2148094073-05/23	Electricity Service 04/06-05/05/2023	66.55
383	7140	Electricity	1033 ComEd	3240002012-05/23	Electricity Service 04/25-05/24/2023	774.45
384	7140	Electricity	1033 ComEd	3461136053-05/23	Electricity Service 04/04-05/03/2023	32.28
385	7140	Electricity	1033 ComEd	3526009006-05/23	Electricity Service 04/05-05/04/2023	111.78
386	7140	Electricity	1033 ComEd	3657136067-05/23	Electricity Service 04/05-05/04/2023	82.45
387	7140	Electricity	1033 ComEd	3773008060-05/23	Electricity Service 04/03-05/02/2023	144.29
388	7140	Electricity	1033 ComEd	4995025051-05/23	Electricity Service 04/04-05/03/2023	28.69
389	7140	Electricity	1033 ComEd	5060090016-05/23	Electricity Service 04/06-05/05/2023	249.38
390	7140	Electricity	1033 ComEd	5814097012-05/23	Electricity Service 04/05-05/04/2023	84.15
391	7140	Electricity	1033 ComEd	6331089024-05/23	Electricity Service 04/03-05/02/2023	182.01
<b>Total 560 - Sewer Systems</b>					<b>14,297.42</b>	

Division: 580 - CIP - Water/Sewer						
392	8100	Improvements	8618 Swallow Construction Corporation	2023-A-P1	R-89-23 2023 CIP Contract A 05/08-05/25/2023	501,822.00
<b>Total 580 - CIP - Water/Sewer</b>					<b>501,822.00</b>	

<b>Total 00 - Non Departmental</b>					<b>544,549.12</b>
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Department: 30 - Finance						
393	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	65.74
394	6025	Administrative Services	7615 Sebis Direct Inc	61594	Utility Bill Rendering Services - Drop Date 05/15 & 05/17/2023	1,742.47
395	7320	Equipment < \$5,000	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	201.23
<b>Total 30 - Finance</b>					<b>2,009.44</b>	

<b>Total 500 - Water/Sewer Fund</b>					<b>546,558.56</b>
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# City of Des Plaines

## Warrant Register 06/19/2023

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
<b>Fund: 510 - City Owned Parking Fund</b>						
396	6015	Communication Services	8536 Peerless Network Inc	24822	Communication Service 06/01-06/30/2023	312.69
397	6015	Communication Services	8536 Peerless Network Inc	24822	Communication Service 06/01-06/30/2023	1,134.99
398	6025	Administrative Services	7960 Passport Labs Inc	INV-1037944	Mobile Pay Parking Transaction Fee for April 2023	28.12
399	6320	R&M Parking Lots	2350 Anderson Elevator Co	INV-72630-S9P4	Elevator Repair - Metro Square - 03/29/2023	596.00
400	7140	Electricity	1033 ComEd	0354464001-05/23	Electricity Service 04/05-05/04/2023	1,445.67
401	7140	Electricity	1033 ComEd	2239082030-05/23	Electricity Service 04/05-05/04/2023	1,149.46
402	7140	Electricity	1033 ComEd	4722388001-05/23	Electricity Service 04/05-05/04/2023	19.41
403	7140	Electricity	1033 ComEd	4791127023-05/23	Electricity Service 04/05-05/04/2023	1,799.06
404	7140	Electricity	1033 ComEd	5310303000-05/23	Electricity Service 04/05-05/04/2023	220.87
<b>Total 510 - City Owned Parking Fund</b>					<b>6,706.27</b>	
<b>Fund: 520 - Metra Leased Parking Fund</b>						
405	6015	Communication Services	1552 Verizon Wireless	9934834643	Communication Service 04/14-05/13/2023	72.02
406	6025	Administrative Services	7960 Passport Labs Inc	INV-1037944	Mobile Pay Parking Transaction Fee for April 2023	512.08
407	7140	Electricity	1033 ComEd	5222730006-05/23	Electricity Service 04/03-05/02/2023	109.26
408	7540	Land Lease	1165 Union Pacific Railroad Company	April 2023	Parking Fees for April 2023	2,781.68
<b>Total 520 - Metra Leased Parking Fund</b>					<b>3,475.04</b>	
<b>Fund: 600 - Risk Management Fund</b>						
409	5540	MICA Premium	1061 Municipal Insurance Cooperative Agency	2023-2024	MICA Renewal Premium 2023-2024 R-66-97	1,872,698.00
<b>Total 600 - Risk Management Fund</b>					<b>1,872,698.00</b>	
<b>Fund: 700 - Escrow Fund</b>						
410	2221	Taste of Des Plaines	5239 Ravenswood Special Events Inc	63547A	Balance Bar Management Services for Taste of DP on 6/16-6/17/23	1,800.00
411	2224	Special Event - Food Truck Round Up	1057 Menard Incorporated	16782	Degreaser - Special Events	44.98
412	2224	Special Event - Food Truck Round Up	1050 Journal & Topics Newspapers	190250	Full Page Ad for Food Truck Round Up in 5/17/2023	1,275.00
413	2224	Special Event - Food Truck Round Up	8690 ODP Business Solutions LLC	313181852001	First Aid Kit for Food Truck Round Up on 5/23/23	18.54
414	2224	Special Event - Food Truck Round Up	3292 Service Sanitation Inc	8596686	Restroom Rental for Food Truck Round Up 5/23/23	350.00
415	2226	Special Events - July 4th	6852 Sake, Samuel	0000002	Giant Wheel at Parade 7/4/23	1,200.00
416	2226	Special Events - July 4th	3227 Jesse White Tumbling Team	04/04/2023	Entertainment for July 4th Parade on 07/04/2023	1,300.00
417	2226	Special Events - July 4th	7396 Associated Attractions Enterprises Inc	17206	Float Rental for Parade on 7/4/2030	2,200.00



# City of Des Plaines

## Warrant Register 06/19/2023

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
418	2226	Special Events - July 4th	7302 Puskiewicz, David	20230704	Portrayal of Uncle Sam - July 4th Parade 07/04/2023	250.00
419	2226	Special Events - July 4th	8847 Haran, Kelly M	742023	Portrayal of Betsy Ross in the July 4th Parade on 07/04/2023	250.00
420	2430	Escrow - Police Items	1320 IL State Police	20230401755	Fingerprint Background Check Services April 2023	141.25
421	2464	Hydrant Deposits	8867 Benchmark Construction	Refund 05/10/23	Hydrant Meter Refund 05/10/2023	1,100.00
422	2464	Hydrant Deposits	1805 Pine Park Homeowner's Assn	Refund 05/10/23	Hydrant Meter Refund 05/10/2023	1,100.00
423	2464	Hydrant Deposits	8868 Omega III LLC	Refund 05/19/23	Hydrant Meter Refund 05/19/2023	1,100.00
<b>Total 700 - Escrow Fund</b>					<b>12,129.77</b>	
<b>Grand Total</b>					<b>4,452,166.81</b>	

# City of Des Plaines

## Warrant Register 06/19/2023

### Manual Payments

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
<b>Fund: 100 - General Fund</b>						
<b>Public Works &amp; Engineering</b>						
<b>Division: 535 - Facilities &amp; Grounds Maintenance</b>						
424	7110	Natural Gas	1064 Nicor	05/15/23 x451619	Natural Gas Service 04/14-05/14/2023	191.22
425	7110	Natural Gas	1064 Nicor	05/15/23 x465297	Natural Gas Service 04/14-05/14/2023	576.18
<b>Total 535 - Facilities &amp; Grounds Maintenance</b>					<b>767.40</b>	

<b>Division: 540 - Vehicle Maintenance</b>						
426	6310	R&M Vehicles	8811 WashU Speedy Shine LLC	134	Car Wash Services for March 2023 - Public Works	91.00
<b>Total 540 - Vehicle Maintenance</b>					<b>91.00</b>	

<b>Total 50 - Public Works &amp; Engineering</b>					<b>858.40</b>
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Police Department						
<b>Division: 610 - Uniformed Patrol</b>						
427	6015	Communication Services	1032 Comcast	05/18/2023 x6724	Internet/Cable Service June 2023	105.50
<b>Total 610 - Uniformed Patrol</b>					<b>105.50</b>	

<b>Division: 630 - Support Services</b>						
428	6015	Communication Services	1032 Comcast	05/06/2023-7069	Internet/Cable Service 05/10-06/09/2023	104.95
429	6310	R&M Vehicles	8811 WashU Speedy Shine LLC	132	Car Wash Services for March 2023 - Police	336.00
<b>Total 630 - Support Services</b>					<b>440.95</b>	

<b>Total 60 - Police Department</b>					<b>546.45</b>
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Fire Department						
<b>Division: 730 - Emergency Management Agency</b>						
430	6015	Communication Services	1032 Comcast	05/22/2023 x6716	Internet/Cable Service June 2023	63.30
<b>Total 730 - Emergency Management Agency</b>					<b>63.30</b>	

<b>Total 70 - Fire Department</b>					<b>63.30</b>
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<b>Department: 90 - Overhead</b>						
431	6015	Communication Services	1032 Comcast	05/20/2023 x6732	Internet/Cable Service June 2023	63.30
432	6015	Communication Services	1032 Comcast	173340453-8482	Internet/Cable Service 05/15-06/14/2023	1,575.00
433	6015	Communication Services	8622 RCN Telecom Services LLC	41208850100162 36	Internet/Cable Service 05/21-06/20/2023	661.37

# City of Des Plaines

## Warrant Register 06/19/2023

### Manual Payments

Line #	Account	Vendor	Invoice	Invoice Description	Amount
434	6015	Communication Services	8622 RCN Telecom Services LLC	4120885010016236 Internet/Cable Service 05/21-06/20/2023	407.41
435	6015	Communication Services	8622 RCN Telecom Services LLC	4120885010016236 Internet/Cable Service 05/21-06/20/2023	98.00
436	6015	Communication Services	8622 RCN Telecom Services LLC	4120885010016236 Internet/Cable Service 05/21-06/20/2023	370.00
437	6015	Communication Services	8622 RCN Telecom Services LLC	4120885010016236 Internet/Cable Service 05/21-06/20/2023	370.00
438	6015	Communication Services	8622 RCN Telecom Services LLC	4120885010016236 Internet/Cable Service 05/21-06/20/2023	591.00
439	6015	Communication Services	8622 RCN Telecom Services LLC	4120885010016236 Internet/Cable Service 05/21-06/20/2023	795.00
440	6015	Communication Services	8622 RCN Telecom Services LLC	4120885010016236 Internet/Cable Service 05/21-06/20/2023	500.00
<b>Total 90 - Overhead</b>					<b>5,431.08</b>

<b>Total 100 - General Fund</b>	<b>6,899.23</b>
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Fund: 500 - Water/Sewer Fund					
Division: 550 - Water Systems					
441	6015	Communication Services	8622 RCN Telecom Services LLC	4120885010016236 Internet/Cable Service 05/21-06/20/2023	280.00
442	6015	Communication Services	8622 RCN Telecom Services LLC	4120885010016236 Internet/Cable Service 05/21-06/20/2023	320.00
<b>Total 550 - Water Systems</b>					<b>600.00</b>

<b>Total 500 - Water/Sewer Fund</b>	<b>600.00</b>
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Fund: 700 - Escrow Fund						
443	2221	Taste of Des Plaines	5596 Cash	06/16/2023	Change for the Taste of Des Plaines 06/16/2023	2,000.00
444	2221	Taste of Des Plaines	5596 Cash	06/17/2023	Change for Taste of Des Plaines 06/17/2023	2,000.00
<b>Total 700 - Escrow Fund</b>					<b>4,000.00</b>	

<b>Grand Total</b>	<b>11,499.23</b>
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# City of Des Plaines

## Warrant Register 06/19/2023

### Summary

	<u>Amount</u>		<u>Transfer Date</u>
Automated Accounts Payable	\$ 4,452,166.81	**	6/19/2023
Manual Checks	\$ 11,499.23	**	5/26/2023
Payroll	\$ 1,351,637.30		6/2/2023
RHS Payout	\$ -		
Electronic Transfer Activity:			
JPMorgan Chase Credit Card	\$ -		
Chicago Water Bill ACH	\$ -		
Postage Meter Direct Debits	\$ 7,340.42	*	6/5/2023
Utility Billing Refunds	\$ -		
Debt Interest Payment	\$ 130,275.00		5/26/2023
IMRF Payments	\$ 96,801.72		5/23/2023
Employee Medical Trust	\$ 667,586.96		6/1/2023
Property Purchase - Earnest Money	\$ 10,000.00		6/1/2023
<b>Total Cash Disbursements:</b>	<b><u>\$ 6,727,307.44</u></b>		

\* Multiple transfers processed on and/or before date shown

\*\* See attached report

Adopted by the City Council of Des Plaines

This Nineteenth Day of June 2023

Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_

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Jessica M. Mastalski, City Clerk

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Andrew Goczkowski, Mayor



## OFFICE OF CITY ATTORNEY

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5300  
desplaines.org

## MEMORANDUM

**Date:** June 9, 2023

**To:** Mayor Goczkowski and Aldermen of the City Council

**From:** Peter M. Friedman, City Attorney

**Subject:** Authorization to Acquire of 1374 – 1384 East Oakton Avenue, Des Plaines, Illinois through Condemnation

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**Issue:** Whether to authorize the acquisition of 1374 – 1384 East Oakton Avenue, Des Plaines, Illinois by the City through condemnation.

**Analysis:** The City Council provided direction to City Staff and the City Attorney to move forward with the acquisition of the Property located at 1374 – 1384 East Oakton Avenue (“*Property*”). Since that direction was given, the City has been attempting to engage the owner of the Property in negotiations with the goal of reaching a mutual agreement on a price at which the owner would be willing to sell the Property to the City and at which the City would be willing to purchase the Property from the owner. The City and the owner entered into an October 17, 2022 Real Estate Purchase and Sale Agreement (“*PSA*”), pursuant to which the owner and the City had agreed that the City would acquire the Property for a purchase price of \$290,000.00. However, the owner recently informed the City that it is now unwilling to proceed with the transaction in accordance with the PSA.

The City intends to make a best and final offer in an effort to acquire the Property at a fair price in a voluntary transaction. The attached ordinance authorizes the acquisition of the Property through eminent domain proceedings if that offer is rejected.

**Recommendation:** Consider adoption of an ordinance authorizing the acquisition of 1374 – 1384 East Oakton Avenue, Des Plaines, Illinois through condemnation.

**Attachments:**  
Ordinance M-12-23  
Exhibit A

CITY OF DES PLAINES

ORDINANCE M -12- 23

**AN ORDINANCE AUTHORIZING THE ACQUISITION  
THROUGH CONDEMNATION OF FEE SIMPLE TITLE TO  
THE PROPERTY LOCATED AT  
1374 – 1384 EAST OAKTON AVENUE**

**WHEREAS**, the City of Des Plaines (“*City*”) is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

**WHEREAS**, the real property commonly known as 1374 – 1384 East Oakton Avenue (“*Subject Property*”) is legally described in *Exhibit A* attached to, and by this reference, made a part of this Ordinance; and

**WHEREAS**, the City desires to acquire the Subject Property, demolish any structures on the Subject Property, and use the Subject Property for proper public purposes; and

**WHEREAS**, the Property is located within the City of Des Plaines Oakton Street TIF District, established by the City in 2019; and

**WHEREAS**, the acquisition of the Property will further the goals of the Redevelopment Plan by allowing the Property to be used for important parking and related uses necessary for the plans and future development of the area within the TIF District; and

**WHEREAS**, the City has been attempting to engage the owner of the Subject Property (“*Owner*”) in good faith negotiations with the goal of reaching a mutual agreement on a price at which the Owner would be willing to sell the Subject Property to the City and at which the City would be willing to purchase the Subject Property from the Owner (“*Fair Price*”); and

**WHEREAS**, the City and the Owner entered into an October 17, 2022 Real Estate Purchase and Sale Agreement (“*PSA*”), pursuant to which the Owner and the City agreed that the City would acquire the Subject Property for a purchase price of \$290,000.00; and

**WHEREAS**, the Owner recently informed the City that it is now unwilling to proceed with the transaction in accordance with the PSA; and

**WHEREAS**, the City intends to make a best and final offer based upon an independent appraisal prepared and submitted by a Member of the Appraisal Institute in an effort to acquire the Subject Property at a Fair Price in a voluntary transaction (“*City’s Final Offer*”), and if the City’s Final Offer is rejected, then the City is adopting this Ordinance to authorize the initiation of eminent domain proceedings; and

**WHEREAS**, the City Council specifically finds that it is necessary, advisable, and in the best interests of the City to acquire the Subject Property in the manner, and pursuant to the powers and authority, set forth in this Ordinance and in the Illinois Compiled Statutes, including specifically, but without limitation, the provisions of Section 5/11-61-1 *et seq.* of the Illinois Municipal Code, Section 5/11-74.4-4(c) of the Illinois Municipal Code, and the Illinois Eminent Domain Act, 735 ILCS 30/1-1-1 *et seq.*:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the City Council.

**SECTION 2: ACQUISITION NECESSARY, CONVENIENT, AND DESIRABLE.** The City Council finds that it is necessary, convenient, and desirable for the City to acquire the Subject Property in furtherance of the purposes set forth in the recitals of this Ordinance and as may otherwise be authorized by law. The City Council finds that the location of the Subject Property is proper and appropriate for such purposes and that the Subject Property is properly and lawfully subject to condemnation by the City.

**SECTION 3: AUTHORIZATION FOR ACQUISITION.** If the Owners and the City Manager and City's General Counsel are unable to agree on the amount of compensation to be paid by the City to the Owner for the purchase of the Subject Property, and if the Owner fails or refuses to accept the City's Final Offer, then the City Council, in furtherance of the findings and public purposes set forth in this Ordinance and in accordance with the authority conferred by the Illinois Compiled Statutes including specifically, but without limitation, the provisions of Section 5/11-61-1 *et seq.* of the Illinois Municipal Code, Section 5/11-74.4-4(c) of the Illinois Municipal Code, and the Illinois Eminent Domain Act, 735 ILCS 30/1-1-1 *et seq.*, authorizes and directs the City Manager to engage eminent domain counsel to file and prosecute to completion eminent domain or other legal proceedings to acquire fee simple title to the Subject Property.

**SECTION 4: EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**[SIGNATURE PAGE FOLLOWS]**

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

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**MAYOR**

**ATTEST:**

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**CITY CLERK**

Published in pamphlet form this  
\_\_\_\_\_ day of \_\_\_\_\_, 2023.

Approved as to form:

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**CITY CLERK**

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**Peter M. Friedman, General Counsel**



**EXHIBIT A**

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

**PARCEL 1:**

LOT 9 IN BLOCK 17 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DES PLAINES HEIGHTS BEING A SUBDIVISION OF THAT PART EAST OF RAILROAD OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART WEST OF DES PLAINES ROAD OF THE SOUTH ½ OF THE SOUTHWEST ¼ (EXCEPT 4 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**P.I.N.s:** 09-20-416-009-0000

Commonly known as 1374 E. Oakton Street, Des Plaines, Illinois

**PARCEL 2:**

LOT 10 IN BLOCK 17 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DES PLAINES HEIGHTS BEING A SUBDIVISION OF THAT PART EAST OF RAILROAD OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART WEST OF DES PLAINES ROAD OF THE SOUTH ½ OF THE SOUTHWEST ¼ (EXCEPT 4 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(to be confirmed by the Parties)

**P.I.N.s:** 09-20-416-010-0000

Commonly known as 1384 E. Oakton Street, Des Plaines, Illinois

**Combined Legal Description:** LOTS 9 AND 10 IN BLOCK 17 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DES PLAINES HEIGHTS BEING A SUBDIVISION OF THAT PART EAST OF RAILROAD OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART WEST OF DES PLAINES ROAD OF THE SOUTH ½ OF THE SOUTHWEST ¼ (EXCEPT 4 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS 09-20-416-009-0000 and 09-20-416-010-0000.

Commonly known as 1374 – 1384 East Oakton Avenue, Des Plaines, Illinois

{00132646.2}



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplaines.org

MEMORANDUM

Date: June 7, 2023
To: Michael G. Bartholomew, City Manager
From: Jonathan Stytz, AICP, Senior Planner (CED)
John T. Carlisle, AICP, Director of Community & Economic Development (CED)
Subject: 260 Dulles Road – Temporary Classroom Structure
Consideration of a Major Variation for a One-Year Extension for a Temporary Classroom in the R-1 District, Case #23-021-V (4th Ward)

Issue: The petitioner is requesting a Major Variation to allow a one-year extension of the use of a temporary classroom structure in the R-1 Single Family Residential district at 260 Dulles Road, where the installation and use of a temporary classroom structure is limited to a maximum of one year before it shall be removed.

- Petitioner: Community Consolidated School District 59 (Representative: Ron O'Connor), 1001 Leicester Road, Elk Grove Village, IL 60007
Owner: Community Consolidated School District 59, 1001 Leicester Road, Elk Grove Village, IL 60007
Case Number: 23-021-V
PIN: 08-13-214-018-0000
Ward: #4, Alderman Dick Sayad
Existing Zoning: R-1 Single Family Residential district
Existing Land Use: Brentwood Elementary School
Surrounding Zoning: North: R-1 Single Family Residential district
South: R-1 Single Family Residential district
East: R-1 Single Family Residential district
West: R-1 Single Family Residential district
Surrounding Land Use: North: Single Family Residence (Residential)
South: Single Family Residence (Residential)
East: Single Family Residence (Residential)
West: Single Family Residence (Residential)

- Street Classification:** Dulles Road and Brentwood Drive are classified as local roads.
- Comprehensive Plan:** The Comprehensive Plan illustrates the site as institutional.
- Zoning/Property History:** Based on City records, the subject property was annexed into the City in 1959 and has been used as an elementary school.

**Background:** *Text Amendment for Temporary Classroom Structures*  
 On August 1, 2022, “temporary classroom structure,” as defined below, was added as a new temporary use to Section 12-8-11, Temporary Uses, of the Zoning Ordinance, through Ordinance Z-24-22.

- **TEMPORARY CLASSROOM STRUCTURE:** A temporary structure that is (i) detached from a principal structure, (ii) located on the same zoning lot as, and is incidental and subordinate to, a public or private elementary, middle, or high school, and (iii) used solely as an educational classroom facility. Temporary classroom structures must comply with the Temporary Uses section of this title.

In addition to the new definitions, a summary of the Temporary Classroom Structure regulations is below.

- **Eligibility:** This structure is only permitted on lots where the principal use is a public or private elementary, middle, or high school and only after the approval of a Zoning Certificate;
- **Duration:** This structure is only permitted for up to 12 months after the date it is constructed or placed on an eligible zoning lot unless otherwise extended by the Zoning Administrator due to an active construction project on the subject lot; (*Note: This is the issue that is the subject of this request*).
- **Location:** The structure must be located on a dust-free hard surface outside of any public right-of-way or utility easement and shall not reduce, block, or interfere with parking lot drive aisles and spaces;
- **Quantity:** Up to two temporary classroom structures are permitted on an eligible lot at a given time unless a greater number is approved by the Zoning Administrator due to an active construction project on the subject lot;
- **Area:** The total combined area of all temporary classroom structures cannot exceed five percent of the gross floor area of the school building footprint; and
- **Height:** This structure cannot exceed 15 feet in height as measured from grade to the highest point of the roofline.

*Zoning Certificate*  
 On August 2, 2022, a Zoning Certificate was approved for one temporary classroom structure on the subject property pursuant to the aforementioned regulations. On February 24, 2023, the petitioner requested an extension of the temporary classroom structure for an additional academic year (2023-2024, or into Summer 2024). As there was no active construction project occurring on site, the lot was not eligible for an extension, requiring variation.

**Project Description:***Overview*

The petitioner, Ron O'Connor on behalf of the Community Consolidated School District 59, has requested a Major Variation to allow a year extension for the use of a temporary classroom structure in the R-1 Single Family Residential district at 260 Dulles Road, which was installed on the subject property in 2022 and is permitted for up to a year unless an active construction project on the subject property requires its continued use. The subject property is at the northeast corner of the Dulles Road/Brentwood Avenue intersection and consists of a 3.28-acre lot with a 59,452-square-foot, one-story school building, playground area, bus and passenger car drop-off/pickup areas, and recreational area as shown in the attached Plat of Survey. The temporary structure currently installed on the subject property consists of two separate classroom spaces and a restroom totaling 1,650 square feet in area and 8.5 feet in height as shown on the attached Architectural Plans in conformance with the area and height requirements above. It is located along the east school building elevation on a dust-free paved surface with access from the north (facing Brentwood Avenue).

The current zoning certificate was awarded on August 2, 2022 and is valid for one year, currently set to expire on August 2, 2023, requiring the removal of the structure. Because there is currently no such construction project in progress, the zoning administrator cannot grant an extension. This can only occur through the City Council via variation.

*Current Proposal and Potential Long-Term Solution*

The petitioner requests the extension of the zoning certificate for another year to allow the school district to finalize plans to address the current concerns addressed in the attached Project Narrative. This proposal does not include any changes to the existing temporary classroom structure itself or its location on the subject property. However, the attached Temporary Classroom Structure Architectural Plans have been provided for reference.

In addition, the petitioner has also provided plans related to a potential expansion of the school building including the addition of two new classrooms and enlarged gym space as noted in the attached School Building Addition Architectural Plans (Potential). The City Council may wish to inquire (i) if the school building addition illustrated on these plans will be pursued and (ii) the anticipated timing for this project. Further, the Council may ask what other long-term solutions is the district exploring, if the building addition is not pursued, and when would those solutions be implemented.

**Planning and Zoning Board (PZB) Recommendations:** The PZB held a public hearing on May 23, 2023 to consider the request. Their rationale for recommendations is captured in the excerpt to the draft minutes of the May 23, 2023 meeting. The PZB voted 7-0 to *recommend approval* of the major variation request. Pursuant to Section 12-3-4.D.4 of the Zoning Ordinance, the City Council has final authority to approve, approve with modifications, or deny the request. Ordinance Z-11-23 would approve a 12-month extension, expiring August 2, 2024.

**Attachments:**

Attachment 1: Location and Zoning Map

Attachment 2: Site & Context Photos

Attachment 3: Plat of Survey

Attachment 4: Existing Condition Photos

Attachment 5: Petitioner's Responses to Standards for Variation

Attachment 6: School Building Expansion Architectural Plans (Potential)

Attachment 7: PZB Chairman Szabo Memo to Mayor and City Council

Attachment 8: Excerpt of Draft Minutes from the May 23, 2023 PZB Meeting

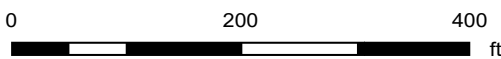
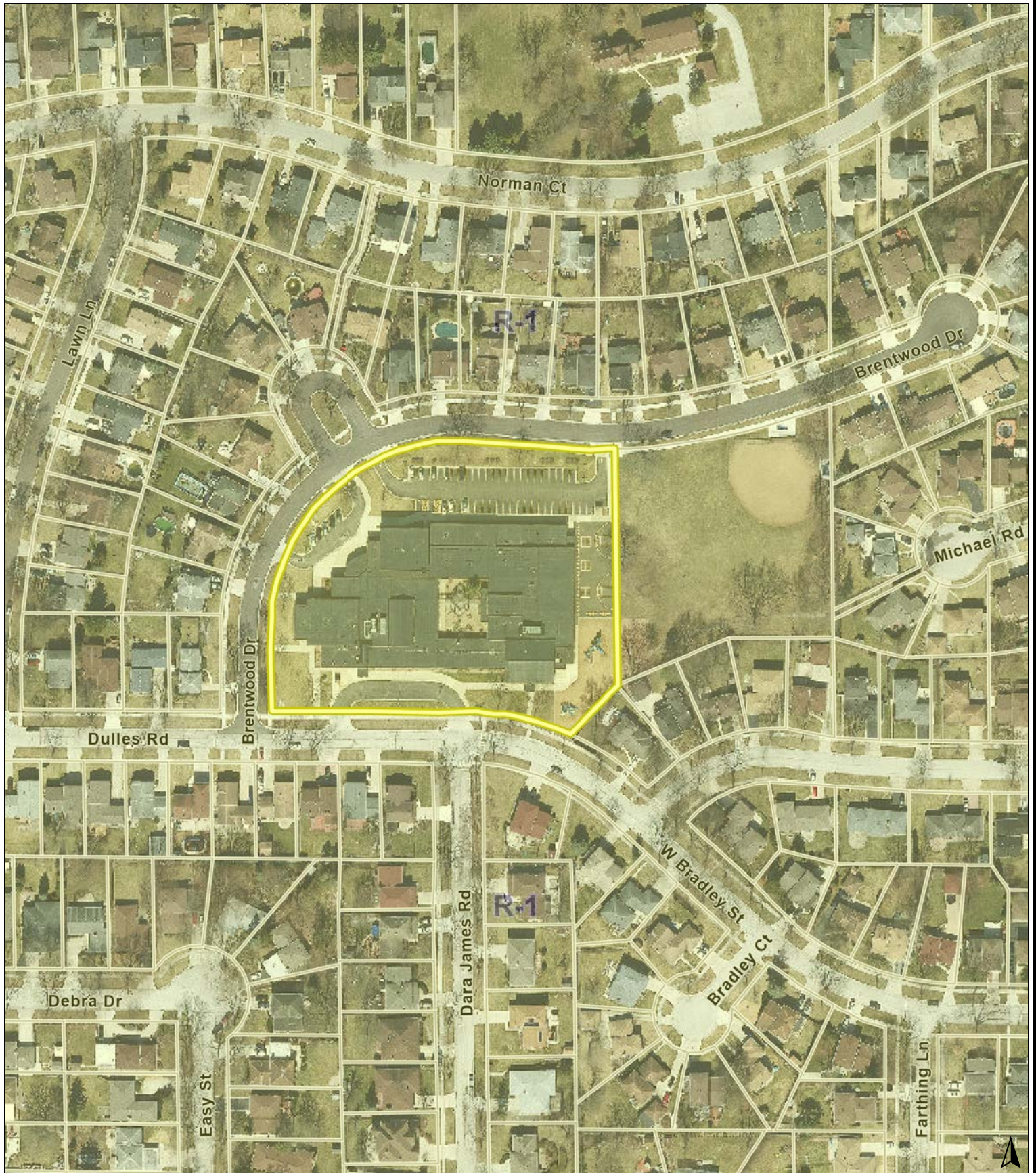
**Ordinance Z-11-23**

Exhibit A: Project Narrative

Exhibit B: Final Engineering Plans

Exhibit C: Temporary Classroom Structure Architectural Plans

Exhibit D: Unconditional Agreement and Consent



Print Date: 5/17/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



260 Dulles Rd – Public Notice and Front of Property



260 Dulles Rd – Facing Northwest at Front of School



260 Dulles Rd – Facing Southwest at Temporary Classroom Structure



260 Dulles Rd – Facing South at Temporary Classroom Structure

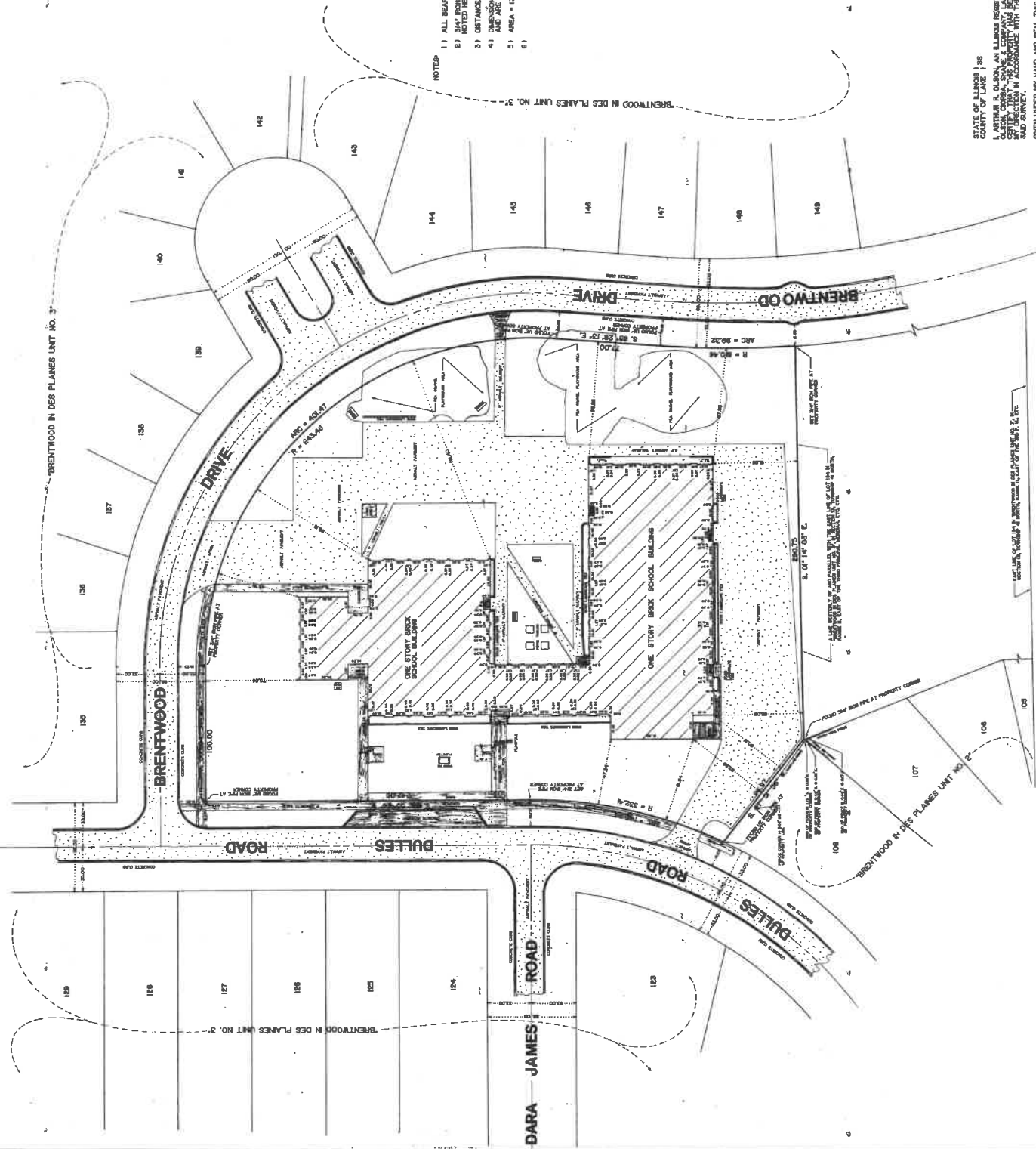
Brentwood

# PLAT OF SURVEY

OF THAT PART OF LOT 154 IN "BRENTWOOD IN DES PLAINES UNIT NO. 3", BEING A RESUBDIVISION OF PARTS OF LOTS 9 AND 14 OF THE OWNERS SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS, LYING WEST OF A LINE RUNNING THROUGH THE NORTHWEST CORNER OF LOT 107 OF BRENTWOOD IN DES PLAINES UNIT NO. 3 AND A LINE CONTAINING PARTS OF THE EAST LINE OF LOTS 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



SCALE: 1" = 30'



- NOTES:
- 1) ALL BEARINGS ARE BASED ON A LOCAL COORDINATE SYSTEM.
  - 2) 3/4" IRON PIPES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED HEREON.
  - 3) DISTANCES AND ANGLES ARE NOT TO BE ASSUMED BY SCALING.
  - 4) DIMENSIONS SHOWN BELOW ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE TO A TOLERANCE OF 0.01 FEET.
  - 5) AREA = 184,874.44 SQUARE FEET / 4.2068 ACRES.
  - 6)

STATE OF ILLINOIS } 38  
 COUNTY OF COOK }  
 I, CLARENCE SHANE & COMPANY, LAND SURVEYORS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT PLAT OF SAID SURVEY, IN ACCORDANCE WITH THE STANDARDS APPLICABLE TO SAID SURVEY.  
 GIVEN UNDER MY HAND AND SEAL THIS 22<sup>ND</sup> DAY OF December, 1992.  
 BY: Clarence Shane & Company  
 674 1/2 NORTH BROADWAY, CHICAGO, ILL. 60610

27  
BR

PROJECT NO. 2464

CLARENCE SHANE & COMPANY















## Standards For Variations

The district would wish to extend the use of the temporary classroom structure at Brentwood Elementary under Section 12-8-11 "Temporary Uses."

1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.

- A hardship will be created by carrying out the strict letter of the provisions, specifically since the school is overcrowded. This eliminates the temporary classrooms that create relief in the building; these have been a tremendous relief for the current school year. Denying a year-long extension will create hardship on families and the community, as students may have to be relocated, placed in overcrowded classrooms, and away from their current school.

2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

- Brentwood Elementary is in a landlocked area. Expansion of the building within a previous time frame would not have been possible. The district is exploring options on how to either work with construction going forward or shifting the student population (redistricting), hiring experts on the process.

3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.

- This situation was created by natural forces, such as where families moved to. Most families moved into the Brentwood area, which then created a greater population density in that particular area in the district. This then created an overcrowding situation in the school.

4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

- Enforcement may place Brentwood students at a disadvantage due to a reduction in space, classroom overcrowding, and/or uneducated decision-making for the district. Brentwood will not be utilized optimally compared to other schools, but plans are being

evaluated and implemented. The district will have a plan working with three professionals, such as construction or redistricting.

5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.

- This is not a profitable situation. The district spent approximately \$500,000 for a temporary solution, which was the temporary classroom. The situation was an extreme circumstance that the district does not want to be in.

6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.

- The district has been working with three different professionals to create a successful plan. All proposals are consistent with the title's specifications. A solution is necessary, but will entail planning with a one-year extension.

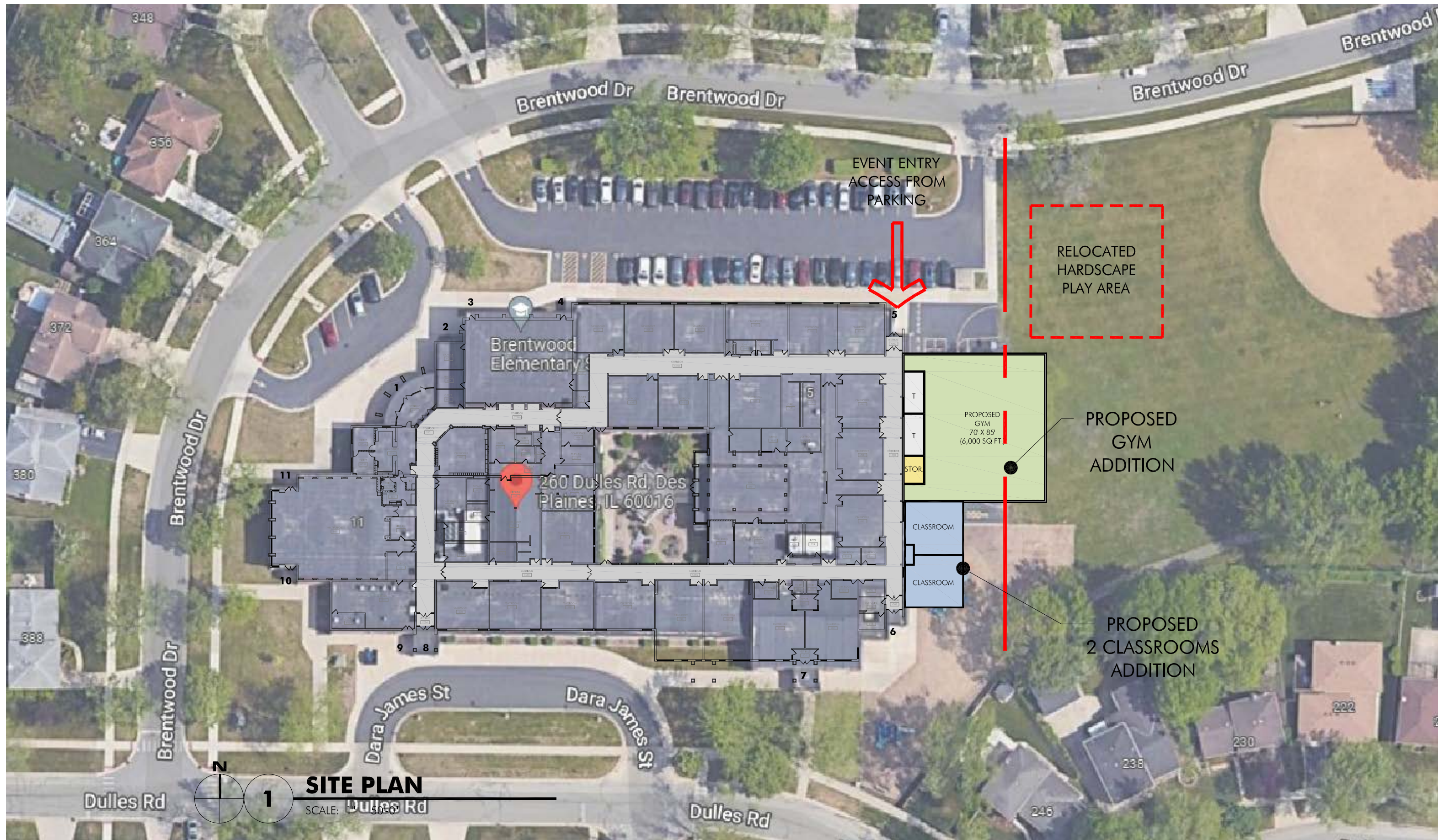
7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

- Allowing the district to have temporary classroom space for one additional year is imperative. Construction cannot happen without displacement of students; the administration and board have worked to try finding solutions on alleviating overcrowding at Brentwood, such as a boundary change or construction.

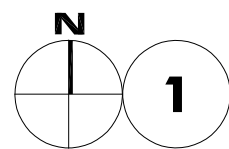
8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.

- The temporary structure is not a permanent solution. This is the minimum action taken to ensure that students have space and access to educational resources in Des Plaines. By the end of the one-year extension period, the district will have and be executing a plan for either a boundary change and/or building additions.





**SITE PLAN**  
 SCALE: 1" = 50'-0"



**FIRST FLOOR PLAN**

SCALE: 1" = 40'-0"





May 25, 2023

Mayor Goczkowski and Des Plaines City Council  
CITY OF DES PLAINES

**Subject:** Planning and Zoning Board, 260 Dulles Road, 23-021-V, 4<sup>th</sup> Ward

**RE:** Consideration of a Major Variation for the Extended Use of a Temporary Classroom Structure in the R-1 District

Honorable Mayor and Members of the Des Plaines City Council:

The Planning and Zoning Board (PZB) held a public hearing on May 23, 2023 to consider a major variation for a one-year extension related to the use of a temporary classroom structure at 260 Dulles Road.

1. Dr. Terri Bresnahan, the Brentwood Elementary superintendent, introduced the request for the extended use of the temporary classroom structure for a period of one year with a presentation. She provided a background of the current overcrowding issues they are experiencing at the subject location due to the increase in student enrollment over the past few years. She provided graphs showing student enrollment numbers and school capacity between 2013 and present, noting that these numbers greatly exceed their desired 300 student enrollment count and 75 percent school building utilization. Given these concerns, Dr. Bresnahan discussed the current needs for Brentwood Elementary related to space utilization for student services (e.g., classrooms, learning groups, art/music spaces, etc.), staff services (e.g., office/work spaces, lunchroom, etc.), and safety and accessibility (i.e., student arrival/dismissal). She described how the existing student enrollment and tight space within the building limit the programs they can provide to students and that use of the temporary classroom structure has provided a temporary solution for these concerns, allowing the expansion of art and music classes for the students.

To address the issues in the large term, Dr. Bresnahan identified the following solutions currently being considered by District 59 board, noting the advantages and disadvantages of each: (i) adjust property boundaries to include a portion of the park property to the east owned by Mount Prospect Park District for school uses; (ii) renovate and construct spaces within the existing property boundaries; (iii) adjust class sizes; and (iv) relocate programs to other schools within District 59. She explained that they are currently engaged in an Architect Educational Alignment Assessment (May 2023) and that the implementation of the chosen solution would likely start either in the spring or summer of 2024.

2. PZB members asked if they cannot alter the property boundaries to utilize a portion of the Mount Prospect Park District would they consider adding a second story on the existing school building; how the class sizes at Brentwood Elementary compare to other schools in District 59 and schools in District 62; if they have other temporary classroom structures installed at these other district schools; if they are growing in student enrollment, why is it not reflected in the numbers identified on the graphs; how long it took to secure the temporary classroom structure currently installed on the subject property; if they have considered redistricting; what are the regulations for temporary classroom structures; how confident District 59 is that the implementation of the chosen solution will be completed by 2024; District 59's anticipated timeline for a capital project; if the potential addition plans provided in the staff report were generated before or after the architectural assessment was started, and if they would be bound to that plan moving forward; that if the existing gym is relocated as the potential addition plans identify will there be any concerns with available parking for use of the gym as a polling place on election days; if the potential addition plan were to occur would the existing gym on the west side of the school building be removed with the proposed gym on the east side of the building or would it stay; and what the anticipated student enrollment numbers will be moving forward.

Dr. Bresnahan responded that they have considered adding a second floor onto the existing school building but that there is a lot to consider with that option; that the class sizes at Brentwood Elementary are similar to other schools in District 59 but trending higher; that she does not know how class sizes at Brentwood Elementary compare with schools in District 62; that they are utilizing one other temporary classroom structure at a different school in District 59; that there are two factors related to overcrowding that are not necessarily reflected in the student enrollment count, including the need to utilize classroom space for multiple grades—which does not increase the number of students per say but does impact the use of space within the building—and that District 59 schools have had to make due with their existing conditions given that the District 59 board does not have a long-term action plan in place and has not previous done a detailed study like the study they are currently conducting; that it took six months from District 59 board approval to installation of the temporary classroom structure on the subject property; that they have considered redistricting but noted this would significantly impact families so they are collaborating with families to discuss this option and the urgency of needing additional space; that she is very confident that they would be able to complete the selected project by 2024 noting that options such as a boundary adjustment can significantly help with the implementation of a long-term solution; that in regard to a timeline of completion for a capital project they would look to have the final decision from the District 59 board to be completed by December of 2023 so they could begin constructing in the summer of 2024 with the option to complete the capital project in phases; that the potential building addition plan provided in the staff report was part of a study they did last year to determined how they could increase gym space in their schools so it was completed prior to the current architectural assessment process; that in regard to potential adjustments to the gym this is one idea that has not been finalized—as they do have a small gym space that requires them to also utilize other spaces in the building to have gym classes a minimum of three times a week as required—but that the expansion of the gym space is not specifically tied to the long-term solution to address the overcrowding concerns; that on the topic of the potential adjustment or relocated of the gym to the east side of the building and its anticipated impact on its current utilization for voting on election days, this is something that they keep in mind—especially when school is in session—to confirm that safety and access concerns are addressed; and that they conduct a ten-year study with a demographer that concluded the student enrollment numbers would stay relatively the same.

3. CED staff summarized the staff report with slides providing an overview of the regulations for temporary classroom structures and describing the details of the existing zoning certificate approval and expiration date and the major variation request. Staff elaborated on the twelve-month duration restriction for temporary classroom structures, noting that there is an allowance for an extension of the temporary classroom structure use through approval by the Zoning Administrator if there is an active construction project on the subject property that necessities its continued use. Staff did not recommend any conditions.
4. Multiple members of the public spoke on this request, including the principal of Brentwood Elementary School, a teacher from Brentwood Elementary, and a parent with children currently enrolled at the school, who expressed the benefits of the short-term use of the temporary classroom structure for students, faculty, and the facility as a whole. It was stated that there are a lot of big decisions ahead for District 59 and that additional time is needed to make the best decision for everyone involved, which the approval of the extension of the temporary classroom use would help provide.
5. The PZB voted 7-0 to recommend approval of the Major Variation to allow a one-year extension for the use of the temporary classroom structure at 260 Dulles Road.

Respectfully submitted,



James Szabo,  
Des Plaines Planning and Zoning Board, Chairman  
Cc: City Officials/Aldermen

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**Applications**

**1. Address: 260 Dulles Road**

**Case Number: 23-021-V**

The petitioner is requesting a major variation to extend the use of the temporary classroom structure on the site beyond the 12-month period permitted via the zoning ordinance and any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 08-13-214-018-0000

**Petitioner:** Community Consolidated School District 59 (Representative: Ron O-Connor), 1001 Leicester Road, Elk Grove Village, IL 60007

**Owner:** Community Consolidated School District 59, 1001 Leicester Road, Elk Grove Village, IL 60007

**Ward:** #4, Alderman Dick Sayad

**Existing Zoning:** R-1 Single Family Residential district

**Existing Land Use:** Brentwood Elementary School

**Surrounding Zoning:** North: R-1 Single Family Residential district

South: R-1 Single Family Residential district

East: R-1 Single Family Residential district

West: R-1 Single Family Residential district

**Surrounding Land Use:** North: Single Family Residence (Residential)

South: Single Family Residence (Residential)

East: Single Family Residence (Residential)

West: Single Family Residence (Residential)

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**Street Classification:** Dulles Road and Brentwood Drive are classified as local roads.

**Comprehensive Plan:** The Comprehensive Plan illustrates the site as institutional.

**Zoning/Property History:** Based on City records, the subject property was annexed into the City in 1959 and has been used as an elementary school.

**Background:** *Text Amendment for Temporary Classroom Structures*

On August 1, 2022, a new temporary classroom structure use, as defined below, was added as a new temporary use to Section 12-8-11, Temporary Uses, of the Zoning Ordinance, through Ordinance Z-24-22.

- **TEMPORARY CLASSROOM STRUCTURE:** A temporary structure that is (i) detached from a principal structure, (ii) located on the same zoning lot as, and is incidental and subordinate to, a public or private elementary, middle, or high school, and (iii) used solely as an educational classroom facility. Temporary classroom structures must comply with the Temporary Uses section of this title.

In addition to the new definitions, a summary of the Temporary Classroom Structure regulations is below.

- **Eligibility:** This structure is only permitted on lots where the principal use is a public or private elementary, middle, or high school and only after the approval of a Zoning Certificate;
- **Duration:** This structure is only permitted for up to 12 months after the date it is constructed or placed on an eligible zoning lot unless otherwise extended by the Zoning Administrator due to an active construction project on the subject lot;
- **Location:** The structure must be located on a dust-free hard surface outside of any public right-of-way or utility easement and shall not reduce, block, or interfere with parking lot drive aisles and spaces;
- **Quantity:** Up to two temporary classroom structures are permitted on an eligible lot at a given time unless a greater number is approved by the Zoning Administrator due to an active construction project on the subject lot;
- **Area:** The total combined area of all temporary classroom structures cannot exceed five percent of the gross floor area of the school building footprint; and
- **Height:** This structure cannot exceed 15 feet in height as measured from grade to the highest point of the roofline.

*Zoning Certificate*

On August 2, 2022, a Zoning Certificate was approved for one temporary classroom structure on the subject property pursuant to the aforementioned

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regulations. On February 24, 2023, the petitioner requested from staff an extension of the temporary classroom structure for an additional academic year (2023-2024, or into Summer 2024). As there was no active construction project occurring on site, the lot was not eligible for an extension, requiring a major variation.

**Project Description:**

*Overview*

The petitioner, Ron O’Connor on behalf of the Community Consolidated School District 59, has requested a major variation to allow a year extension for the use of a temporary classroom structure in the R-1 Single Family Residential district at 260 Dulles Road, which was installed on the subject property in 2022 and is permitted for up to a year unless an active construction project on the subject property requires its continued use. The subject property is at the northeast corner of the Dulles Road/Brentwood Avenue intersection and consists of a 3.28-acre lot with a 59,452-square-foot, one-story school building, playground area, bus and passenger car drop-off/pickup areas, and recreational area as shown in the attached Plat of Survey. The temporary structure currently installed on the subject property consists of two separate classroom spaces and a restroom totaling 1,650 square feet in area and 8.5 feet in height as shown on the attached Architectural Plans in conformance with the area and height requirements above. It is located along the east school building elevation on a dust-free paved surface with access from the north (facing Brentwood Avenue).

The current zoning certificate for the temporary classroom structure was awarded on August 2, 2022 and is valid for one year, currently set to expire on August 2, 2023, requiring the removal of the temporary classroom structure. While the duration for the use of a temporary classroom structure can be extended by the zoning administrator when an active construction project on the subject property necessitates its continued use, there is currently no such construction project in progress or proposed to be in progress prior to the upcoming August 2, 2023 deadline. As such, the petitioner’s request to extend the use of the temporary classroom structure without meeting this prerequisite requires a major variation approved by the City Council.

*Current Proposal and Potential Long-Term Solution*

The petitioner’s request for the extension of the zoning certificate for another year to allow the school district to finalize plans to address the current concerns addressed in the attached Project Narrative. This proposal does not include any

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changes to the existing temporary classroom structure itself or its location on the subject property. However, the attached Temporary Classroom Structure Architectural Plans have been provided for reference.

In addition, the petitioner has also provided plans related to a potential expansion of the school building including the addition of two new classrooms and enlarged gym space as noted in the attached School Building Addition Architectural Plans (Potential). The PZB may wish to inquire if the school building addition illustrated on these plans will be pursued and the anticipated timing for this project, or, if this option is not pursued, what other long-term solutions the school district has proposed to address the issues raised and the anticipated timing of the implementation of each solution if selected.

**Variation Findings:**

Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. Rationale for how the proposed amendments would or would not satisfy the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

- 1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.**

*Comment:* Given the increase in student enrollment in recent years and the general timing, planning, execution, and completion of a school addition project of this scale, the zoning challenges encountered may rise to the level of hardship or practical difficulty necessary for consideration of relief. The petitioner explains that the consistent increase in student enrollment the past three years has required the school district to seek short-term alternatives while considering larger scale projects to address the overcrowding issues in the long-term. While the school district has engaged an architect to design a much-needed addition for the school, the time required to finalize the designs, hire contractors, and begin construction on the subject property—with minimal impact to the students during the school year—is a practical difficulty that the school district cannot address before the deadline of the zoning certificate for the temporary classroom. In an effort to work with the school district and address the aforementioned issues, a variation to extend the use of the temporary classroom structure for a year may be warranted. However, in their consideration of the testimony in the public hearing or via the submitted responses, the Board should review, question, and evaluate whether a hardship or practical difficulty exists.



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PZB Additions or Modifications (if necessary): \_\_\_\_\_

- 2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.**

*Comment:* The subject property is exceptional in shape given the curvilinear streets and single-family residence that abut it on three of its five sides. While the lot is relatively large for a property in a residential district, the existing school building and related improvements fill a majority of the available space. In addition, the unique shape limits available locations for additions given the building setback requirements in the R-1 Single Family Residential district, which do not distinguish between uses. Further, the petitioner’s continued efforts to address the overcrowding issue through a building expansion indicate that long-term solutions exist aside from the unique physical characteristics of the subject property, but that additional use of the existing temporary classroom structure is necessary for the time-being. The unique physical features existing on this site do appear to be exceptional compared to other school uses located within the R-1 district, which potentially justify the current need for a temporary classroom structure on the subject property.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

- 3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.**

*Comment:* There is no indication that the current property owner or previous property owner created the aforementioned unique physical characteristics of the subject property. It is conceivable that the current development on the subject property—and any space constraints related to it—can be attributed to the past or current owner. However, the specific overcrowding issue stemming from continual student enrollment growth over the past three years may or may not be attributable to the current owner. On one hand, school districts are presented with student population trends beyond their control. On the other hand, part of their planning is to adjust for increases as it relates to facilities. Depending on the Board’s opinion, the variation request for the use of the existing temporary classroom structure for one year could be viewed as a temporary, short-term solution to address this issue and potentially avoid future variation requests.

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PZB Additions or Modifications (if necessary): \_\_\_\_\_

**4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.**

*Comment:* While denying the variation request to utilize the existing temporary classroom structure may not necessarily deprive the property owner of their rights per se, it would negatively impact the operations and use of the subject property as an elementary school, which could have lasting adverse effects on the school district and school-aged children alike. Given the importance of providing a sufficient environment for the education of youth and the opportunities available to the City to assist the school district in providing said environment, it may arguably benefit the City and residents as a whole to provide this temporary allowance in order to permit a more permanent, long-term solution.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.**

*Comment:* Granting this variation does not provide a special privilege for the property owner not available to other school uses in the City but rather addresses a current issue facing School District 59 in the short term. Variation decisions are made on a case-by-case, project-by-project basis upon applying the variation standards. In those evaluations, the determining body (e.g. PZB and/or City Council) usually determines the applicant has exhausted options that do not require a variation. In this case, there are a variety of options that the school district is considering to effectively resolve this issue, but none of which can be accomplished in the remaining time allotting for the use of the temporary classroom structure. Granting a one-time variation for the continued use of the temporary classroom structure at this location while permanent solution is enacted does not constitute a special privilege.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.**

*Comment:* Since a temporary classroom structure is a short-term use only permitted as accessory to existing eligible educational institutions in Des Plaines, its limited presence

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on a school property is compatible with the current conditions and overall character of the existing development. A temporary classroom is intended to be active only for a limited period of time on an existing dust-free hard surface so as to not change the existing development on the site but rather serve the school building and community as a whole. A variation to extend the use of a temporary classroom structure for a period of one year to address a larger overcrowding problem on the subject property still meets this intention while also promoting the implementation of permanent, long-term solution that negates the need of the temporary classroom structure in the future. For those reasons, the request to extend the use of the existing temporary classroom structure would be harmony with the general purposes of the Des Plaines 2019 Comprehensive Plan.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

*Comment:* There are no reasonable alternatives in the short-term—aside from the extended use of the existing temporary classroom structure—to address the current overcrowding issues exhibited on site with the active use of the property as a school. Given the expiration date of the zoning certificate for the temporary classroom structure approaching in less than three months, the completion, passing of inspections, and opening of any addition to the school building, all while school is actively in session, would not be possible. As such, the variation request to extend the use of the temporary classroom structure appears to be one of the few plausible options in the short-term.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.**

*Comment:* The approval of the requested variation is the minimum relief required to alleviate the aforementioned hardships in the short-term and allow the school district to move forward on the implementation of larger, permanent improvements on the subject property.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**PZB Procedure and Recommended Conditions:** Under Section 12-3-6(F) of the Zoning Ordinance (Major Variations), the PZB has the authority to recommend approval, approval subject to conditions, or denial of the request to City Council. The decision should be based on review of

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the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined in the Zoning Ordinance.

**Attachments:**

- Attachment 1: Location and Zoning Map
- Attachment 2: Site & Context Photos
- Attachment 3: Existing Condition Photos
- Attachment 4: Petitioner’s Responses to Standards for Variation
- Attachment 5: Project Narrative
- Attachment 6: Select Temporary Classroom Structure Architectural Plans<sup>1</sup>
- Attachment 7: School Building Expansion Architectural Plans (Potential)

Chair Szabo swore in Terri Bresnahan, Superintendent of Community Consolidated School District 59. She said that they are excited to continue our partnership with the City of Des Plaines. The school district serves a wide range of students. She stated that they will be discussing Brentwood today and wanted to take this opportunity to describe our current conditions and factors as we bring forth a long-term solution for the overcrowding at the school, which resulted in portable classrooms last fall. The school received the permit to allow for these portable classrooms, which have been utilized for art and music classes. They are asking for a one-year extension for these portable classrooms. They have shared this data on the screen for our Brentwood families and staff; over the last 10 years, their enrollment has risen and are required by law to look at the balance of our demographic groups. This shows a trend over 10 years. Over the past 10 years, they have been looking at a minimum target of 300 students at any elementary school, but as you can see the school will exceed that.

Ms. Bresnahan gave a presentation including a graph of their capacity. Based on architecture of the site, they have a maximum capacity that is determined. The target for the school to be healthy and functional is 75% utilization. We are utilizing every available inch. In other school years, we saw larger class sizes. Sizes 28, 29, upwards of 30 students per class. We are lower at 88%, but we need additional space. The need for space includes classrooms for students, functional spaces for small group learning, dedicated art and music rooms rather than placing them on carts, physical education three times per week (as required by law), and a library resource center, and provide playground space, which will be upgraded this year. They need spaces for adults, including offices and resources staff (including ESL teachers, with ever growing population of students using this resource). They have had more than 40 new students at Brentwood that have affected our capacity. Our teachers eat in portable spaces or outdoors when the weather permits, but they do not have a dedicated lunchroom.

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<sup>1</sup> Full plans available upon request to the Community and Economic Development department.

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Ms. Bresnahan stated that they are also concerned about safety and accessibility, which is a top priority given the conditions of the world today. They are conscious of how students arrive/depart, with safe routes for pedestrians, buses, vehicle drop off by parents, and ensuring space for parking. They keep all these pieces in mind as they develop the long-term plan.

The images on the screen are for our books and classrooms. You can see how small and tight the spaces are. Our principal is making sure there are spaces for everyone and limiting students working in hallways or places less conducive for learning.

The school district has engaged in a comprehensive study in our district about our buildings. Some buildings are over or under capacity. Rather than building on, they want to look comprehensively along all communities to explore solutions. They had a lot of community feedback and input. They are taking time to look exclusively at Brentwood. Our temporary solution is the portable classroom. The portable classrooms let us expand our art and music programs with dedicated spaces.

The map on the screen gives an idea of what they control and do not control as a school district. They have boundaries across our 14 schools. This is the Brentwood boundary area. Moving the boundary line moves families from one school to another. The boundary on the screen is the district boundary of the school. Directly to the right of the boundary is the open field space that is owned by the Mount Prospect Park District. There are a few options to find a solution for overcrowding. They can adjust the boundaries, renovate, construct spaces, adjust class sizes (although we have committed to maintain small class sizes, especially since the pandemic), or they can relocate programs, but it limits students who are receiving services that are required by law and this can contribute to segregation of students into certain schools so she hesitates moving forward with this approach.

Ms. Bresnahan stated that they have engaged with an architect as a partner in this process to look at Brentwood to look at capacity, flow of the building, safety features, etc. They are working with an architect and our staff will be meeting with them tomorrow about this. They will be acquiring things like traffic studies and other analyses. They would make a decision by December 2023, implement the solution by 2024, and they would not need the portable classrooms after that time frame. The extension and the time frame would allow us time to look at all facets of the district and how it impacts Brentwood to make decisions for our students and communities.

Chair Szabo asked if they would consider acquiring the property from Mt Prospect and, if not, if they would consider adding a second floor to the existing building.

Ms. Bresnahan stated that as part of the study the architects would look at how feasible it would be and how it would impact space. That has been brought up.

Member Fowler asked what are your class sizes at Brentwood like compared to others.

Ms. Bresnahan state that they are comparable but trending higher. Last year, the class peaked at 34 students, which is much higher than any other classroom in the school district.

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Member Fowler asked if they have temporary classroom structures at other schools in District 59.

Ms. Bresnahan stated that they are utilizing one other temporary classroom structure at a different location.

Member Fowler: I have a problem with your numbers. I don't see an increase; it has seemed to stay the same. I am not sure how overcrowding is an issue. If you are growing, why are the numbers growing in Brentwood.

Ms. Bresnahan stated I agree; there are two factors. I have made a commitment as a superintendent to this. We have chosen to create multi-grade classrooms and some classes we have chosen to reduce sizes, which has impacted the utilization of the building. There is a long history of the buildings making do and I do not believe the district has done a long-term study to analyze those numbers. I acknowledge this is the problem with District 59, not just a Des Plaines problem, and our board needs to find a solution. This is a long overdue issue.

Member Weaver: You have had an overcrowding problem for years, based on the data. You have had a set of portable classrooms for one year and you need an extension of that while you come up with a longer-term solution. You are looking for a 12-month extension. During those 12 months, your board and district will come to a solution to solve the problem. If it is a capital improvement problem that could take several years to be completed, correct?

Ms. Bresnahan stated if a capital improvement project, we would hope that could be done by next year. We can stagger the timing of that. It could be a combination of efforts like boundary changes and construction to have temporary relief while we engaged in the long-term spaces. As a district, we have more space than we need, we just have concentrations of students in other areas. This year, Brentwood has had 60 new students from other countries.

Member Weaver: It must be difficult to project with new students arriving from other countries.

Ms. Bresnahan said it had an unanticipated impact for sure. They have embarked on a study with a demographer about growth; we did see a decline in enrollment during the pandemic, although we saw it more in other areas than Brentwood.

Member Fowler asked how the class sizes at Brentwood compare to the schools in District 62.

Ms. Bresnahan stated that she did not know.

Member Hofherr: I am looking at the layout of the project. On the east end, they are showing a new area (proposed gym). I know you have an existing gym at the left end, what will happen to that?

Ms. Bresnahan stated we do not have a plan for that yet. We have very small gyms for our enrollment. There is overlap with gym time, requiring us to hold gym in the lunchroom, outside, classrooms, etc. That couldn't address overcrowding.

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Member Hofherr: That gym is currently on election day for the area, because people can get out easily to cast their vote. If moved to the west or east end, this could present a parking problem. The existing area shows cars filled in the north lot (I assume teachers?).

Ms. Bresnahan said those things are proposed. The topic of using schools on election day is a topic for another day, in terms of safety of students, which we are reviewing with legislators.

Member Fowler: Why do you hesitate to redistrict if you have underutilized buildings?

Ms. Bresnahan stated that it significantly impacts our families; they have a lot of feedback. We are working collaboratively to find a solution. We have spent more time explaining what our urgency is to the families. We have a strong urgency to discuss re-districting given the City's code now, but it is a difficult decision because no one wants to leave their school. Our board rejected a vote to eliminate the portable classrooms.

Member Fowler: I think you will be here a year from now to construct. I think you may need to do a referendum with this, and that takes time. How confident are you that this project will be completed in 2024?

Ms. Bresnahan said there is no intent nor plan to maintain the portables past this coming school year. Every plan does not include the use of that. That means Art and Music goes back on carts, and if we need to increase class sizes, that is our districts problem to own. We have no desire to come back here and ask for an extension and it was not originally planned for. There is an understanding of how this problem needs to be solved from within. It is irresponsible as a district to promise this without a solution. She added that additional options such as boundary adjustments can significantly help with implementation.

Member Saletnik asked if there a limitation on what constitutes temporary and what makes it allowable in zoning. Why are we looking at one year? The construction is going to be more than a year. Can you speak about what the ordinance says and why we are limited in the year?

Jonathan Stytz, Senior Planner, stated that the temporary use structure was granted last year to assist schools with this concern. It has specific restrictions on the time. It does allow for additional time to be awarded by the zoning administrator if the property is under construction (an active construction project on the site). If they were to get the extension and could implement the project, they could request additional time.

Member Weaver asked how long it took to secure the temporary classroom structure.

Ms. Bresnahan stated it took six months from board approval to installation.

Member Weaver asked if the potential expansion plan noted in the staff report was designed before or after the architectural study was started.

Ms. Bresnahan stated it was done before; the board is not bound to this plan.

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Jonathan Stytz, Senior Planner, gave the staff report. He explained the Major Variation for 260 Dulles. He went over the site photos, Temporary Classroom Overview, Regulation Slides, Background of the Project, Floor Plans, Elevations, and PZB Considerations.

Chair Szabo asked if anyone was in favor of the proposal. Many hands were raised. He asked if anyone wanted to speak in favor of the proposal.

Chair Szabo swore in Barb Novak, Teacher at Brentwood School. Stated that she is currently teaching in a portable classroom. She is the music teacher; my partner is the art teacher. She stated that they love teaching there and we hope for the one-year extension so our district can make wonderful plans moving forward. The students love coming out there; last year she taught in the staff lounge, she used to teach on a cart, it is great to have my own space. The students love going out there, a little mini field trip, and it is a great space for art and music. Previously, the district used to only have a fine arts class, just art and music taught at the same time by one teacher. Dr. Bresnahan was influential in splitting it into two subjects, something that occurred for decades. I went to Brentwood myself and it is a fabulous change the district has made.

Chair Szabo swore in Laurie Olson, parent at Brentwood School.: She stated her kids go to Brentwood, 1<sup>st</sup> and 2<sup>nd</sup> grade, they have experienced art on a cart, in the faculty lounge, and now in the portable classrooms. They love talking about art and music after this. My son wants a ukelele because he is able to learn that in music class. With the cart, she cannot move around these instruments. It is all the kids talk about when they come home. If you take this away, the projects and classes would not be as phenomenal.

Chair Szabo swore in Kim Barrett, principal of Brentwood Elementary School. It is a wonderful school. These are big decisions that impact families and making smart decisions is important. Art and music on the cart diminish experiences with students, areas where artists and musicians can thrive. Conditions were unsustainable in our classrooms previously; we had multi-age classrooms, 2<sup>nd</sup> and 3<sup>rd</sup> graders together learning the same curriculum when there are diverse needs (and there are 34 of them) and then during the pandemic conditions made it not optimal. She stated that they need time to make the best decisions for a smart path forward.

**A motion was made by Board Member Saletnik, seconded by Board Member Weaver to recommend approval to council of major variation request for a one-year extension of the temporary classroom structure on the site.**

**AYES: Saletnik, Weaver, Catalano, Fowler, Hofherr, Veremis, Szabo**  
**NAYES: None**  
**ABSTAIN: None**

**\*\*\*MOTION CARRIES UNANIMOUSLY\*\***



**CITY OF DES PLAINES**

**ORDINANCE Z - 11 - 23**

**AN ORDINANCE APPROVING A MAJOR VARIATION TO ALLOW A ONE-YEAR EXTENTION OF THE USE OF A TEMPORARY CLASSROOM STRUCTURE AT 260 DULLES ROAD, DES PLAINES, ILLINOIS (Case #23-021-V).**

**WHEREAS**, Community Consolidated School District 59 ("***Petitioner***") is the owner of the 3.28-acre property commonly known as 260 Dulles Road, Des Plaines, Illinois ("***Subject Property***"); and

**WHEREAS**, the Subject Property is located in the R-1 Single Family Residential District ("***R-1 District***") and is currently improved with a 59,452-square-foot, one-story school building, drop-off/pick-up drive aisles, surface parking areas, and playground area ("***Existing Development***"); and

**WHEREAS**, the "Des Plaines Zoning Ordinance of 1998," as amended ("***Zoning Ordinance***"), is codified as Title 12 of the City Code of the City of Des Plaines ("***City Code***"); and

**WHEREAS**, Section 12-8-11.C.12 of the Zoning Ordinance allows a temporary classroom structure to be placed on a lot where the principal use is a public or private elementary, middle, or high school for a maximum of twelve months; and

**WHEREAS**, Section 12-8-11.C.12 of the Zoning Ordinance further provides that the Zoning Administrator may grant one extension to allow a temporary classroom structure to be located on the lot for an additional 12 months, but only if the extension is necessary because an active construction project occurring on the lot; and

**WHEREAS**, on August 2, 2022, a zoning certificate was issued to allow the placement of a temporary classroom structure on the Subject Property ("***Temporary Classroom***"); and

**WHEREAS**, there is no active construction project on the Subject Property, however, Petitioner desires to extend the use of the temporary classroom structure on the Subject Property for an additional twelve months in violation of Section 12-8-11.C.12 of the Zoning Ordinance ("***Proposed Extension***"); and

**WHEREAS**, pursuant to Section 12-3-6 of the Zoning Ordinance, the Petitioner filed an application with the City for the approval of a major variation to eliminate the active construction project requirement to allow for the Proposed Extension for the Temporary Classroom ("***Major Variation***"); and

**WHEREAS**, within fifteen 15 days after the receipt thereof, the Petitioner's application was referred by the Department of Community and Economic Development to the Planning and Zoning Board of the City of Des Plaines ("***PZB***"); and

**WHEREAS**, within 90 days after the date of the Petitioner’s application, a public hearing to consider the Major Variation was heard by the PZB on May 23, 2023, pursuant to publication in the *Des Plaines Journal* on May 3, 2023; and

**WHEREAS**, notice of the public hearing was mailed to all property owners within 300 feet of the Subject Property; and

**WHEREAS**, pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB filed a written report with the City Council on May 25, 2023, summarizing the testimony and evidence received by the PZB and stating its recommendation, by a vote of 7-0, to approve the Major Variation subject to certain conditions; and

**WHEREAS**, the Petitioner made representations to the PZB with respect to the which representations are hereby found by the City Council to be material and upon which the City Council relies in approving the Major Variation; and

**WHEREAS**, the City Council has considered the written report of the PZB, the applicable standards for Major Variations set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated June 1, 2023, and has determined that it is in the best interest of the City and the public to approve the Major Variation in accordance with the provisions of this Ordinance;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1. RECITALS.** The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting the factual basis for the approval of the Requested Relief.

**SECTION 2. LEGAL DESCRIPTION OF SUBJECT PROPERTY.** Subject Property is legally described as:

PLAT OF SURVEY OF THAT PART OF LOT 154 IN “BRENTWOOD IN DES PLAINES UNIT NO. 3”, BEING A RESUBDIVISION OF PARTS OF LOTS 8 AND 14 OF THE OWNERS SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF DES PLAINES, ELK GROVE TOWNSHIP, COOK COUNTY, ILLINOIS, LYING WEST OF A LINE RUNNING THROUGH THE NORTHWEST COMER OF LOT 107 OF BRENTWOOD IN DES PLAINES UNIT NO. 2, BEING A RESUBDIVISION OF PARTS 4, 5 AND 8 OF THE OWNERS SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF DES PLAINES, ELK GROVE TOWNSHIP, COOK

COUNTY, ILLINOIS, WHICH IS PARALLEL TO THE EAST LINE OF LOT 154 AFORESAID.

PIN: 08-13-214-018-0000

COMMONLY KNOWN AS: 260 Dulles Road, Des Plaines, Illinois.

**SECTION 3. MAJOR VARIATION.** Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council hereby grants the Petitioner the Major Variation to allow the Proposed Extension to allow the Temporary Classroom to be located on the Subject Property for an additional one-year period that will expire on August 2, 2024. The Major Variation granted by this Ordinance is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

**SECTION 4. CONDITIONS.** The approval granted in Section 3 of this Ordinance shall be, and is hereby, expressly subject to and contingent upon the following conditions, restrictions, limitations, and provisions of this Section 4:

A. **Compliance with Law and Regulations.** The development, use, operation, and maintenance of the Subject Property by the Petitioner must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

B. **Compliance with Plans.** The development, use, and maintenance of the Subject Property shall be in strict compliance with the following plans, except for minor changes and site work approved by the Director of the Department, and changes to comply with the conditions set forth in Section 4.B of this Ordinance, in accordance with all applicable City codes, ordinances, and standards, including, without limitation, Sections 3.4-8, "Limitations on Variations," and 3.4-9, "Effect of Approval," of the Zoning Ordinance:

1. The Project Narrative, prepared by the Petitioner, consisting of one sheet, with a latest revision date of April 6, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as *Exhibit A*;

2. The Final Engineering Plans, prepared by RTM Engineering Consultants, consisting of five sheets, and with a latest revision date of June 21, 2022, a copy of which is attached to and, by this reference, made a part of this Ordinance as *Exhibit B*; and

3. The Select Temporary Classroom Structure Architectural Plans, prepared by Custom Modular, INC, consisting of ten sheets including A1, A2, C1, E1, M1, S1, S2, S3, S4, and S5, and with a latest revision date of August 8, 2022, a copy of which is attached to and, by this reference, made a part of this Ordinance as *Exhibit C*.

**SECTION 5. FAILURE TO COMPLY WITH CONDITIONS.**

A. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of, any of the provisions of this Ordinance may be fined not less than \$75.00 or more than \$750.00 for each offense. Each and every day that a violation of this Ordinance is allowed to remain in effect constitutes a complete and separate offense. In addition, the appropriate authorities of the City may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person, firm or corporation violating the terms of this Ordinance is subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

B. In the event that the Petitioner fails to develop or maintain the Subject Property in accordance with the requirements of the Zoning Ordinance, or the conditions set forth in Section 4 of this Ordinance, the Major Variation granted in Section 3 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the

procedures set forth in Section 12-4-7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the R-1 District. Further, in the event of such revocation of the Major Variation, the City Manager and City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 12-4-7 of the Zoning Ordinance is provided to the Petitioner.

**SECTION 6. BINDING EFFECT; NON-TRANSFERABILITY.** The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and shall inure solely to the benefit of Petitioner. Nothing in this Ordinance shall be deemed to allow the Petitioner to transfer any of the rights or interests granted herein to any other person or entity without the prior approval of the City Council by a duly adopted amendment to this Ordinance.

**SECTION 7. SEVERABILITY.** If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

**SECTION 8. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after the occurrence of the following:

- A. its passage, approval and publication in pamphlet form as provided by law;
- B. the filing with the City Clerk by the Petitioner, not less than 60 days after the passage and approval of this Ordinance, of an unconditional agreement and consent to accept and

abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. Said unconditional agreement and consent shall be in substantially the form attached to, and by this reference made a part of, this Ordinance as *Exhibit D*; and

C. at the Petitioner's sole cost and expense, the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate, with the Office of the Cook County Recorder.

D. In the event that the Petitioner does not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 8.B.3 of this Ordinance, within 60 days after the date of passage of this Ordinance by the City Council, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

**SECTION 9. SEVERABILITY.** If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

**[SIGNATURE PAGE FOLLOWS]**

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

Published in pamphlet form this  
\_\_\_\_\_ day of \_\_\_\_\_, 2023.

Approved as to form:

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**Peter M. Friedman, General Counsel**

DP-Ordinance Approving a Major Variation for Extension of Temporary Classroom Structure Use at 260 Dulles Road



City of Des Plaines  
Planning and Zoning Commission  
1420 Miner Street  
Des Plaines, IL 60016

Community Consolidated School District 59 serves four municipalities. The district has attempted to work with multiple stakeholders over the past three years in order to provide a solution that is beneficial to kids. Crowding issues have been a concern for Brentwood. Satellite mobile units have been a temporary solution for creating space for our children. Recent events have created a tipping point.

For example, the district is now servicing an influx of newcomers from Eastern Europe and South America. This has added 52 additional students to Brentwood in the past two years. Forty children have been placed at the school just this year alone. As of today, there are now 428 students housed in the facility. This has been a burden on the learning space.

Several solutions have been discussed. The district is entering into an educational alignment study with an architect so that planning can occur when it comes to maximum utilization of Brentwood. We are also reviewing potential boundary changes in order to alleviate the student population. This is not anything to be taken lightly, as it will impact families and other schools for years to come.

Additionally, the district has engaged with another architect in drawing plans for potentially expanding the gym and building classrooms. The timeline to begin a project is no sooner than the summer of 2024 due to material shortages and lining up laborers with minimal disruption to the learning environment.

The district is committed to providing the best education possible for all kids. Potential solutions may be boundary changes and building additions through tax dollars. We cannot make a sound decision without the due diligence required, as this affects our shared constituents. The ability to continue the use of the mobile classroom units would allow CCSD59 the time it needs to effectively plan for a long-term solution to this issue.

Thank you for continuing to partner with us,

Ron O'Connor  
Assistant Superintendent for Business  
Community Consolidated School District 59

CC: Dr. Terri Bresnahan, Superintendent



SYMBOL AND LINE LEGEND

EXISTING / PROPOSED	EXISTING / PROPOSED	EXISTING / PROPOSED
		WATERMAIN PIPE
		STORM SEWER PIPE
		STORM UNDERDRAIN
		SANITARY SEWER PIPE
		IRRIGATION SLEEVE/PIPING
		ELECTRICAL DUCT BANK
		NATURAL GAS LINE
		COMMUNICATIONS LINE
		CHILLED WATER SUPPLY
		CHILLED WATER RETURN
		TELEVISION CABLE
		UNDERGROUND WIRE
		TELEPHONE CABLE
		FIBER OPTIC CABLE
		AERIAL WIRES
		CONSTRUCTION LIMITS
		PROPERTY LINE
		EASEMENT LINE
		VENT LINE
		HIGH WATER LINE
		NORMAL WATER LINE
		CHAIN LINK FENCE
		BARBED-WIRE FENCE
		WOODEN FENCE
		SILT FENCE
		DECIDUOUS TREE
		SHRUB OR BUSH
		EVERGREEN TREE

FINAL ENGINEERING PLANS FOR:

# MOBILE CLASSROOM AT BRENTWOOD ELEMENTARY SCHOOL DISTRICT 59

## 260 DULLES RD DES PLAINES, IL 60016

OWNER

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 59  
1001 LEICESTER RD  
ELK GROVE VILLAGE, IL 60007  
PHONE: (847) 593-4300

DISTRICT 59 SUPERINTENDENT

DR. TERRI BRESNAHAN

DISTRICT 59 BOARD MEMBERS

COURTNEY LANG  
DAISY ESPINO  
DR. JOSEPH SAGERER  
MARDELL SCHUMACHER  
PATRICIA PERTRIELLI  
RANDY REID  
ROBERT MANCILLA  
SHARON ROBERTS

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE MUNICIPALITY, OWNER, AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO, THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (IL. REV. STAT. CH. 48, PAR.60 AT SEQ.). AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS (IL. REV. STAT. CH.17 1/2 PAR.51 ET. SEQ.). IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

NOTES

- SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE IN FORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.

Sheet Number	Sheet Title	Revision Date
C0.0	TITLE SHEET	
C0.1	CIVIL SPECIFICATIONS	
C0.2	MWRD SPECIFICATIONS	
C1.0	ENGINEERING PLAN	
C2.0	CIVIL DETAILS	

LICENSED ENGINEER'S CERTIFICATION STAMP

I hereby certify that plans and specifications, date March 21, 2022 for Brentwood Elementary School located at 260 Dulles Rd. in Des Plaines, Illinois District Number 59 in Cook County were prepared under my supervision and, to the best of my knowledge, comply with the requirements identified in 23 Illinois Administrative code, Part 180.

PROFESSIONAL SEAL

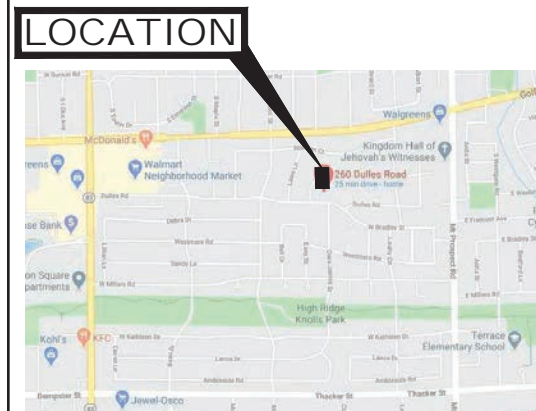
Firm Name: RTM Engineering Consultants  
Name: Scott DiGilio  
License: 062-044869  
Expires: 11/30/2023

Signature:

Date: 06/21/2022



LOCATION MAP



No.	DATE	DESCRIPTION
0	06/21/22	ISSUED FOR PERMIT

650 E. Algonquin Road  
Suite 250, IL 60173  
Telephone: (847) 756-4180  
www.rtmec.com  
Design Firm: 18400677-0012



TITLE SHEET

PROJECT NAME  
MOBILE CLASSROOM AT  
BRENTWOOD ELEMENTARY  
260 DULLES RD. DES PLAINES, IL

PROJECT No.  
22.SD59.C03  
SHEET No.  
C0.0  
OF 5 SHEETS



CALL 48 HOURS BEFORE YOU DIG WITH THE FOLLOWING INFORMATION  
COUNTY NAME: COOK  
TOWNSHIP NAME OR NUMBER: 41N  
SECTION NUMBER: 13 RANGE 11 EAST

GENERAL NOTES AND CONDITIONS

- 1. THE MUNICIPAL AUTHORITY GOVERNING THIS WORK IS THE REGIONAL OFFICE OF EDUCATION AND THE CITY OF DES PLAINES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING SPECIFICATIONS...
3. THE PROJECT SPECIFICATIONS SHALL GOVERN THE CONSTRUCTION OF THIS DEVELOPMENT ALONG WITH THE ABOVE SPECIFICATIONS...
4. IN THE EVENT OF CONFLICTS, ERRORS, OR AMBIGUITIES IN THE DOCUMENTS CLIENT AND OR CONTRACTOR SHALL IMMEDIATELY...
5. THE "STANDARD SPECIFICATIONS", CONSTRUCTION PLANS AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT...
6. THE MUNICIPALITY OR AGENCY HAVING JURISDICTION (AHJ) SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE AND REJECT...
7. ANY QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED...
8. THE IMPROVEMENTS SHOWN ON THE ENGINEERING PLANS SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL AND EQUIPMENT...
9. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION".
10. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS AND MUNICIPALITY REGULATIONS...
11. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE...
12. THE MUNICIPALITY AND UTILITY OWNERS SHALL BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY APPROVED CONSTRUCTION ACTIVITY...
13. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS...
14. EXCAVATIONS SHOULD COMPLY WITH THE REQUIREMENTS OF OSHA (STANDARDS - 29 CFR), PART 1926, SUBPART P, "EXCAVATIONS AND ITS APPENDICES...
15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, EXCESS MATERIALS, DEBRIS, ETC. SHALL BE LEGALLY DISPOSED OF AT OFF-SITE LOCATIONS...
16. CONSTRUCTION SITE SAFETY IS SOLE RESPONSIBILITY OF THE CONTRACTOR WHO CONTROLS THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS...
17. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES...
18. SITE ACCESS CONTROL INCLUDING SAFETY FENCES, AND ALL CONSTRUCTION MEANS AND METHODS AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR...
19. ALL EXISTING TRAFFIC SIGNS, STREET SIGNS, ETC., WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NEEDED FOR REMOVAL OR DISPOSAL...
20. ALL PERMANENT TYPE PAVEMENTS OR PERMANENT IMPROVEMENTS WHICH ABUT THE PROPOSED IMPROVEMENT AND MUST BE REMOVED...
21. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION...
22. WHENEVER THE PERFORMANCE OF WORK IS INDICATED ON THE PLANS, AND NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT...
23. CONTRACTOR SHALL RETAIN THE SERVICES OF AN ILLINOIS PROFESSIONAL ENGINEER OR A PROFESSIONAL ILLINOIS LAND SURVEYOR...
24. CONTRACTOR SHALL RETAIN THE SERVICES OF AN ILLINOIS PROFESSIONAL SURVEYOR TO STAKE OUT THE GRADE AND HORIZONTAL LAYOUT...
25. SPECIAL ATTENTION IS DRAWN TO THE FACT THAT ARTICLE 105.06 OF THE "STANDARD SPECIFICATIONS" REQUIRES THE CONTRACTOR TO HAVE A COMPETENT SUPERINTENDENT ON THE PROJECT SITE AT ALL TIMES IRRESPECTIVE OF THE AMOUNT OF WORK SUBLET...

- 26. ALL EXISTING FIELD DRAINAGE TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION...
27. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY, AND ALL AGENTS AND ASSIGNS...
28. ALL ROADS, SWALES, DRAINAGE STRUCTURES, MANHOLES AND PIPES MUST BE KEPT CLEAN AND FREE OF DIRT, SILT AND DEBRIS AT ALL TIMES...
29. IF ANY EXISTING UNDERGROUND UTILITIES ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION...
30. CONTRACTOR SHALL PURCHASE AND MAINTAIN FOR THE DURATION OF THE WORK INSURANCE TO PROTECT ENGINEER, OWNER, ALL OF THEIR AGENTS, EMPLOYEES, SUCCESSORS...
31. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE...
32. SOIL EROSION CONTROL SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THIS SECTION...
33. SOIL EROSION AND DUST CONTROL MEASURES IN ACCORDANCE WITH THE "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" SHALL BE FOLLOWED...
34. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO DESIGN SUBGRADE...
35. STOCKPILING OF SOIL SHALL BE AT LOCATIONS APPROVED BY THE OWNER...
36. PROPOSED PAVEMENT AREAS AND WHEN APPLICABLE, BUILDING PADS, DRIVEWAYS AND SIDEWALKS SHALL BE EXCAVATED OR FILLED TO PLUS OR MINUS 0.1 FOOT OF DESIGN SUBGRADE ELEVATIONS...
37. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE...
38. UPON COMPLETION OF THE SURFACE IMPROVEMENTS, THE CONTRACTOR SHALL RE-SPREAD A MINIMUM OF A 6" LAYER OF TOPSOIL ON ALL DISTURBED PARKWAY AND LANDSCAPED/LAWN AREAS...
39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SPOILS MATERIAL AS NECESSARY...
40. PRIOR TO PAVING OPERATIONS, THE CONTRACTOR SHALL PROOF-ROLL THE SUBGRADE PRIOR TO PLACING AGGREGATE BASE...
41. THE PROPOSED ASPHALT PAVEMENT SHALL CONSIST OF THE SUBGRADE COURSE (AS SPECIFIED) BASE COURSE, BITUMINOUS CONCRETE BINDER COURSE, AND BITUMINOUS CONCRETE SURFACE COURSE...
42. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND MUNICIPALITY...
43. CONCRETE CURBS (& GUTTERS):
A. ALL CURB AND GUTTER SHALL BE CONSTRUCTED WITH IDOT CLASS "SI" CONCRETE...
B. INTERSECTION JOINTS SHALL BE SAW-CUT AT 20 FOOT INTERVALS...
C. PREFORMED FIBER BOARD EXPANSION JOINTS, 3/4 INCH THICK...
D. 2-#5 DOWELS, 2 FEET LONG...
E. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED...
F. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS LOCATIONS...
G. ALL JOINTS SHALL BE SEALED WITH CONCRETE JOINT SEALANT...
44. CONCRETE SIDEWALK (INCLUDING CURB RAMPS):
A. ALL SIDEWALK SHALL BE CONSTRUCTED WITH IDOT CLASS "SI" CONCRETE...
B. TOOLED CONTRACTION JOINTS SHALL BE CONSTRUCTED AT EVERY +/-5 FEET...
C. PREFORMED FIBER BOARD EXPANSION JOINTS, 3/4" THICK...
D. PREFORMED EXPANSION JOINTS, 1/2" THICK...
E. ALL SIDEWALKS CROSSING UTILITY TRENCHES SHALL HAVE TWO #4 REINFORCING BARS...
F. DETECTIBLE WARNINGS SHALL CONSIST OF TRUNCATED DOWNS MEETING THE REQUIREMENTS OF THE ADA...
G. CONCRETE PAVEMENT AND DRIVE APRONS:

EARTHWORK AND GRADING

STANDARD UTILITY PROVISIONS

- 1. ALL UTILITY CONSTRUCTION WORK SHALL GOVERNED BY:
- "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION...
- TITLE 35 ILLINOIS EPA REQUIREMENTS...
- PART 890 ILLINOIS PLUMBING CODE REQUIREMENTS...
- SANITARY DISTRICT REQUIREMENTS...
- MUNICIPAL/LOCAL REQUIREMENTS...
- ROADWAY AUTHORITIES REQUIREMENTS...
2. ALL UTILITY TRENCHES UNDER AND WITHIN TWO FEET OF PAVEMENT, SIDEWALK, CURB AND GUTTER...
3. UTILITY CONNECTIONS WITHIN THE STREET RIGHT OF WAY SHALL BE ACCOMPLISHED BY SAW CUTTING...
4. THE UNDERGROUND CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL REMOVE AND LEGALLY DISPOSE OF OFFSITE ANY EXCESS DIRT OR MATERIALS...
5. "BAND/SEAL" OR SIMILAR FLEXIBLE-TYPE NON-SHEAR COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OR DISSIMILAR MATERIALS...
6. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAIN AND ANY SEWER WHEN THEY ARE PARALLEL...
7. ALL CAST AND DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN A 8-MIL POLYETHYLENE TUBING...
8. ALL MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS SHALL BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE...
9. SEE DETAIL SHEETS THIS SET FOR FURTHER INFORMATION REGARDING THE STORM, SANITARY AND WATERMAIN REQUIREMENTS...

STANDARD SANITARY SEWER PROVISIONS:

- 1. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
2. ALL ROOF DRAIN, DOWNSPOUTS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM OR TO GRADE.
3. SANITARY SEWER SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:
A. POLYVINYLCHLORIDE PLASTIC GRAVITY SEWER PIPE (PVC) SDR-26...
B. DUCTILE IRON PIPE CLASS 52...
C. ALL SANITARY PIPING SHALL BE INSTALLED ON CLASS "B" BEDDING
4. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS OR SIZES.
5. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE...
6. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
7. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING...
8. SANITARY MANHOLES SHALL HAVE IN ADDITION TO THE GENERAL MANHOLE REQUIREMENTS:
A. BASE AND BOTTOM SECTION SHALL BE MONOLITHICALLY CAST INCLUDING BENCHES, INVERTS AND FLOW LINES.
B. PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATERTIGHT PIPE SLEEVES...
C. CHIMNEY SEAL OR APPROVED ALTERNATE AS REQUIRED BY MUNICIPALITY OR SANITARY DISTRICT.
D. ALL SANITARY MANHOLES SHALL BE TESTED PER ASTM C-969 OR ASTM C-1244.
E. SANITARY MANHOLES SHALL HAVE NEEHAH R-1772 CASTINGS...
9. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED...
10. ALL SANITARY SEWERS SHALL BE TESTED PER THE "WATER AND SEWER STANDARD SPECIFICATIONS" SECTION

- 31-1.12, IN KEEPING WITH ALL STATE AND MUNICIPALITY REQUIREMENTS...
11. ALL SANITARY SEWER MANHOLES SHALL BE INSPECTED AND TESTED PER THE "WATER AND SEWER STANDARD SPECIFICATIONS"...
12. ALL FLEXIBLE (PVC) PIPE SHALL BE DEFLECTION TESTED PER THE "WATER AND SEWER STANDARD SPECIFICATIONS"...
13. ALL SANITARY SEWERS SHALL BE TELEVIEWED AND TESTED AS REQUIRED BY THE MUNICIPALITY...

STANDARD WATER MAIN PROVISIONS

- 1. WATER MAIN AND SERVICES SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:
A. DUCTILE IRON PIPE CLASS 52 PER ANSI A 21.51...
B. TYPE K, OR GREATER, COPPER WATER TUBE...
C. POLYVINYLCHLORIDE PLASTIC PRESSURE PIPE...
2. FITTINGS TO BE FURNISHED AND INSTALLED AS NEEDED...
3. ALL JOINTS AT BENDS, TEES, OFFSETS, REDUCERS, ETC. SHALL HAVE MEGA-LUG 1100 MECHANICAL JOINT RESTRAINTS...
4. ALL RUBBER GASKETS SHALL BE VULCANIZED NATURAL OR VULCANIZED SYNTHETIC RUBBER...
5. THE PIPE JOINT SHALL BE SUCH THAT ELECTRICAL CURRENT WILL PASS FROM ONE PIPE TO THE OTHER...
6. THE MINIMUM COVER FOR ALL WATER MAIN AND WATER SERVICE PIPE IS FOUR FEET (4') FROM FINISHED GRADE TO TOP OF PIPE...
7. ALL VALVE BASINS ARE TO BE A MINIMUM OF 5 FEET IN DIAMETER...
8. VALVES SHALL BE MUELLER, OR APPROVED EQUAL, RESILIENT WEDGE GATE VALVES...
9. HYDRANTS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITIES STANDARD DETAIL...
10. ALL NEW WATER MAINS, SERVICES AND APPURTENANCES SHALL BE INSPECTED, TESTED AND DISINFECTED PER ALL GOVERNING AGENCY REQUIREMENTS...
11. ANY WELLS FOUND SHALL BE CAPPED/ABANDONED PER COUNTY HEALTH DEPARTMENT REQUIREMENTS.

GENERAL EROSION CONTROL REQUIREMENTS

- 1. SOIL EROSION CONTROL SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE:
A. THE GOVERNING MUNICIPALITIES EROSION CONTROL REQUIREMENTS...
B. THE APPLICABLE STATE OR FEDERAL NPDES PERMIT REQUIREMENTS...
C. DETAILS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL" 1995 OR LATEST EDITION...
D. "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" REVISED JULY 1988 OR LATEST EDITION...
E. THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT...
F. THESE PLANS, DETAILS AND SPECIFICATIONS.
2. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION...
3. CONTRACTOR SHALL ASSURE THAT SEDIMENT OR ANY OTHER SITE MATERIAL IS NOT INADVERTENTLY TRANSPORTED FROM THE SITE...
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OVERALL OPERATION OF THE CONSTRUCTION ACTIVITIES...
5. STOCKPILES FOR WHICH GRADING HAS CEASED SHALL HAVE A TRENCH, BERM, SILT FENCE, OR COMBINATION THEREOF...
6. EXPOSED SOILS SHALL BE SPRAYED WITH WATER AS NEEDED TO AVOID EROSION FORM WIND AND TO CONTROL DUST...
7. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL BE FILTERED OR RATED THROUGH THE SEDIMENTATION AND SOIL EROSION CONTROL MEASURES...
8. INLETS, CATCH BASINS, MANHOLES, PIPES, SWALES, ROADS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES...
9. EROSION CONTROL DEVICES SHALL NOT BE REMOVED OR DISABLED PRIOR TO PERMANENT STABILIZATION...
10. REPLACE SOIL EROSION CONTROL DEVICES WITH TOPSOIL AND SOD AT THE COMPLETION OF THE PROJECT...

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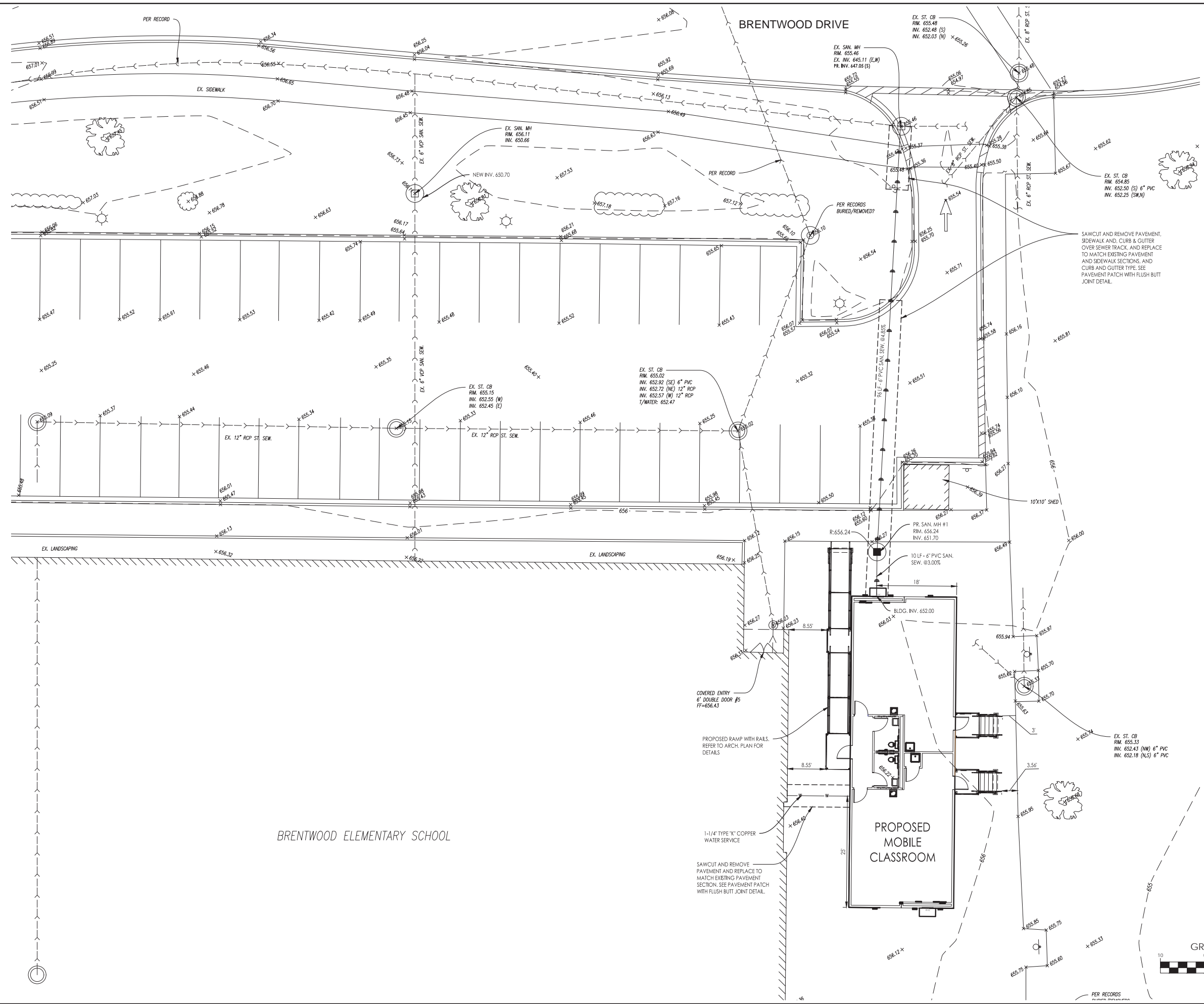
PROJECT NAME: MOBILE CLASSROOM AT BRENTWOOD ELEMENTARY PROJECT No. 22-SD59-C03 SHEET No. CO.1 OF 5 SHEETS SHEET NAME: CIVIL SPECIFICATIONS CIVIL CLASSROOM AT BRENTWOOD ELEMENTARY DES PLAINES, IL PROJECT No. 22-SD59-C03 SHEET No. CO.1 OF 5 SHEETS PROJECT No. 22-SD59-C03 SHEET No. CO.1 OF 5 SHEETS

A. REFERENCED SPECIFICATIONS		PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS	E. EROSION AND SEDIMENT CONTROL	
<p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:</p> <ul style="list-style-type: none"> <li>* STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;</li> <li>* STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;</li> <li>* VILLAGE OF DES PLAINES MUNICIPAL CODE;</li> <li>* THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;</li> <li>* IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.</li> </ul>		VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425	<p>1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.</p> <p>2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.</p> <p>3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.</p> <p>4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.</p> <p>5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:</p> <ul style="list-style-type: none"> <li>a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.</li> <li>b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.</li> </ul> <p>6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.</p> <p>7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.</p> <p>8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.</p> <p>9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.</p> <p>10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.</p> <p>12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.</p> <p>13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).</p> <p>14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.</p> <p>15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.</p> <p>16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.</p> <p>17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.</p> <p>18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.</p> <p>19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.</p> <p>20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMANS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED SLOPE AREA. SEDIMENT LOOSE WATER SHALL NOT BE DISCHARGED TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.</p> <p>21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.</p> <p>22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.</p> <p>23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.</p> <p>24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.</p>	
<p><b>B. NOTIFICATIONS</b></p> <p>1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).</p> <p>2. THE VILLAGE OF DES PLAINES ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.</p> <p>3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL 312.411.1111 AT 1-800-892-9123.</p>		<p>REINFORCED CONCRETE SEWER PIPE</p> <p>CAST IRON SOIL PIPE</p> <p>DUCTILE IRON PIPE</p> <p>POLYVINYL CHLORIDE (PVC) PIPE</p> <p>6-INCH TO 15-INCH DIAMETER SDR 26</p> <p>18-INCH TO 27-INCH DIAMETER F/DY=46</p> <p>HIGH DENSITY POLYETHYLENE (HDPE)</p> <p>WATER MAIN QUALITY PVC</p> <p>4-INCH TO 36-INCH</p> <p>4-INCH TO 12-INCH</p> <p>14-INCH TO 48-INCH</p>	<p>ASTM C-76</p> <p>ASTM A-74</p> <p>ANSI A21.51</p> <p>ASTM D-3034</p> <p>ASTM F-479</p> <p>ASTM D-3350</p> <p>ASTM D-3035</p> <p>ASTM D-2241</p> <p>AWWA C900</p> <p>AWWA C905</p>	<p>ASTM C-443</p> <p>ASTM C-564</p> <p>#8&amp;#21; A21.11</p> <p>ASTM D-3212</p> <p>ASTM D-3212</p> <p>ASTM D-3261, F-2620 (HEAT FUSION)</p> <p>ASTM D-3212, F-477 (GASKETED)</p> <p>ASTM D-3139</p> <p>ASTM D-3139</p> <p>ASTM D-3139</p>	<p>THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.</p>	
<p><b>C. GENERAL NOTES</b></p> <p>1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS <u>0.00</u> FT.</p> <p>2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.</p> <p>3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.</p> <p>4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.</p> <p>5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.</p> <p>6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.</p> <p>7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.</p> <p>8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.</p> <p>9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.</p> <p>10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN REE. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.</p>		<p>POLYPROPYLENE (PP) PIPE</p> <p>12-INCH TO 24-INCH DOUBLE WALL</p> <p>30-INCH TO 60-INCH TRIPLE WALL</p>	<p>ASTM F-2736</p> <p>ASTM F-2764</p>	<p>D-3212, F-477</p> <p>D3212, F-477</p>	<p>8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 3/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4" THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.</p> <p>9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.</p> <p>10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PUGHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.</p> <p>11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:</p> <ul style="list-style-type: none"> <li>a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.</li> <li>b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.</li> <li>c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.</li> </ul> <p>12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMANS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.</p> <p>13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.</p> <p>14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.</p> <p>15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.</p> <p>16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.</p> <p>17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.</p> <p>18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.</p>	
<p><b>D. SANITARY SEWER</b></p> <p>1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.</p> <p>2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.</p> <p>3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.</p> <p>4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).</p> <p>5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.</p> <p>6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.</p> <p>7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:</p>		<p>TECHNICAL GUIDANCE MANUAL</p> <p>MWRD GENERAL NOTES</p>		<p>07/12/2016</p> <p>STD. DWG. NO.18</p> <p>PAGE NO. 19</p>		



PROJECT NAME	MWRD MOBILE CLASSROOM AT BRENTWOOD ELEMENTARY
PROJECT No.	22.SD59.C03
SHEET No.	C0.2
OF 5 SHEETS	
DESIGN FIRM	rtm engineering consultants
DESIGNER	650 E. Algonquin Road, Suite 250, Des Plaines, IL 60013, Telephone: (847) 766-4180, www.rtmec.com
DATE	06/21/22
DESCRIPTION	ISSUED FOR PERMIT
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650 E. Algonquin Road Suite 250 Schaumburg, IL 60173 Telephone: (647) 756-1486 www.rtmec.com IL Design Firm: 184006777-0002	
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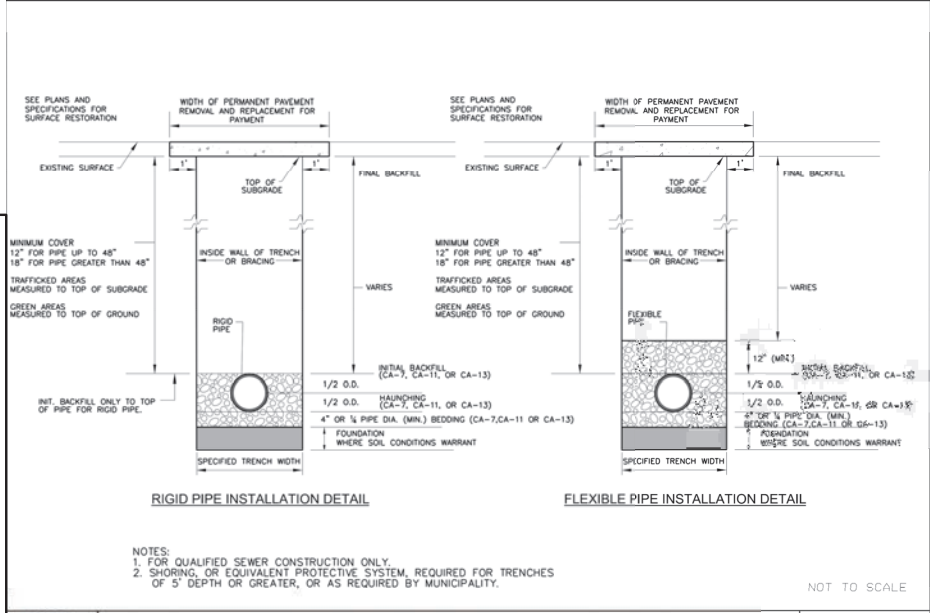
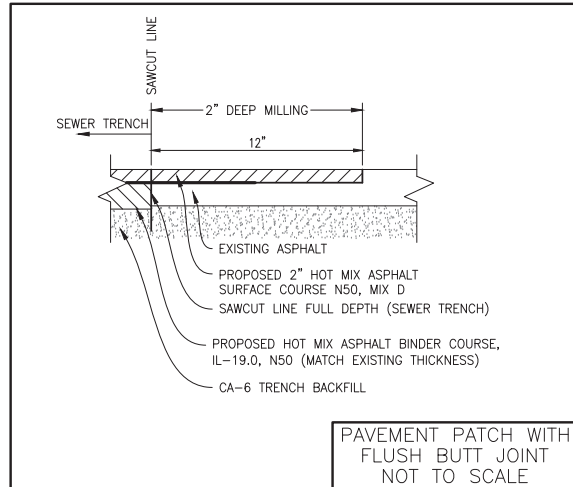
  

PROJECT NAME <b>MOBILE CLASSROOM AT                  BRENTWOOD ELEMENTARY</b> 260 DULLES RD. DES PLAINES, IL	<b>ENGINEERING                  PLAN</b>
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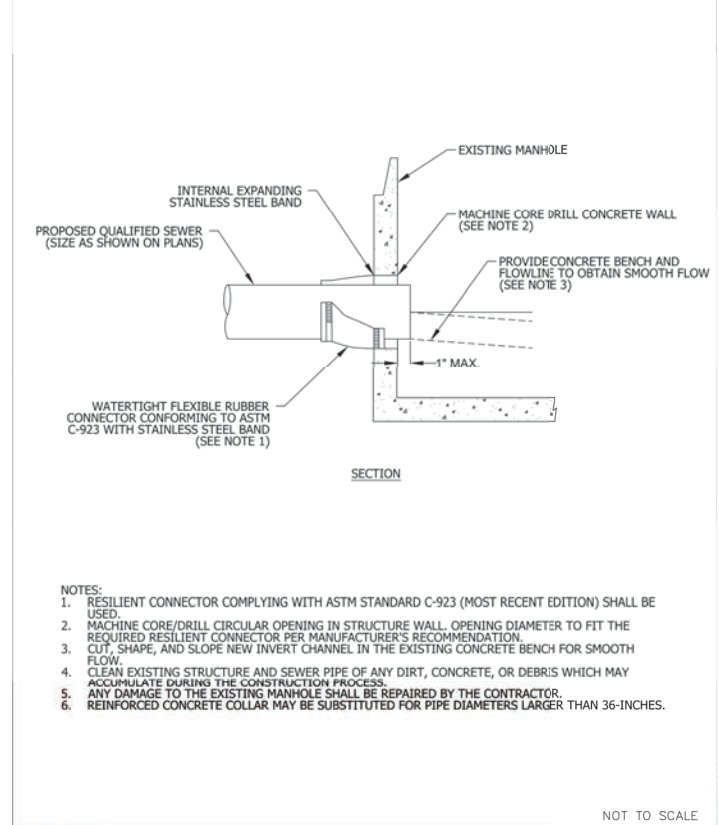
  

SHEET NAME PROJECT NAME MOBILE CLASSROOM AT BRENTWOOD ELEMENTARY 260 DULLES RD. DES PLAINES, IL	SHEET No. <b>22.SD59.C03</b> SHEET No. <b>C1.0</b> OF 5 SHEETS
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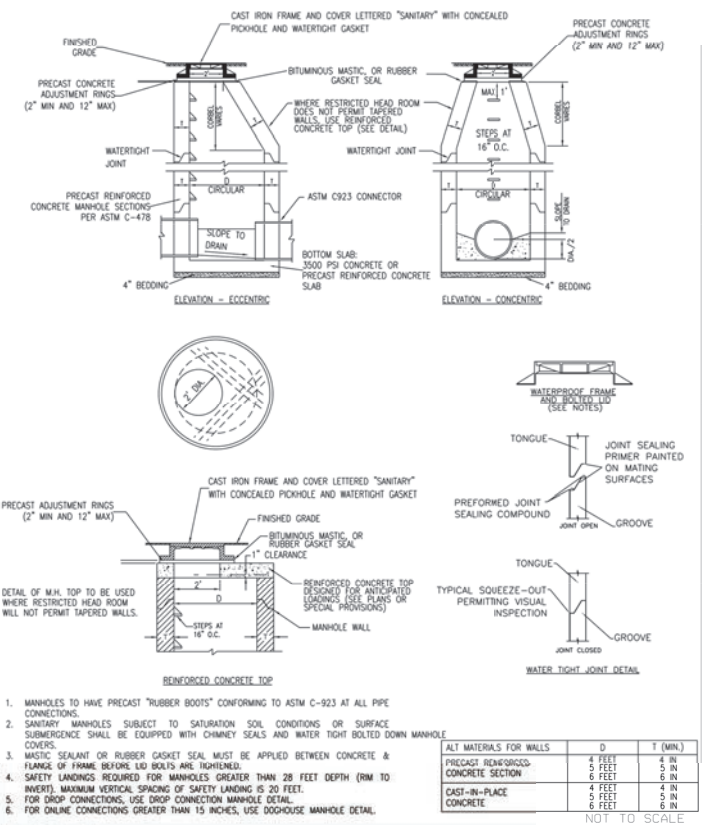
Users: mckenna.miniz File: J:\2022\22-SD59.C03 Frost & Brentwood Mobilia\09 DESIGN DRAWINGS\02-SHEETS\BREWTON\TITLE SHEET.dwg Time: Jun 21, 2022 - 4:48pm



7/1/15	STD. DWG. NO. 34
7/1/15	PAGE NO. 35



10/02/18	STD. DWG. NO. 42
10/02/18	PAGE NO. 43



7/1/15	STD. DWG. NO. 39
7/1/15	PAGE NO. 40

No.	DATE	DESCRIPTION	ISSUED FOR PERMIT
0	06/21/22		

650 E. Algonquin Road  
Suite 250  
Schaumburg, IL 60173  
Telephone (847) 766-4180  
www.rtmec.com  
Design Firm: 18400677-0012

**rtm**  
engineering consultants

CIVIL DETAILS

PROJECT NAME: MOBILE CLASSROOM AT BREWTON ELEMENTARY  
260 DULLES RD., DES PLAINES, IL

PROJECT No. 22-SD59.C03  
SHEET No. C2.0  
OF 5 SHEETS

**Illinois State Building Codes**

2014 NATIONAL ELECTRIC CODE  
 2015 INTERNATIONAL BUILDING CODE  
 2015 INTERNATIONAL MECHANICAL CODE  
 2015 INTERNATIONAL ENERGY CONSERVATION CODE  
 2014 ILLINOIS STATE PLUMBING CODE  
 ILLINOIS HANDICAP GUIDELINES

3rd party and State Review and Label w/3rd Party Inspection

**Satellite Shelters  
 2474 Classroom  
 23'-6" x 70'-0"**

Site Locations

**22-23666-67  
 Robert Frost Elementary  
 1308 Cypress  
 MT. Prospect, IL 60056**

**22-23668-69  
 Brentwood Elementary  
 260 Dulles Road  
 Des Plaines, IL 60016**

**MANUFACTURER INFORMATION**

Manufacturer: C&B Custom Modular  
 2224 Bloomingdale Drive  
 Bristol, Indiana 46507  
 (574) 848-7300

MFG. Plant Address: 2224 Bloomingdale Drive  
 Bristol, Indiana 46507

Contact Person: Dan Speelman

3rd Party Agency: T.R. Arnold & Associates  
 4703 Chester Drive  
 Elkhart, Indiana 46516  
 (574) 264-0745

Model Name/Number: Satellite 24x74 Classroom  
 22-23666-69

**Building Notes:**

- All materials are C and B Custom Modular's standards unless otherwise specified.
- Locate state seals, 3rd party seals and data plate on face of electrical panel unless unit has no EP then to be Located At Hitch End In Ceiling Cavity.
- All door adjustments are on site by others.
- C and B Custom Modular Inc. is not responsible for local codes or permits.
- Building to be located >10'-0" from existing or assumed property line and >20'-0" from an existing building.
- Buildings on the same property shall be assumed to have a property line between them.
- The building exterior and the facilities within the building shall be identified with the international symbol of accessibility. (Signage by others)
- The dealer/owner shall be responsible for on site barrier free provisions, i.e.: Steps, ramps, parking signs etc.
- Building approach (walkway or ramp) to be 5'-0" wide minimum and have a running slope not steeper than one unit vertical in 12 units horizontal.
- Exit doors to remain operable during business hours from the inside without the use of a key or any special knowledge.
- Corrosion resistant flashing at top and sides of doors, windows and at roof penetrations shall be provided.
- Kraft faced insulation to be facing tight to warm side of cavity for vapor barrier.
- All sources of air leakage in the building thermal envelope to be sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping to minimize air leakage. (Air leakage at mate-lines to be address by others at site)
- Commissioning plan, if required, provided by others once building is installed at site.
- Building shall not be located in areas that exceed those listed on the cover sheet design criteria and state codes.
- Building shall not be located in Flood Zone.

**BUILDING INFORMATION**

Use Group: "E"  
 Construction Type: "V-B"  
 Square Feet: 1945 sq. ft.  
 Occupant Load: 68  
 Stories/Height: 1 / 13'-16" high (Approx.)  
 Building Weight: 25,500 LBS. Unit A  
 27,200 LBS. Unit B

**DESIGN LOADS**

Roof Snow Load: 30 PSF  
 Ground Snow Load: 25 PSF  
 Roof Dead Load: 13 PSF MAX  
 Floor Live Load: 50 PSF  
 Corridor Live Load: 100 PSF  
 Floor Dead Load: 22 PSF  
 Risk Category: "II"  
 Wind Speed: Vasd: 90 mph, Vult: 116 mph  
 Wind Exposure: C  
 Seismic Design Category: C  
 Ss: 0.135  
 S1: 0.06

**Mechanical Notes:**

- Exhaust fans and venting equipment to be ducted to exterior and terminate at an approved vent cap.
- Return air via grilles and/or undercut doors.
- Materials exposed within plenum shall be noncombustible or shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E-84.
- Metal chimneys shall extend at least 3'-0" above the highest point that they pass through the room and 2'-0" minimum higher than other portions of a building within 10'-0"
- All ducts shall be class 1/A flame spread and constructed compliant with UL181.
- Ducts shall be insulated to a minimum of R5 for ductwork in conditioned space, and R8 for ductwork in unconditioned space to provide thermal resistance.
- All ducts shall be constructed as specified in the SMACNA HVAC Duct Construction Standards.
- All fiberglass ducts shall be constructed as specified in the SMACNA-2010 Fibrous Glass Duct Construction Standards or NAIMA Fibrous Glass Duct Construction Standards.
- Flexible ducts and connectors shall be installed in accessible areas only.
- Attic to be Naturally ventilated at 1sf per 150sf, or mechanically ventilated at >.02cfm per SF.
- HVAC system to be tested and balanced within 10%± of the design parameters and any reports required are by others once building is installed at site.

Illinois Code Compliance Certificate & Seal:

The fourth part Illinois Code Compliance Certificate will be completed by the manufacturer within 30 days after the shipment of the modular dwelling from the plant. The manufacturer shall complete a copy of the certificate and forward a copy to the IDPH, the approved third party inspection agency and to the owner of the modular dwelling. Prior to leaving the factory, the Illinois seal and the label of the approved inspection agency shall be placed on the electrical panel of the modular structure.

**Drawing Index**

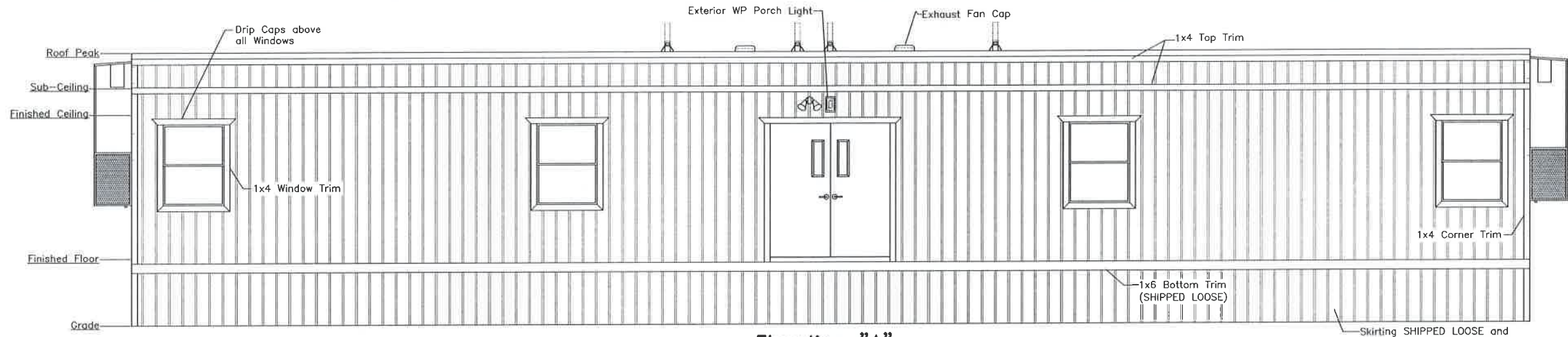
Page	Page Description
C1	Project Cover Sheet
C2	Building Specifications
A1	Building Elevations
A2	Production Floor Plan
A2.1	Wall / Accessibility Details
E1	Production Electrical Plan
E2	Calculations and Diagrams
M1	Production Mechanical Plan
S1	Blocking Points
S2	Cross Section / Details
S2.1	Fastening Schedule / Details
S3	Production Frame Framing Plan
S4	Production Floor Framing Plan
S5	Production Roof Framing Plan
P1	DWV and Fresh Water Plumbing Schematics
Attached	Data plate, Truss and Calculations



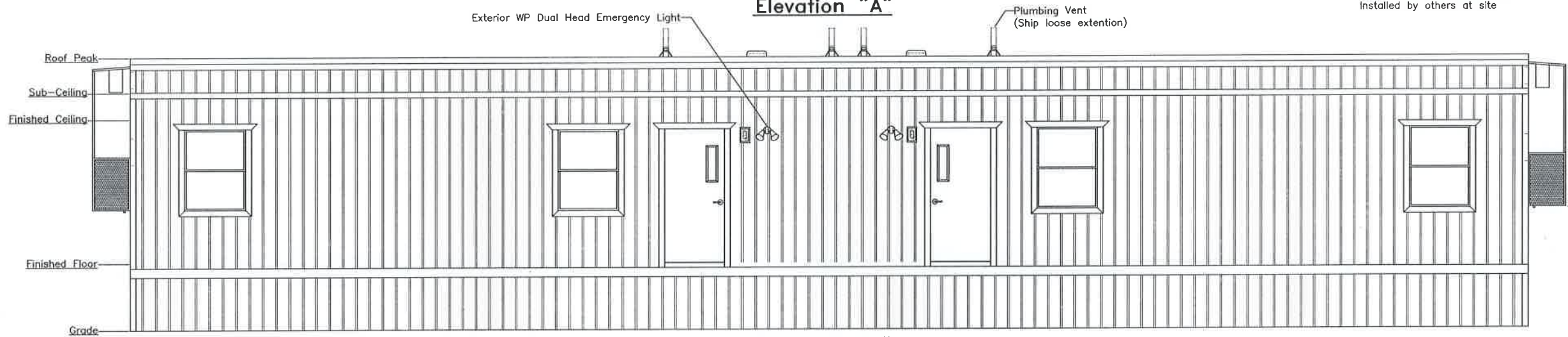
2224 Bloomingdale Drive  
 Bristol, Indiana 46507  
 PH: (574) 848-7300  
 FX: (574) 848-1950

**C & B  
 MODULAR, INC.**

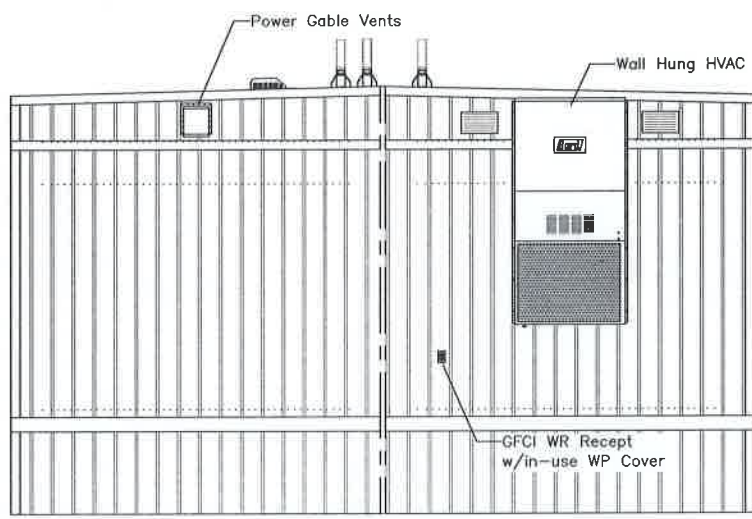
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Serial Numbers: 22-23666-69	Drawing Number:	DWG File Name: 22-23666-69.dwg
Approval Numbers:	Sales Representative: Lewis C.	
Title: Satellite Shelter 24x74 School (23'-6" x 70'-0")		Page #: C1
Sheet Description: Building Cover Sheet		



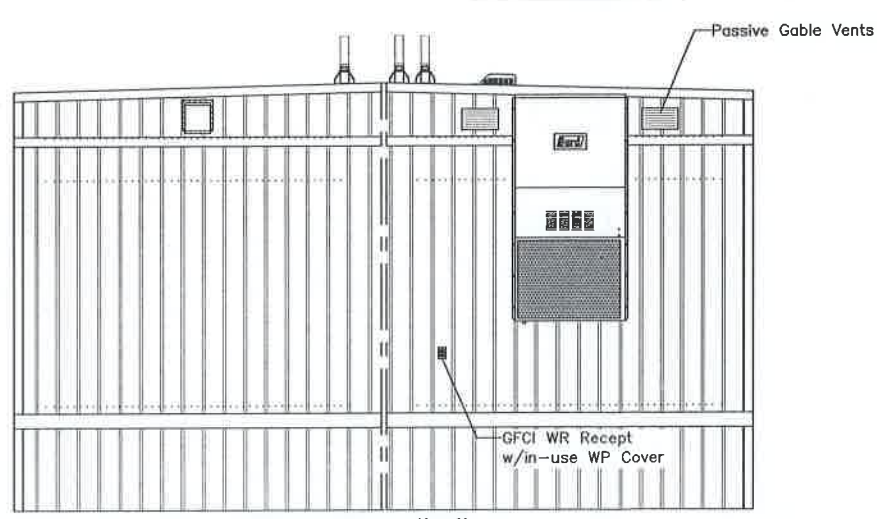
**Elevation "A"**



**Elevation "C"**



**Elevation "B"**



**Elevation "D"**



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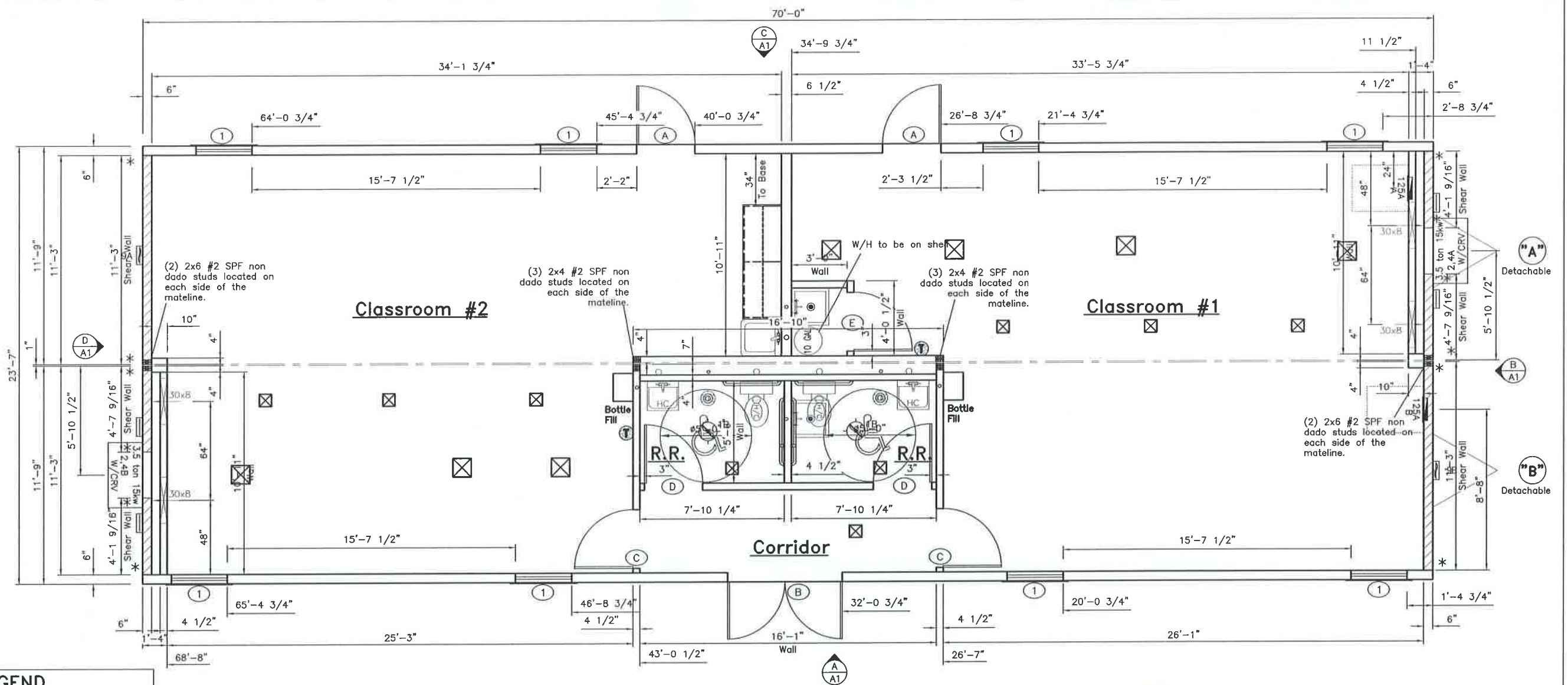
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Scale:	Drawn: DS	Date: WS	Plot Date: Aug 03, 2022
Serial Numbers: 22-23666-69	Drawing Number:	DWG File Name: 22-23666-69.dwg	
Approval Numbers:	Sales Representative: Lewis C.		

Title:	Page #:
Satellite Shelter 24x74 School (23'-6" x 70'-0")	A1
Sheet Description: Building Elevations	



DRAWING LEGEND		
SYMBOL	QTY.	DESCRIPTION
	2	120/240 electric panel (+30" AFF to bottom of panel)
	2	100 CFM exhaust fan/lt combo w/9W LED bulb
	2	Low voltage programmable thermostat (+48" AFF to top)
	2	100 CFM Power gable vent
	4	Gable vent
	4	Set of R/A grille through wall (30x8)
	7	12x12 white SA diffuser with adjustable damper.
	9	8x8 white SA diffuser with adjustable damper.

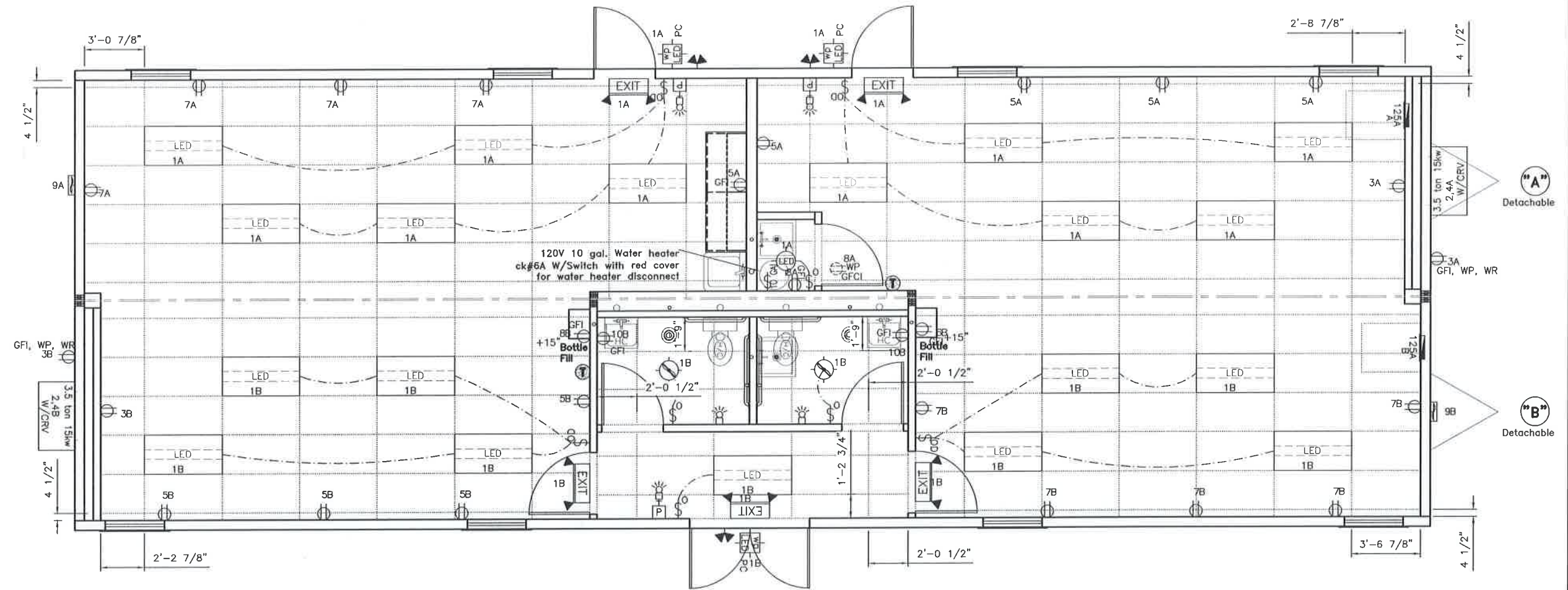
DOOR, WINDOW AND OPENING SCHEDULE				
SYMBOL	QTY.	DESCRIPTION	ROUGH OPENING	Header
A	2	Door: 36x80 Teistor pro 20ga ins/steel door w/5x20 sg-lite Handle: Hager 4701 Panic Hardware w/47CE keyed lever Other: Drip cap, HC threshold, weather stripping	38 x 81	(2) 2x6 #2 spf laid flat
B	1	Door: 72x80 18ga ins/steel door w/5x20 sg-lite Handle: Hager 4701 Panic Hardware w/47CE keyed lever Other: Drip cap, HC threshold, weather stripping	74 x 81	(3) 2x4 #2 spf on edge
C	2	Door: 36x80 prefinished solid core wood door Handle: Tell #LC2484CIL 260 Classroom entry lever Other: Ball bearing hinge, floor mounted door stop, 12641 Closer	37 1/2 x 81	Non load bearing
D	2	Door: 36x80 prefinished solid core wood door Handle: Tell Privacy #LC2476CIL Lever Other: Ball bearing hinge, floor mounted door stop, 12641 Closer	37 1/2 x 81	Non load bearing
E	1	Door: 36x80 prefinished solid core wood door Handle: Tell #LC2484CIL 260 Classroom entry lever Other: Ball bearing hinge, floor mounted door stop	37 1/2 x 81	Non load bearing
1	8	Item: Wintech G70 36x48 horizontal slider w/DIG, Low E Coating Argon Filled Vinyl (White Finish) bug screen, drip cap	36 1/4 x 48 1/4 up 32" A.F.F.	(2) 2x6 #2 spf laid flat

- Notes:**
- All structural headers shall be glued, fastened and bear on (1) 2x4/6 jack stud #2 spf each side of opening.
  - Doors, windows and openings on end walls do not require structural header because roof trusses carry the load.



Scale: 3/16" = 1'-0"	Drawn: DS	Date: WS	Plot Date: Aug 03, 2022
Serial Numbers: 22-23666-69	Drawing Number: 22-23666-69.dwg	DWG File Name: 22-23666-69.dwg	
Approval Numbers:	Sales Representative: Lawis C.		
Title: Satellite Shelter 24x74 School (23'-6" x 70'-0")		Page #: A2	
Sheet Description: Production Floor Plan			





DRAWING LEGEND		
SYMBOL	QTY.	DESCRIPTION
	2	120/240 electric panel (+30" AFF to bottom of panel)
	2	100 CFM exhaust fan/lt combo w/9W LED bulb
	2	Low voltage programmable thermostat (+48" AFF to top)
	2	100 CFM Power gable vent
	4	Gable vent
	19	120V duplex grounding type (tamper resistant) (+18" AFF unless noted)
	6	120V duplex GFCI protected (tamper resistant) (+42" AFF unless noted)
	1	120V GFCI recept for heattape (below floor)
	3	2x4-jbox w/ conduit thru floor for pull station (+42" AFF unless noted)(device by others @ site)
	5	2x4-jbox w/ conduit thru floor for horn/strobe (+80" AFF unless noted)(device by others @ site)
	1	120V toggle type W/RED COVER (+42" AFF unless noted)
	4	120V occupancy sensor type w/ manual override (+42" AFF unless noted)
	4	120V ivory occupancy sensor type w/ dual manual override (+42" AFF unless noted)

DRAWING LEGEND		
SYMBOL	QTY.	DESCRIPTION
	19	120v 4' LED troffer light w/ diffuser.
	1	120v Flush Mount 11.7W LED light (800 Lumens) w/ globe (Ceiling Mount)
	3	120v exterior weatherproof LED porch light w/ photocell (+74" AFF unless noted)
	3	Remote dual head for EM-back-up light (+74" AFF unless noted)
	5	Emergency Flood / exit light combo (+88" AFF unless noted)

8.3.22

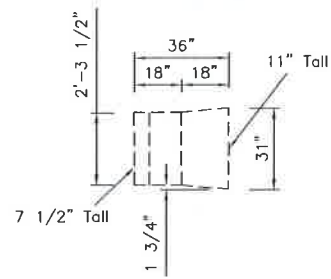
ID	Revision	Date

Scale: 1/16" = 1'-0" DS  
 Serial Number: 22-23666-69  
 Drawing Number: 22-23666-69.dwg  
 Approval Numbers:  

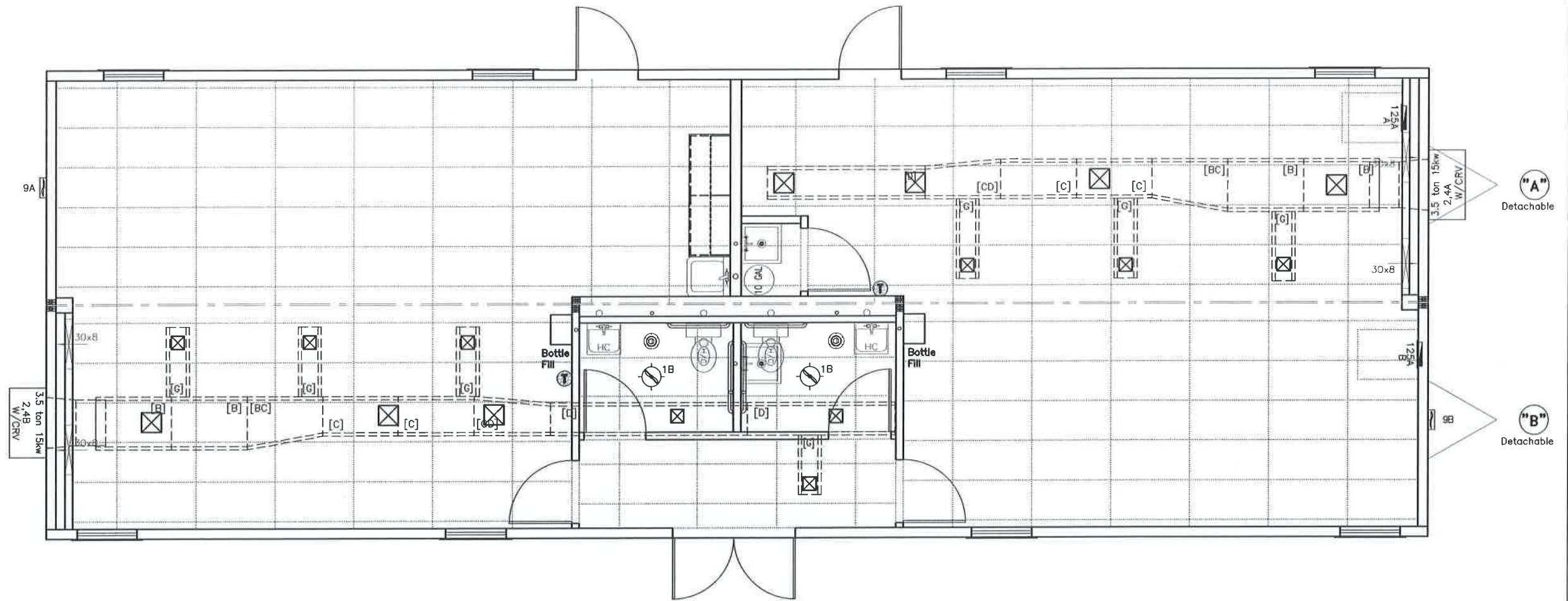
2224 Bloomingdale Drive  
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**CUSTOMER**  
**C & B**  
 MODULAR, INC.

Title: Satellite Shelter  
 24x74 School (23'-6" x 70'-0")  
 Sheet Description: Production Electrical Plan  
 Page #: E1



**3 1/2 Ton Bard Transition**



DRAWING LEGEND		
SYMBOL	QTY.	DESCRIPTION
[Symbol]	2	120/240 electric panel (+30" AFF to bottom of panel)
[Symbol]	2	100 CFM exhaust fan/lt combo w/9W LED bulb
[Symbol]	2	Low voltage programmable thermostat (+48" AFF to top)
[Symbol]	2	100 CFM Power gable vent
[Symbol]	4	Gable vent
[Symbol]	4	Set of R/A grille through wall (30x8)
[Symbol]	7	12x12 white SA diffuser with adjustable damper.
[Symbol]	9	8x8 white SA diffuser with adjustable damper.

Ventilation and Light Requirements						
Room Name	sqft	Window Area	Door Area	Openable Window Area	8% Required Window Area	4% Required Openable Area
Classroom 1	656	48.00	20.00	24.00	52.48	26.24
Classroom 2	669	48.00	20.00	24.00	53.52	26.76
Restroom 1	43	0.00	0.00	0.00	3.44	1.72
Restroom 2	43	0.00	0.00	0.00	3.44	1.72
Foyer	72	0.00	20.00	0.00	5.76	2.88
Janitor	11	0.00	0.00	0.00	0.88	0.44

Notes:  
 1.) All rooms have artificial lighting  
 2.) All restrooms are exhausted at a minimum of 70cfm per flushing fixture  
 3.) Bard HVAC units w/CRV are capable of up to 50% fresh air  
 3.5-ton w/CRV = 1400cfm with up to 700cfm fresh air

Outdoor Air Flow Rate:  
 $(58 \times 10) + (0.12 \times 1645) = 777.4$   
 $Voz = 777.4 / 0.8 = 971.75$

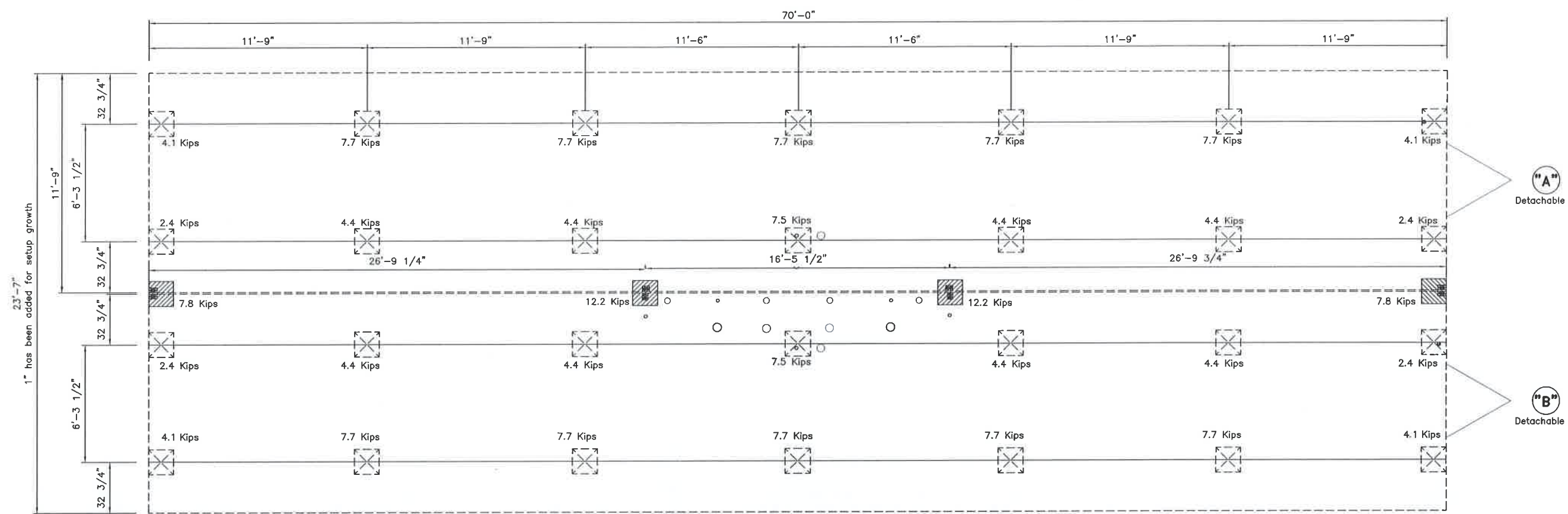
Duct Legend	
ID	Description
B	28w X 8h X 46l
BC	28w X 8h to 20w X 8h X 46l transition
C	20w X 8h X 46L
CD	20w X 8h to 16w X 6h X 46l transition
D	16w X 6h X 120L (or cut to fit)
G	10w X 4h X 120L (or cut to fit)
All duct dimensions are INSIDE dims.	

8.3.22

Scale: 3/16" = 1'-0"	Drawn: DS	Date: WS	Plot Date: Aug 03, 2022
Serial Numbers: 22-23666-69	Drawing Number: 22-23666-69.dwg	DWG File Name: 22-23666-69.dwg	
Approval Numbers:	Sales Representative: Lewis C.		

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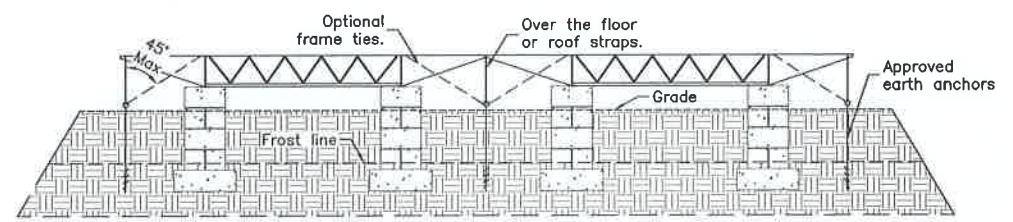
Title: **Satellite Shelter**  
 24x74 School (23'-6" x 70'-0")  
 Sheet Description: **Production Mechanical Plan** Page #: **M1**



DRAWING LEGEND		
SYMBOL	QTY.	DESCRIPTION
	28	Blocking up to main I-beam
	4	Blocking up to floor framing

**FOUNDATION NOTES**

- This is a suggested plan only. Foundation to be designed by a professional engineer or registered architect per local soil and climate conditions in accordance with all applicable local and state codes.
- Crawl space to be ventilated at 1sqft. per 150 sqft.
- Provide positive underdrainage: Minimum 4" peagravel and 6mil polyethylene vapor barrier.
- Provide minimum crawl space access of 22" x 24"
- Minimum footing depth of 3'-6" or per local conditions.
- C&B Custom Modular Inc. assumes no responsibility for actual foundation design and/or construction.
- Assumed soil bearing 2,500 PSF or per local conditions.
- Numbers adjacent to piers are vertical loads in KIPS.
- Minimum concrete psi for proposed foundation to be 2,500psi.
- Piers in Maryland not to be drystacked



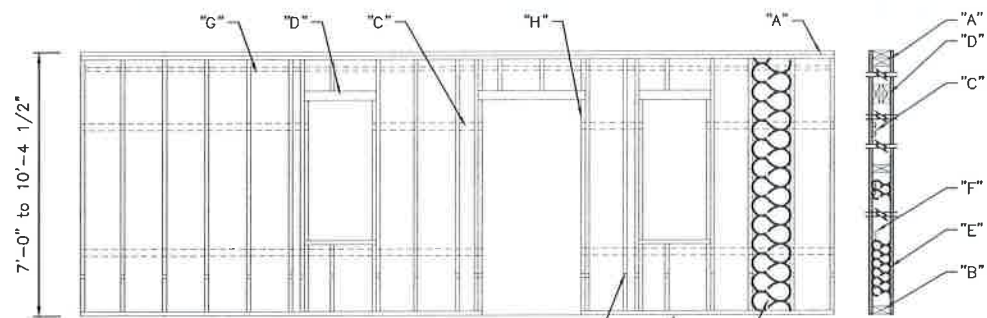
**Notes:** The bottom of the footings shall be below the local frost line

Alternate tiedown to be designed by others and approved by the local building official

**Outrigger Frame Tie-Down Detail**

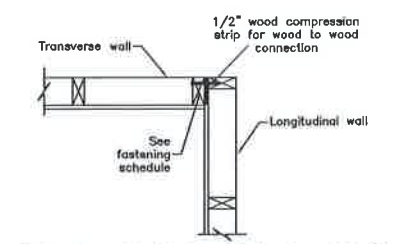


2224 Bloomingdale Drive Bristol, Indiana 46507 PH: (574) 848-7300 FX: (574) 848-1950		Title: Satellite Shelter 24x74 School (23'-6" x 70'-0")	
CUSTO MODULAR, INC.		Sales Representative: Lewis C.	
Scale: 3/16" = 1'-0" DS		Date: Aug 03, 2022	
Serial Numbers: 22-23666-69		Drawing Number: 22-23666-69.dwg	
Approval Numbers:		Sheet Description: Suggested Blocking Points	
			Page #: S1

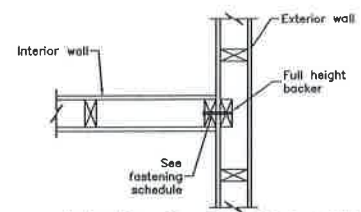


- A. Top plate (double if req'd by code)
- B. Bottom Plate
- C. 1x3 Belt rails. (only if steel/alum siding is used)
- D. Structural Header (Used on loadbearing walls)
- E. Exterior walls (Vapor barrier to warm side of wall)
- F. 1 1/2x3/4 electrical dado (See electrical details for wire protection)
- G. Fire stop/blocking for suspended ceilings.
- H. Crip stud(s). (Header to bear on ALL crip studs when more than 1 is used)

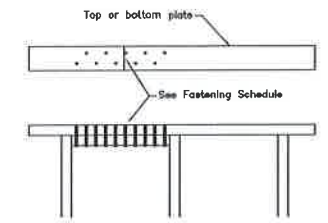
**Load Bearing Wall Assembly Detail**  
NTS



**Exterior Wall to Exterior Wall Connection Detail**  
NTS

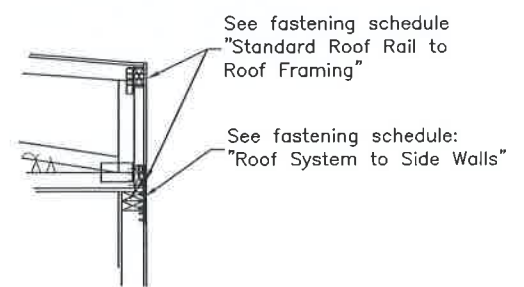


**Interior to Exterior wall Connection Detail**  
NTS

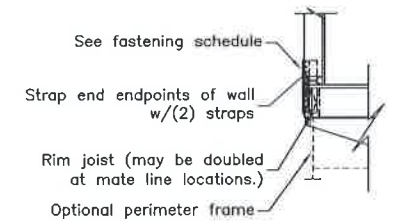


1. Splice need not be centered about studs.
2. Applies to single top and bottom plates.
3. Splices in double top plates are staggered 48" and do not require splice plates/blocks.
4. Splices should occur so that there is enough room to apply required fasteners on each side of splice.

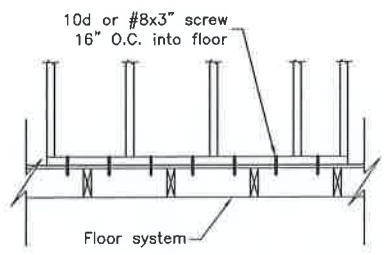
**Wall plate Splice Detail**  
NTS



**Roof to Wall Connection Detail**  
NTS

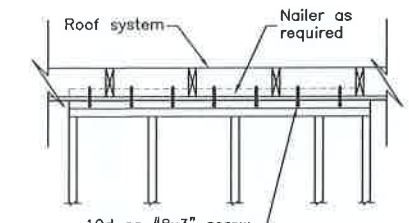


**Wall to Floor Connection Detail**  
NTS



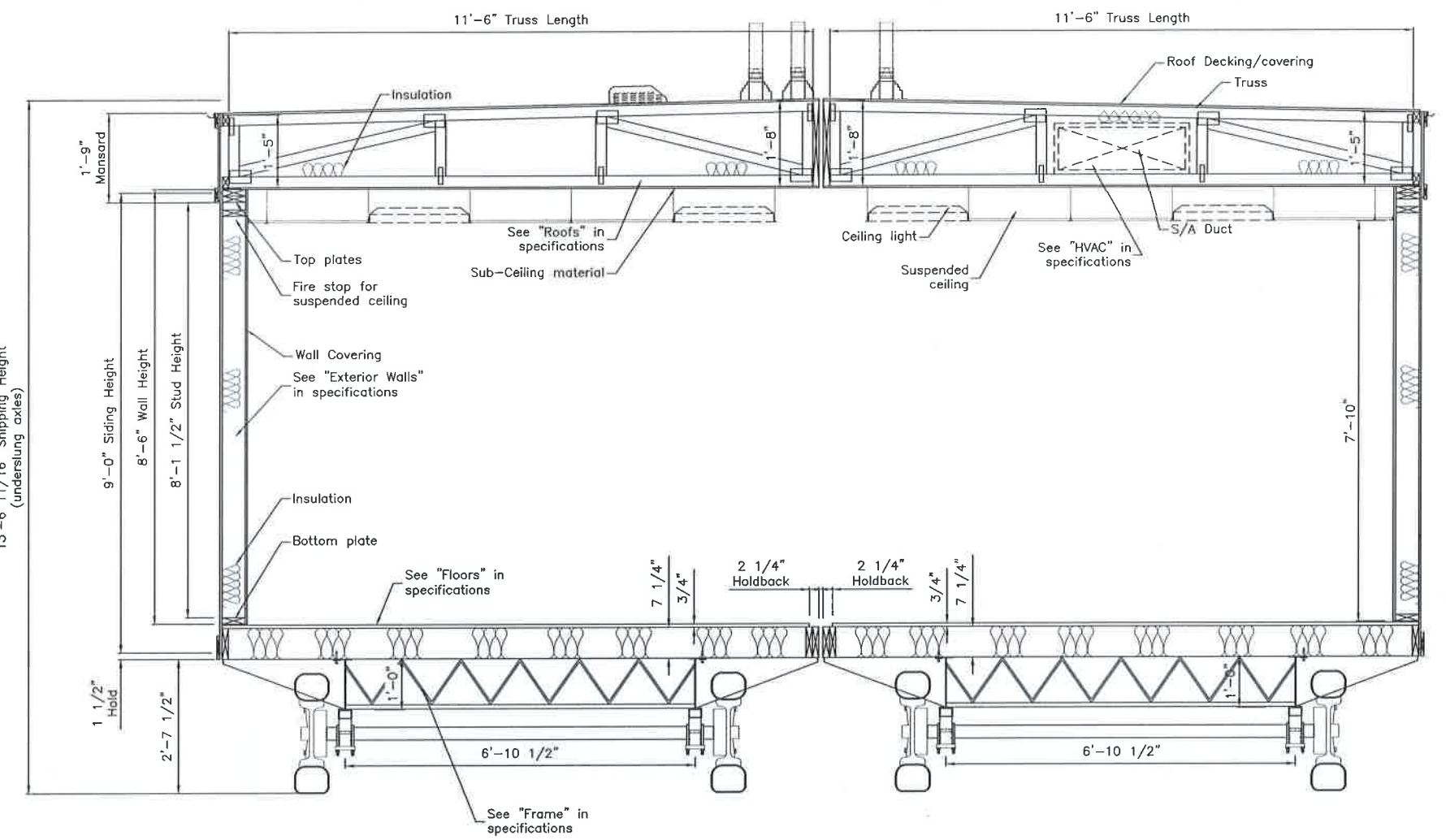
**Interior Wall to Floor Connection Detail**  
NTS

Note:  
If wall is a shear wall use shear wall fastening pages W1.5, W2.3, W3.3 or W4.3



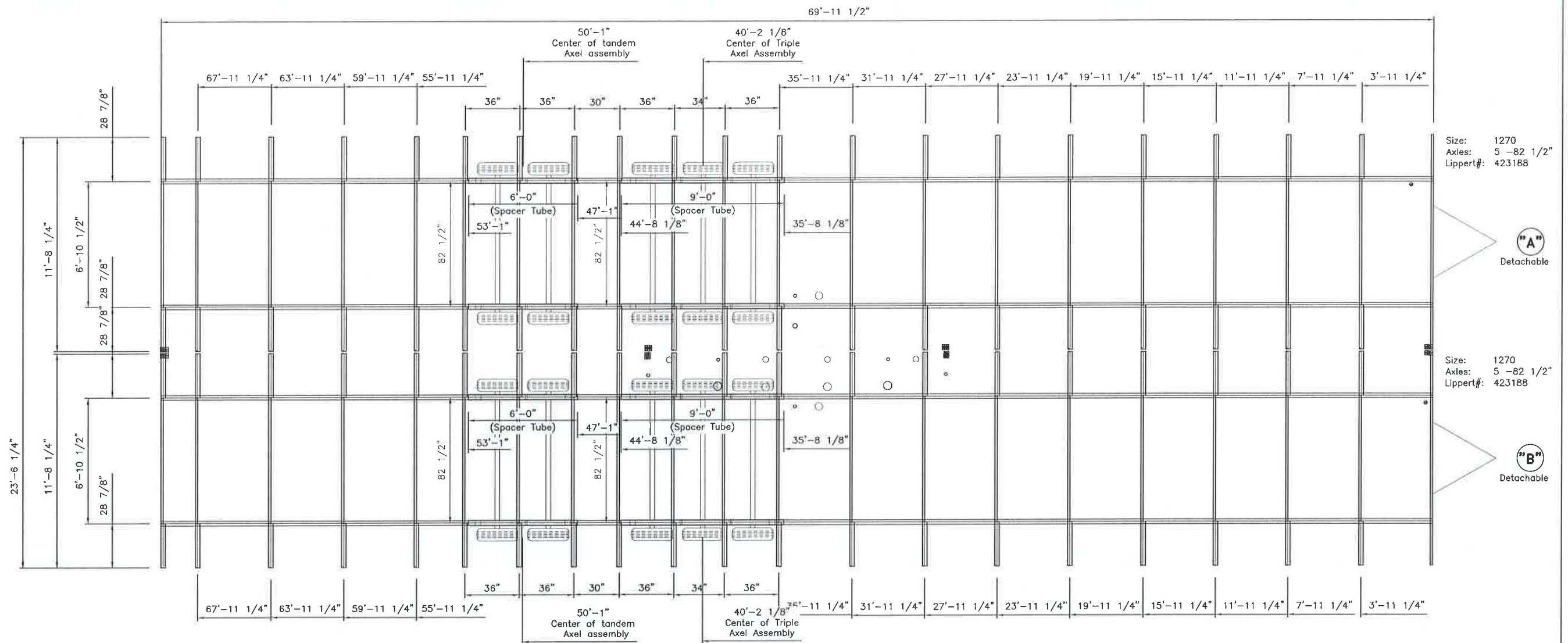
**Interior Wall to ceiling Connection Detail**  
NTS

Note:  
If wall is a shear wall use shear wall fastening pages W1.5, W2.3, W3.3 or W4.3



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ID	Revision	Date
Scale: N/A	Drawn: DS	Date: WS
Serial Numbers: 22-23666-69	Drawing Number: 22-23666-69.dwg	Plot Date: Aug 03, 2022
Approval Numbers:	Sales Representative: Lewis C.	
Title: Satellite Shelter 24x74 School (23'-6" x 70'-0")		Page #: S2
Sheet Description: Building Cross Section and Details		



Size: 1270  
Axles: 5 -82 1/2"  
Lippert#: 423188

"A"  
Detachable

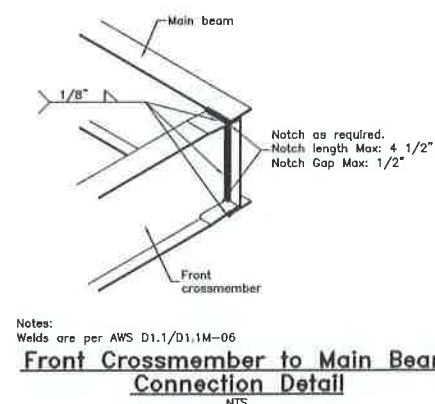
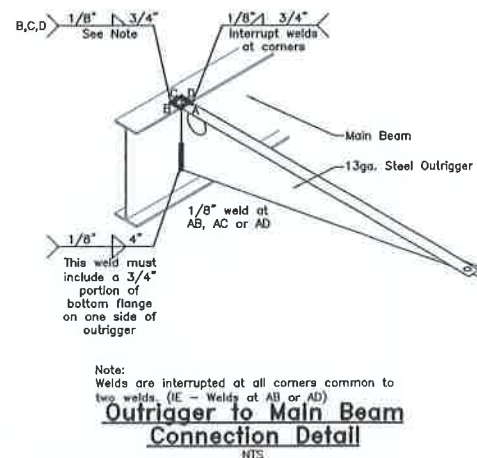
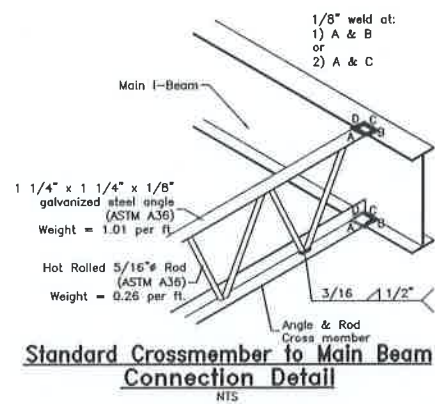
Size: 1270  
Axles: 5 -82 1/2"  
Lippert#: 423188

"B"  
Detachable

DRAWING LEGEND		
SYMBOL	QTY.	DESCRIPTION

**Frame Framing Notes:**

- C&B Custom Modular purchases the steel chassis pre-assembled from a local supplier "Lippert Components LLC."
- C&B does not do any welding on the steel chassis.
- The details and plan indicates typical steel chassis construction and welds done by Lippert Componets LLC.

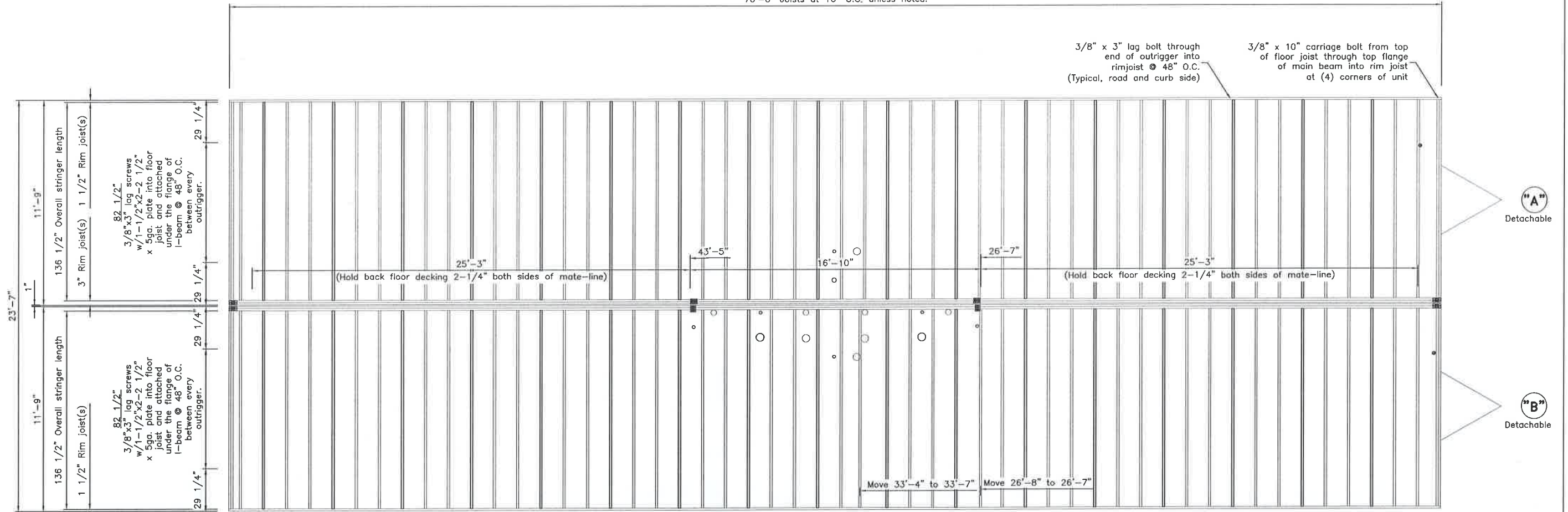


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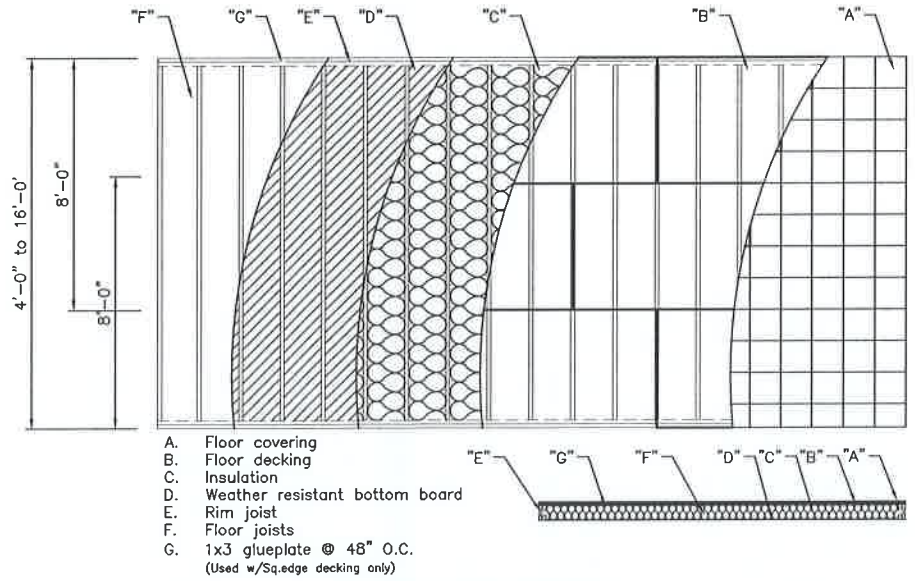
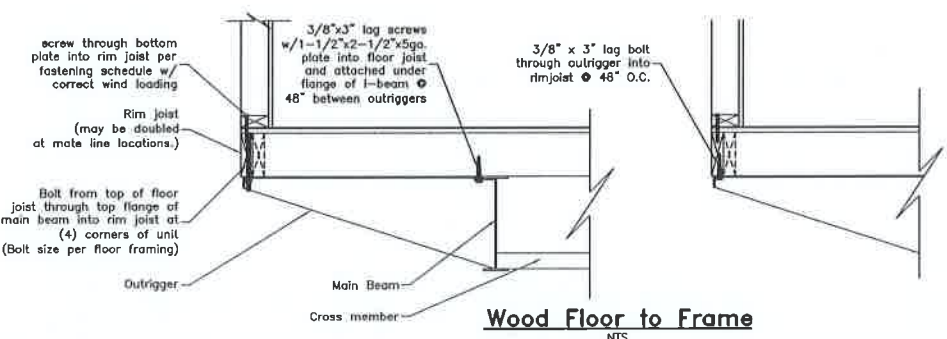
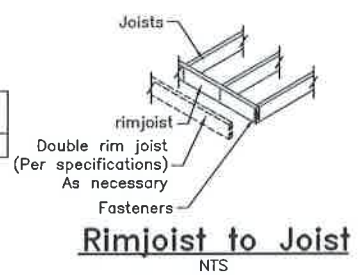
C & B  
MODULAR, INC.

ID	Revision	Date
Scale: 3/16" = 1'-0"	Drawn: DS	Date: WS Aug 03, 2022
Serial Numbers: 22-23666-69	Drawing Number: 22-23666-69.dwg	DWG File Name: 22-23666-69.dwg
Approval Numbers:	Sales Representative: Lewis C.	
Title: Satellite Shelter 24x74 School (23'-6" x 70'-0")		
Sheet Description: Production Steel Frame Plan		Page #: S3

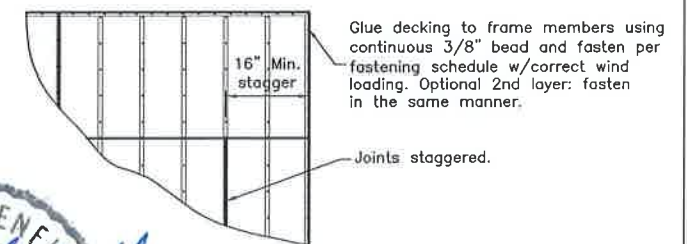
70'-0" Joists at 16" O.C. unless noted.



DRAWING LEGEND	
SYMBOL	DESCRIPTION
QTY.	

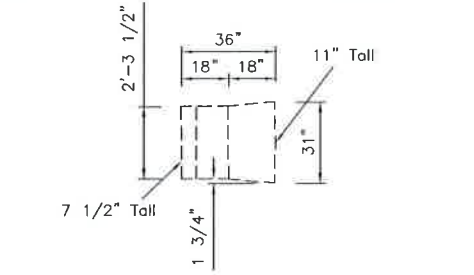
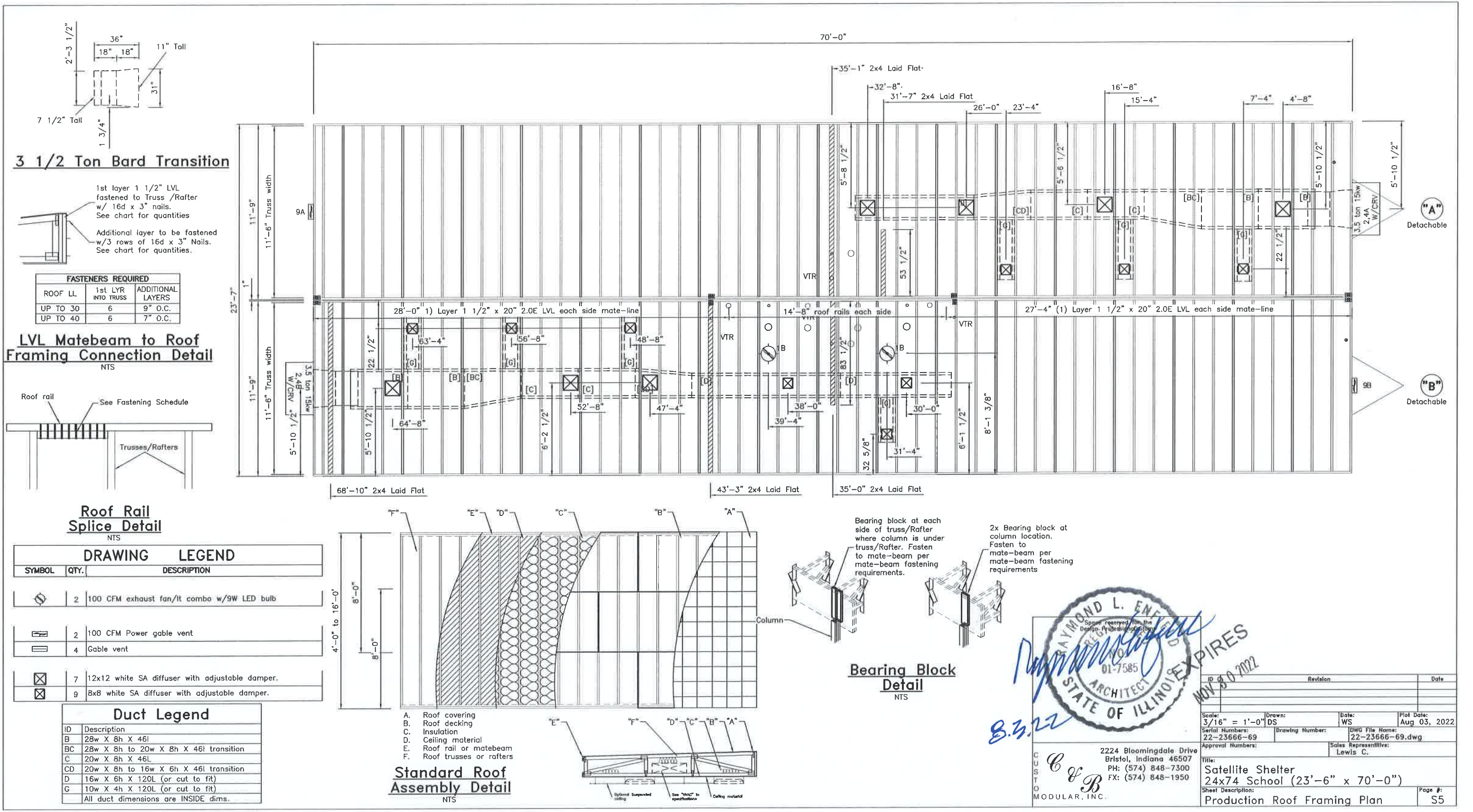


**Transverse Floor Assembly Detail**  
NTS



**Transverse Floor Decking Fastening Detail**  
NTS

2224 Bloomingdale Drive Bristol, Indiana 46507 PH: (574) 848-7300 FX: (574) 848-1950		<b>Transverse Floor Decking Fastening Detail</b> Title: Satellite Shelter 24x74 School (23'-6" x 70'-0") Sheet Description: Production Floor Framing Plan Page #: S4	
Scale: 3/16" = 1'-0" Serial Numbers: 22-23666-69 Approval Numbers:	Drawn: DS Drawing Number: 22-23666-69 Sales Representative: Lewis C.	Date: Aug 03, 2022 DWG File Name: 22-23666-69.dwg	Date:

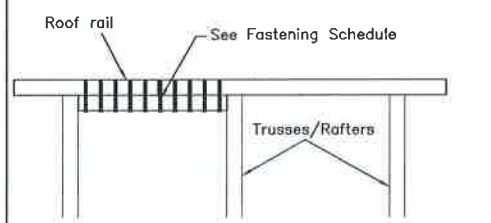


**3 1/2 Ton Bard Transition**

1st layer 1 1/2" LVL fastened to Truss /Rafter w/ 16d x 3" nails. See chart for quantities.  
 Additional layer to be fastened w/ 3 rows of 16d x 3" Nails. See chart for quantities.

FASTENERS REQUIRED		
ROOF LL	1st LYR INTO TRUSS	ADDITIONAL LAYERS
UP TO 30	6	9" O.C.
UP TO 40	6	7" O.C.

**LVL Matebeam to Roof Framing Connection Detail**  
NTS

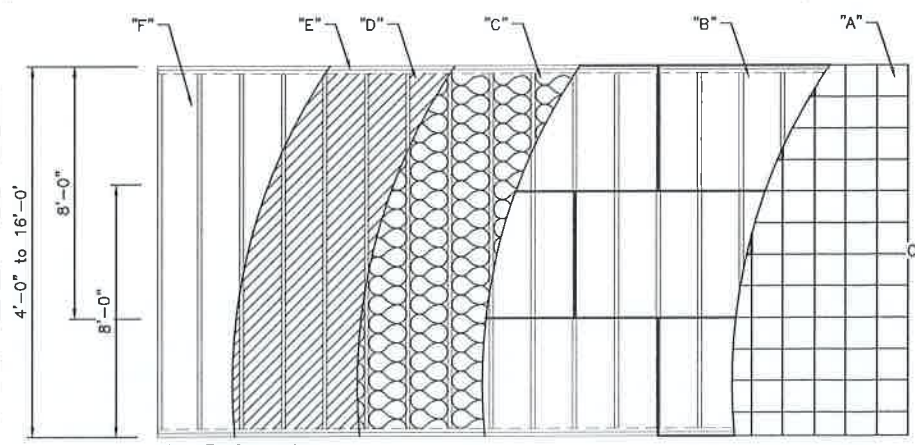


**Roof Rail Splice Detail**  
NTS

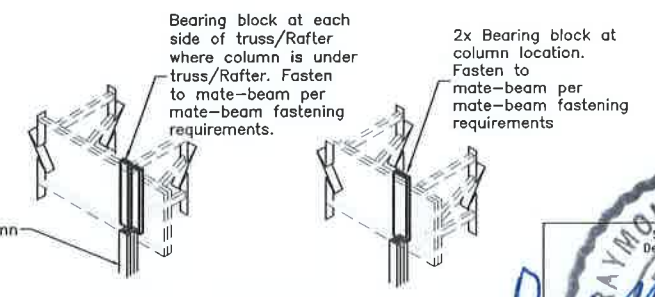
DRAWING LEGEND	
SYMBOL	QTY. DESCRIPTION
	2 100 CFM exhaust fan/lt combo w/9W LED bulb
	2 100 CFM Power gable vent
	4 Gable vent
	7 12x12 white SA diffuser with adjustable damper.
	9 8x8 white SA diffuser with adjustable damper.

**Duct Legend**

ID	Description
B	28w X 8h X 46l
BC	28w X 8h to 20w X 8h X 46l transition
C	20w X 8h X 46l
CD	20w X 8h to 16w X 6h X 46l transition
D	16w X 6h X 120L (or cut to fit)
G	10w X 4h X 120L (or cut to fit)
All duct dimensions are INSIDE dims.	



**Standard Roof Assembly Detail**  
NTS



**Bearing Block Detail**  
NTS



2224 Bloomingdale Drive  
 Bristol, Indiana 46507  
 PH: (574) 848-7300  
 FX: (574) 848-1950  
 C & B MODULAR, INC.

Revision	Date

Scale: 3/16" = 1'-0"	Drawn: DS	Date: WS	Plot Date: Aug 03, 2022
Serial Numbers: 22-23666-69	Drawing Number: 22-23666-69.dwg	DWG File Name: 22-23666-69.dwg	
Approval Numbers:	Sales Representative: Lewis C.		

Title: Satellite Shelter  
 24x74 School (23'-6" x 70'-0")  
 Sheet Description: Production Roof Framing Plan  
 Page #: S5

**EXHIBIT D**

**UNCONDITIONAL AGREEMENT AND CONSENT**

**TO:** The City of Des Plaines, Illinois ("*City*");

**WHEREAS**, Community Consolidated School District 59 ("*Petitioner*") is the owner of the property known as 260 Dulles Road, Des Plaines, Illinois ("*Subject Property*"); and

**WHEREAS**, Ordinance No. Z-11-23 adopted by the City Council of the City of Des Plaines on \_\_\_\_\_, 2023 ("*Ordinance*"), grants approval of a Major Variation to allow the extension of the temporary classroom structure use on the Subject Property for a period of one year, subject to certain conditions; and

**WHEREAS**, Petitioner desires to evidence to the City its unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in said Ordinance, and its consent to recording the Ordinance and this Unconditional Agreement and Consent against the Subject Property;

**NOW, THEREFORE**, Petitioner does hereby agree and covenant as follows:

1. Petitioner hereby unconditionally agrees to accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. Z-11-23, adopted by the City Council on \_\_\_\_\_, 2023.
2. Petitioner acknowledges and agrees that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Subject Property, or the issuance of any permits for the use and development of the Subject Property, and that the City's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure Petitioner against damage or injury of any kind and at any time.
3. Petitioner acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the procedures required by Section 12-4-7 of the City's Zoning Ordinance are followed.
4. Petitioner agrees to and does hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development,



construction, maintenance, and use of the Subject Property, and (d) the performance by Petitioner of its obligations under this Unconditional Agreement and Consent.

**COMMUNITY CONSOLIDATED SCHOOL DISTRICT 59**

By: \_\_\_\_\_

Its: \_\_\_\_\_

**SUBSCRIBED** and **SWORN** to  
before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public



COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5380  
desplaines.org

MEMORANDUM

Date: June 8, 2023

To: Michael G. Bartholomew, City Manager

From: John T. Carlisle, AICP, Director of Community and Economic Development *JTC*  
Jonathan Stytz, AICP, Senior Planner *JS*

Subject: Zoning Text Amendments Regarding Localized Alternative Sign Regulations (LASRs)

**Issue:** The petitioner is proposing zoning text amendments to Section 12-11-8 of the Zoning Ordinance to: (i) allow commercial or institutional developments with multiple buildings to establish a LASR; and (ii) create an allowance for changes to a LASR sign plan with certain restrictions.

**PIN:** Citywide

**Petitioner:** City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

**Case Number:** #23-025-TA

**Request Description:** The City of Des Plaines is proposing amending the Zoning Ordinance to allow commercial and institutional developments with multiple buildings to establish a LASR, and create an allowance for changes to a LASR sign plan with certain restrictions.

**Background**

Chapter 11, “Signs”, of the Zoning Ordinance was created for the purpose of “provid[ing] a legal framework for the comprehensive regulation of signs in the City of Des Plaines” while “recogniz[ing] the need for adequate identification, advertising, and communication within the community, which is structurally sound, well maintained and attractive in appearance.” With this purpose in mind, Section 12-11-1 of the Zoning Ordinance specifically identifies the following objectives:

“to control the height, area, location and other similar aspects of signs and sign structures, while also: (i) preserving the noncommercial character of residential neighborhoods; (ii) providing reasonable yet appropriate conditions for identifying businesses and services rendered in commercial, institutional and industrial areas; (iii) reducing traffic hazards by restricting signs and lights which exceed a viewer's capacity to receive information or which increases the potential for accidents created by signage which distracts or obstructs a viewer's vision; and (iv) protecting the health, safety and general welfare of the residents of the City.”

Section 12-13-3 defines a sign broadly, as shown below, with the intention of effectively regulating a wide variety of different advertising methods while also adhering to the objectives and purpose of the Ordinance.

**SIGN:** Any object, device, or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include the flag or emblem of any nation, state, city, or organization; works of art which in no way identify a product; scoreboards located on athletic fields.

This section also defines different sign types that are listed and regulated by standards in Sections 12-11-4, 12-11-5, and 12-11-6 of the Zoning Ordinance based their type and the zoning district of the property for which they are proposed to be installed. However, while a majority of developments within the City are able to meet the existing sign requirements, some larger developments or distinct uses are unique or contain multiple buildings, which can present a practical difficulty to comply with the specific sign regulations, such as size, quantity, location, projection, height, and setbacks. For this reason, Section 12-11-8 of the Zoning Ordinance allows for a LASR, or sign plan, for specific uses in order to provide an option for developments with additional signage needs that do not meet the standards in Zoning Ordinance. In simple terms, a LASR is similar to a planned unit development (PUD) but *just for signs*.

### **Expand Possibility for LASRs**

A LASR requires a conditional use application submittal which must be approved by City Council and recorded to be effective. The Zoning Ordinance allows for only a limited list of uses to be eligible for a LASR: (i) planned developments; (ii) commercial shopping centers (“shopping center” having a specific definition); (iii) office parks; (iv) universities and colleges; (v) medical centers; and (vi) institutions having multi-building campuses. Properties or proposed developments that are not one of the aforementioned items must comply with the sign regulations in Chapter 11 of the Zoning Ordinance or must apply for a sign variation. When relief is granted in the form of a variation, it requires demonstration of hardship and seven other criteria, when, in fact, the more appropriate type of relief is one that simply acknowledges the uniqueness and specific purpose of signs within a development (akin to exceptions in a PUD). Further, while shopping centers (buildings with three or more commercial units) are eligible for a LASR, this regulation does not account for larger commercial developments with multiple individual lots, each with its own building. As such, the intent of these amendments is to create an allowance for larger commercial and institutional developments which necessitate additional signage or want to obtain City Council approval for brand-standard signs that do not conform with the sign regulations. Examples of Existing LASRs in Des Plaines are attached for reference.

### **Distinguish Between Major and Minor Changes to LASR Sign Plans**

The other purpose of these amendments is to add an allowance for changes to existing LASRs. A parallel process is already in place for PUDs under Section 12-3-5.G, but currently not considered for LASRs in the Zoning Ordinance. At this time, eligible uses that have a LASR are required to submit a conditional use application to add or adjust *any* signs included in the LASR, even if the proposed changes would comply with the sign standards in Chapter 11. The conditional use process—which consists of a minimum 90-day process and City Council approval—adds a delay in the issuance of sign permits and improvements to properties, including those improvements that relate to wayfinding for all users.

That said, the proposed amendments provide the language to allow changes to LASRs through two separate categories: Major and Minor changes. Major changes are defined as those which alter the intent of the approved LASR and/or propose signs that do not conform with the sign regulations in Chapter 11. These changes require a conditional use and City Council approval to amend the Sign Plan and record it with Cook County. Conversely, minor changes are those which do not alter the intent of the approved LASR and conform with the sign requirements. These changes can be administratively approved by the Zoning Administrator, kept on file with the City (Department of Community and Economic Development), and be recorded to become the newly effective LASR. Examples of Proposed Minor and Major Changes to LASRs are attached.

## **Proposed Amendments**

The full proposed amendments are attached and are summarized below:

**Section 12-11-8, Localized Alternative Sign Regulations:** Modify this section accordingly:

- Modify Section 12-11-8.A, “Authority,” to add an allowance for “multi-building commercial or institutional developments”.
- Add subsection E, “Changes to a Localized Alternative Sign Regulation After Approval,” to identify major versus minor changes to a LASR Sign Plan and provide an allowance for changes to a LASR Sign Plan without City Council approval but with certain restrictions.

## **PZB Recommendation and Findings of Fact:**

The Planning and Zoning Board (PZB) held a public hearing on May 23, 2023, and recommended approval 7-0 of the amendments as written in the attached approving Ordinance Z-12-23. Rationale that serves as justification on the standards for text amendments (Section 12-3-7.E of the Zoning Ordinance) is included with the attached excerpt of the May 23, 2023 meeting minutes.

**City Council Action:** Under Section 12-3-7.D of the Zoning Ordinance, the City Council may approve, approve with modifications, or deny the amendments.

## **Attachments:**

Attachment 1: Examples of Existing LASRs in Des Plaines

Attachment 2: Examples of Proposed Minor and Major Changes to LASRs

Attachment 3: Chairman Szabo Memo

Attachment 4: Excerpt from Draft Minutes of May 23, 2023 PZB Meeting

## **Ordinance Z-12-23**

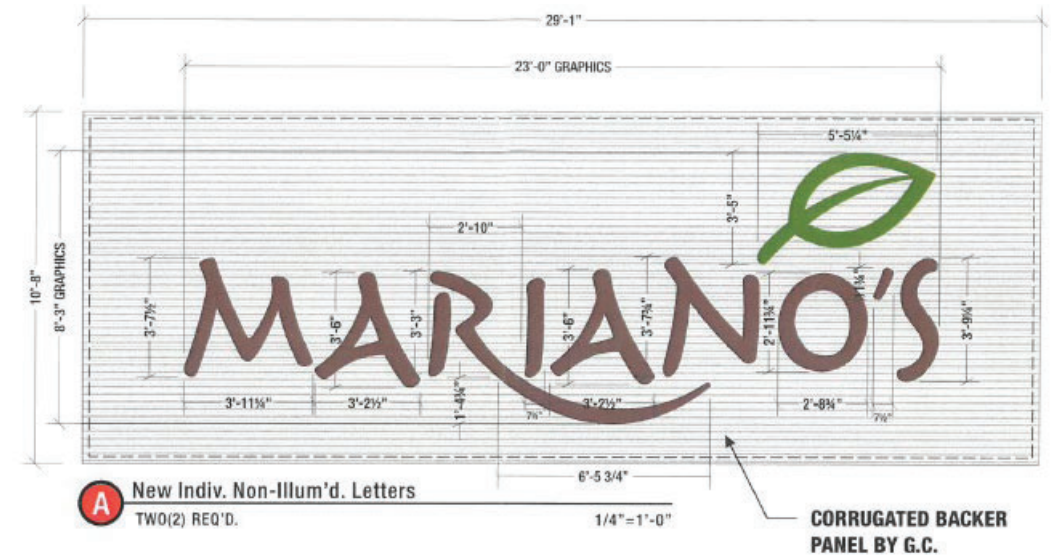
# Examples of Existing LASR Sign Plans

## COMMERCIAL/MIXED USE

- Oaks Shopping Center
- Mariano's
- Rivers Casino
- Orchards at O'Hare
- Metropolitan Square
- Fairfield Inn and Suites

## INSTITUTIONAL

- Oakton College
- Maine West High School
- Amita Holy Family



# Examples of Minor vs. Major Changes to LASRs

## Major Changes

- The addition of **new signs** that exceed or **do not conform to district regulations** regarding sign type, quantity, size, location, and design;
- The relocation of any existing sign, **where the sign would not be permitted by the regulations for the underlying district**;
- An increase in **height or area** of any existing sign **beyond the allowable limits** of the underlying district;
- The conversion or replacement of any existing signs to a **different sign type**, including but not limited to internal illumination and electronic messaging.

## Minor Changes

- The addition, adjustment, relocation, conversion, or replacement of signage on a property that **meets the standards** for the sign type in the underlying district;
- Some changes in sign material, color, or copy upon determination of the Director of Community and Economic Development.
- The addition of directional signage that, as determined by the Zoning Administrator, improves site circulation.



June 1, 2023

Mayor Goczkowski and Des Plaines City Council  
CITY OF DES PLAINES

**Subject:** Planning and Zoning Board, Text Amendment, 23-025-TA, Citywide

**RE:** Consideration of Text Amendments to change the regulations for Localized Alternative Sign Regulations (LASRs) citywide

Honorable Mayor and Members of the Des Plaines City Council:

The Planning and Zoning Board (PZB) held a public hearing on May 23, 2023 to consider various text amendments to expand the eligibility for a LASR sign plan and to establish a process for both major and minor changes to LASR sign plans.

1. Community and Economic Development (CED) department staff summarized the proposed amendments with slides providing an overview of the existing regulations for LASR sign plans noting the current list of uses eligible to request a LASR—requiring approval from City Council—and the current process to alter an existing LASR sign plan. They noted examples of existing LASR sign plans throughout the City of Des Plaines from hospitals to shopping centers to larger Planned Unit Developments (PUDs). Staff identified that the existing regulations: (i) limit the eligibility of LASR sign plans to PUDs or select institutional and commercial uses where other unique developments such as larger commercial developments with multiple lots and individual buildings are not able to request a LASR sign plan; and (ii) that the process to make changes to signs included in an existing LASR sign plan is long and requires approval from City Council even if the proposed changes comply with the sign standards for that district.

Thus, staff discussed the proposed amendments to: (i) add language to allow “multi-building commercial or institutional developments” to the existing list of eligible uses to allow more unique developments to request LASR sign plans through the current City Council approval process; and (ii) add a new subsection in Section 12-11-8 to provide a new process for both minor and major changes to existing LASR sign plans, noting that major changes are those that alter the intent of the original LASR or do not meet the requirements of the respective sign in the underlying zoning district requiring City Council approval, and minor changes being changes that are not defined as major changes, do not alter the intent of the original LASR, and conform the regulations for the respective sign in the underlying zoning district only requiring the approval of the Zoning Administrator. Staff provided examples of both major and minor changes describing that changes in sign material, color, or copy may be classified as minor changes by the Director of CED along with a request to add directional signage that, as determined by the Director of CED, improves site circulation.

2. PZB members asked if a request for a sign that did not comply with the sign regulations, if that request would still need to go through City Council; that when Oakton College came in to request changes to existing signs, they would not have to go through the standard approval process with the proposed amendments; if changes in sign branding triggered the needs for the standard approval process; and if a developer owns multiple properties with individual building would they be able to request a LASR sign plan.

Senior Planner Jonathan Stytz responded that if a request is received to make a change to a sign which does not confirm to the sign regulations, they would need to go through the standard approval process with PZB and City Council; and that if Oakton College came in to request changes to existing signs that met the sign requirements, they could get those changes approved through the Director of CED and would not need to come before PZB and City Council. Director of CED John Carlisle responded that these amendments intend to accommodate changes in branding for different companies which is pretty common and has been routine for approval from both the PZB and City Council; and that shopping centers are eligible for LASRs today, but the current shopping center definition requires a single building to have three or more units, and does not account for multiple buildings with one or two units, so the proposed amendments would change this and allow these types of developments to apply for a LASR.

3. No members from the public spoke on this request.
4. The PZB voted 7-0 to recommend approval of the proposed text amendments as written.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James S. Szabo". The signature is fluid and cursive, with a long horizontal stroke at the end.

James Szabo,  
Des Plaines Planning and Zoning Board, Chairman  
Cc: City Officials/Aldermen



Case 23-014-CU-TSUB	2777 Mannheim	Conditional Use & Tentative Subdivision
Case 23-013 -CU	820-848 Lee	Conditional Use
Case 23-019-V	1773 Webster	Variation
Case 22-055- Appeal	1378 Margret	Appeal

**3 Address: Citywide** **Case Number** **23-025-TA**

The petitioner is proposing zoning text amendments to Section 12-11-8 of the Zoning Ordinance to: (i) allow commercial developments with multiple buildings to establish a LASR; and (ii) create an allowance for changes to a LASR sign plan with certain restrictions.

- PIN:** Citywide
- Petitioner:** City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016
- Request Description:** The City of Des Plaines is proposing amending the Zoning Ordinance to allow commercial developments with multiple buildings to establish a LASR, and create an allowance for changes to a LASR sign plan with certain restrictions.

**Background**

Chapter 11, “Signs”, of the Zoning Ordinance was created for the purpose of “provid[ing] a legal framework for the comprehensive regulation of signs in the City of Des Plaines” while “recogniz[ing] the need for adequate identification, advertising, and communication within the community, which is structurally sound, well maintained and attractive in appearance.” With this purpose in mind, Section 12-11-1 of the Zoning Ordinance specifically identifies the following objectives:

“to control the height, area, location and other similar aspects of signs and sign structures, while also: (i) preserving the noncommercial character of residential neighborhoods; (ii) providing reasonable yet appropriate conditions for identifying businesses and services rendered in commercial, institutional and industrial areas; (iii) reducing traffic hazards by restricting signs and lights which exceed a viewer's capacity to receive information or which increases the potential for accidents created by signage which distracts or obstructs a viewer's vision; and (iv) protecting the health, safety and general welfare of the residents of the City.”

Section 12-13-3 defines a sign broadly, as shown below, with the intention of effectively regulating a wide variety of different advertising methods while also adhering to the objectives and purpose of the Ordinance.

**SIGN:** Any object, device, or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include the flag or emblem of any nation, state, city, or organization; works of art which in no way identify a product; scoreboards located on athletic fields.

Case 23-014-CU-TSUB	2777 Mannheim	Conditional Use & Tentative Subdivision
Case 23-013 -CU	820-848 Lee	Conditional Use
Case 23-019-V	1773 Webster	Variation
Case 22-055- Appeal	1378 Margret	Appeal

This section also defines different sign types that are listed and regulated by standards in Sections 12-11-4, 12-11-5, and 12-11-6 of the Zoning Ordinance based their type and the zoning district of the property for which they are proposed to be installed. However, while a majority of developments within the City are able to meet the existing sign requirements, some larger developments or distinct uses are unique or contain multiple buildings, which can present a practical difficulty to comply with the specific sign regulations, such as size, quantity, location, projection, height, and setbacks. For this reason, Section 12-11-8 of the Zoning Ordinance allows for a LASR, or sign plan, for specific uses in order to provide an option for developments with additional signage needs that do not meet the standards in Zoning Ordinance. In simple terms, a LASR is similar to a planned unit development (PUD) but *just for signs*.

**Expand Possibility for LASRs**

A LASR requires a conditional use application submittal which must be approved by City Council and recorded to be effective. The Zoning Ordinance allows for only a limited list of uses to be eligible for a LASR: (i) planned developments; (ii) commercial shopping centers (“shopping center” having a specific definition); (iii) office parks; (iv) universities and colleges; (v) medical centers; and (vi) institutions having multi-building campuses. Properties or proposed developments that are not one of the aforementioned items must comply with the sign regulations in Chapter 11 of the Zoning Ordinance or must apply for a sign variation. When relief is granted in the form of a variation, it requires demonstration of hardship and seven other criteria, when, in fact, the more appropriate type of relief is one that simply acknowledges the uniqueness and specific purpose of signs within a development (akin to exceptions in a PUD). Further, while shopping centers (buildings with three or more commercial units) are eligible for a LASR Sign Plan, this regulation does not account for larger commercial developments with multiple individual lots, each with its own building. As such, the intent of these amendments is to create an allowance for larger commercial developments which necessitate additional signage or want to obtain City Council approval for brand-standard signs that do not conform with the sign regulations in the Zoning Ordinance.

**Distinguish Between Major and Minor Changes to LASR Sign Plans**

The other purpose of these amendments is to add an allowance for changes to existing LASR Sign Plans. A parallel process is already in place for PUDs under Section 12-3-5.G, but currently not considered for LASR Sign Plans in the Zoning Ordinance. At this time, eligible uses that have a LASR Sign Plan are required to submit a conditional use application to add or adjust *any* signs included in the LASR Sign Plan, even if the proposed changes would comply with the sign standards in Chapter 11. The conditional use process—which consists of a minimum 90-day process and City Council approval—adds a delay in the issuance of sign permits and improvements

Case 23-014-CU-TSUB	2777 Mannheim	Conditional Use & Tentative Subdivision
Case 23-013 -CU	820-848 Lee	Conditional Use
Case 23-019-V	1773 Webster	Variation
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to properties, including those improvements that relate to wayfinding for pedestrian and motorists alike.

That said, the proposed amendments provide the language to allow changes to LASR Sign Plans through two separate categories: Major and Minor changes. Major changes are defined as those which alter the intent of the approved LASR Sign Plan and/or propose signs that do not conform with the sign regulations in Chapter 11. These changes require conditional use and City Council approval to amend the Sign Plan and record it with Cook County. Conversely, minor changes are those which do not alter the intent of the approved Sign Plan and conform with the sign requirements. These changes can be administratively approved by the Zoning Administrator, kept on file with the City (Department of Community and Economic Development), and be recorded to become the newly effective LASR.

### **Proposed Amendments**

The full proposed amendments are attached and are summarized below:

**Section 12-11-8, Localized Alternative Sign Regulations:** Modify this section accordingly:

- Modify Section 12-11-8.A, “Authority,” to add an allowance for “commercial developments with multiple buildings”.
- Add subsection E, “Changes to a Localized Alternative Sign Regulation After Approval,” to identify major versus minor changes to a LASR Sign Plan and provide an allowance for changes to a LASR Sign Plan without City Council approval but with certain restrictions.

### **Standards for Zoning Text Amendment:**

The following is a discussion of standards for zoning amendments from Section 12-3-7.E of the Zoning Ordinance. The PZB may recommend the City Council approve, approve with modifications, or deny the amendments. The PZB *may* adopt the following rationale for how the proposed amendments would satisfy the standards, and or the Board may use its own.

#### **1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, as adopted and amended from time to time by the City Council;**

These amendments help fulfill the intended purpose of Chapter 11, “Signs”, of the Zoning Ordinance by expanding the allowance of LASR Sign Plans for more commercial developments to meet their existing signage needs as well as providing a more stream-lined path for changes to existing LASR Sign Plans to address changing signage needs in the future. These amendments provide more flexibility in the code to allow for different development designs and uses that can

Case 23-014-CU-TSUB	2777 Mannheim	Conditional Use & Tentative Subdivision
Case 23-013 -CU	820-848 Lee	Conditional Use
Case 23-019-V	1773 Webster	Variation
Case 22-055- Appeal	1378 Margret	Appeal

greatly benefit the community as a whole and make Des Plaines more development-friendly. As the City is mostly built-out, these amendments also provide more opportunities for the redevelopment or extension of existing sites throughout the City that can ultimately encourage reinvestment in properties overall.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**2. Whether the proposed amendment is compatible with current conditions and the overall character of existing development.**

The proposed amendments allow for further flexibility for unique and larger non-residential developments to provide adequate identification, advertising, and communication within the community as is enjoyed by uses currently eligible for LASR Sign Plans. These amendments also allow for a more streamlined path for the update or adjustment of existing LASR Sign Plans depending on the request, meaning that changes which meet the existing sign regulations will be processed more efficiently through administrative review and approval, but major changes that either do not comply with the sign regulations or significantly change the intent of the LASR Sign Plan will require the review and approval of the City Council. This ensures that proposed major changes are analyzed in detail to ensure that the proposed signs meet the general purpose of Chapter 11.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**3. Whether the proposed amendment is appropriate considering the adequacy of public facilities and services available to this subject property;**

The proposed amendments would allow for additional signs on properties eligible for a LASR Sign Plan that may require additional public facilities and services for an individual site based on its use and design. However, these amendments would still require site plan review and adherence to applicable municipal codes to ensure that any proposed buildings are compliant and are adequately serviced.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**4. Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction; and**

It is not anticipated that the proposed amendments will have any adverse effect on surrounding properties. Instead, the flexibility provided with these amendments encourages reinvestment in

Case 23-014-CU-TSUB	2777 Mannheim	Conditional Use & Tentative Subdivision
Case 23-013 -CU	820-848 Lee	Conditional Use
Case 23-019-V	1773 Webster	Variation
Case 22-055- Appeal	1378 Margret	Appeal

properties and can lead to new uses or improvements to existing uses that benefits the City and its residents.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**5. Whether the proposed amendment reflects responsible standards for development and growth.**

The proposed text amendments facilitate a path towards responsible standards for development and growth for eligible uses and properties by establishing a clear and streamlined permitting path for additional signs or updates to existing LASR Sign Plans.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**PZB Procedure and Recommendation:** Under Section 12-3-7 of the Zoning Ordinance, the PZB has the authority to recommend that the City Council approve, approve with modifications, or deny the above-mentioned amendments. The Board should clearly state any modifications so that its recommended language can be incorporated in the approving ordinance passed on to the Council, which has final authority on the proposal.

**Attachment**

Attachment 1: Proposed Amendments

Chair Szabo asked for the staff report.

Jonathan Stytz, Senior Planner stated gave the staff report. He explained the background for the LASRs and gave an overview of eligible LASRs. He stated that there is no allowance for minor changes. He stated that they would like to speed up the process for changes. Mr. Stytz explained Major versus Minor changes. He stated it would speed up the process of permitting. It would also not penalize certain zoning districts He explained the full proposed amendment:

**Section 12-11-8, Localized Alternative Sign Regulations:** Modify this section accordingly:

- Modify Section 12-11-8.A, “Authority,” to add an allowance for “commercial developments with multiple buildings”.
- Add subsection E, “Changes to a Localized Alternative Sign Regulation After Approval,” to identify major versus minor changes to a LASR Sign Plan and provide an allowance for changes to a LASR Sign Plan without City Council approval but with certain restrictions.

Case 23-014-CU-TSUB	2777 Mannheim	Conditional Use & Tentative Subdivision
Case 23-013 -CU	820-848 Lee	Conditional Use
Case 23-019-V	1773 Webster	Variation
Case 22-055- Appeal	1378 Margret	Appeal

Mr. Stytz stated the PZB considerations: under Section 12-3-7 of the Zoning Ordinance, the PZB has the authority to recommend that the City Council approve, approve with modifications, or deny the above-mentioned amendments.

Member Weaver stated that it seems like we are looking at the following:

1. Broaden the range of Urban Activities to have LASRs;
2. Minor changes can be authorized by CED Director; and
3. Major changes will still come before the Planning and Zoning Committee.

Member Weaver stated that it seems like we are trying to streamline the process. He added that this also seems to prevent people from putting up objectional signage.

Mr. Stytz responded that these amendments allow staff to review sign proposals based on the sign regulations and, in the event they do not comply, require the petitioner to go through the PZB hearing and City Council process.

Member Szabo asked about the recent Oakton College sign proposals and if this would have come before them if these amendments were imposed.

Mr. Stytz confirmed that with these amendments, minor changes to existing signs that comply with the sign regulations would only need approval from the Zoning Administrator.

Member Weaver mentioned that the Oakton College request was related to branding. Chair Szabo added that Holy Family hospital had a similar request.

Director Carlisle explained that color and copy changes have to do with branding, which is very routine for businesses and, in the past, has been routine for both the PZB and City Council. He added that the current process adds a lot of extra time for rebranding, which is what the proposed amendments will correct.

Member Saletnik asked if a developer has a property with multiple lots and individual buildings, but they are all owned by the same entity, that they could request a LASR for all lots.

Mr. Stytz confirmed that a LASR sign plan would be an option for the developer in that scenario. Director Carlisle added that businesses have branding requirements, which can meet requirements to an extent, but may need a unique sign plan. He defined a shopping center as a building with at least three units, noting that currently many different developments have one or two units and are not eligible for a LASR. However, with these changes they would be.

**A motion was made by Board Member Weaver, seconded by Board Member Saletnik to recommend that the City Council approves the amendments as presented.**

**AYES:** Weaver, Saletnik, Catalano, Fowler, Hofherr, Veremis, Szabo  
**NAYES:** None  
**ABSTAIN:** None

**CITY OF DES PLAINES**

**ORDINANCE Z - 12 - 23**

**AN ORDINANCE AMENDING THE TEXT OF THE DES PLAINES ZONING ORDINANCE REGARDING LOCALIZED ALTERNATIVE SIGN REGULATIONS.**

**WHEREAS**, the City is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

**WHEREAS**, the "Des Plaines Zoning Ordinance of 1998," as amended ("**Zoning Ordinance**"), is codified as Title 12 of the City Code of the City of Des Plaines ("**City Code**"); and

**WHEREAS**, Section 12-11-8 of the Zoning Ordinance provides that the Planning and Zoning Board ("**PZB**") may approve local alternative sign regulation plans for commercial shopping centers, office parks, universities, colleges, medical centers, planned unit developments, and institutions having multi-building campuses in accordance to the procedures set forth for conditional use permits ("**LASR Plan**") ; and

**WHEREAS**, the City desires to amend Section 12-11-8 of the Zoning Ordinance to (i) allow multi-building commercial developments to apply for LASR Plans; and (ii) provide regulations and procedures for the amendment of a LASR Plan after it has been approved ("**Proposed Amendments**"); and

**WHEREAS**, a public hearing by the PZB to consider the Proposed Amendments was duly advertised in the Des Plaines Journal on May 3, 2023, and held by the PZB on May 23, 2023; and

**WHEREAS**, the PZB voted 7-0 to recommend approval of the Proposed Amendments; and

**WHEREAS**, the PZB forwarded its recommendation in writing to the City Council on June 1, 2023; and

**WHEREAS**, the City Council has considered the factors set forth in Section 12-3-7.E, titled "Standards for Amendments," of the Zoning Ordinance; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to adopt the Proposed Amendments and amend the Zoning Ordinance as set forth in this Ordinance;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1. RECITALS.** The recitals set forth above are incorporated herein by reference and made a part hereof.

**Additions are bold and double-underlined;** ~~deletions are struck through.~~

**SECTION 2. FINDING OF COMPLIANCE.** The City Council finds that consideration of the Text Amendments complies with the provisions of Section 12-3-7 of Zoning Ordinance.

**SECTION 3. LOCALIZED ALTERNATIVE SIGN REGULATION.** Section 12-11-8, titled "Localized Alternative Sign Regulation," of Chapter 11, titled "Signs," the Zoning Ordinance is hereby amended to read as follows:

**"12-11-8: LOCAL ALTERNATIVE SIGN REGULATIONS.**

A. Authority: Commercial shopping centers and multi-building commercial or institutional developments including, without limitation, office parks, universities, colleges, medical centers, ~~and institution having multi-building campuses~~ may establish a localized alternative sign regulation plan for their property subject to review and approval by the Planning and Zoning Board pursuant to the procedures for conditional uses found in section 12-3-4, "Conditional Uses", of this title.

\* \* \*

D. Adherence: If approved, the localized alternative sign regulation plan limits and controls the use and location of signs on the subject property and ~~shall~~must be observed by the persons affected in lieu of compliance with section 12-11-7 of this chapter.

**E. Changes to Localized Alternative Sign Regulation Plans After Approval: Any changes to signs on a property for which a local alternative sign regulation plan has already been approved require the approval and recordation of a new alternative sign regulation plan for the property as follows:**

**1. "Major Changes": Major changes are modifications that alter the concept or intent of the Localized Alternative Sign Regulation or include signs that do not meet the standards for the respective sign type(s) in the underlying zoning district, including, without limitation, the following:**

- a. The addition of new signs that exceed or otherwise do not conform to district regulations regarding sign type, quantity, size, location, or design;
- b. The relocation of any existing sign to a location that would not be permitted by the regulations for the underlying district or sign type;
- c. The increase in height or area of any existing sign beyond the allowable limits of the underlying district or sign type; and
- d. The conversion or replacement of any existing signs to a different sign type, including but not limited to from unilluminated to internal illumination or static to electronic messaging; provided, however, that changes in material, color, or copy alone may be categorized as Minor Changes upon a

Additions are bold and double-underlined; ~~deletions are struck through.~~



determination of the Director of Community and Economic Development.

Major changes require the submission by the applicant of a new local alternative sign regulation plan application that will be processed and approved in the same manner as required of an original application.

2. "Minor Changes": Minor changes are modifications that are not defined as major changes, do not alter the concept or intent of a Localized Alternative Sign Regulation, and conform with the sign regulations in the underlying zoning district. The Director of Community and Economic Development may approve minor changes to a local alternative sign regulation plan through the administrative adjustment process without the review or approval of the Planning and Zoning Board or City Council. The Department of Community and Economic Development will maintain records of all approved minor changes to local alternative sign regulation plans.

3. Recordation and Binding Effect: The amended local alternative sign regulation plan must be recorded with the county recorder's office and is binding on the applicants, their successors, grantees and assigns.

\* \* \*

**SECTION 4. SEVERABILITY.** If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law.

[SIGNATURES ON FOLLOWING PAGE]

Additions are bold and double-underlined; ~~deletions are struck through.~~

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

ATTEST:

\_\_\_\_\_  
**CITY CLERK**

Published in pamphlet form this  
\_\_\_\_ day of \_\_\_\_\_, 2023.

Approved as to form:

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**Peter M. Friedman, General Counsel**

DP-Ordinance Amending Localized Alternative Sign Regulation (LASR) Standards

**Additions are bold and double-underlined;** ~~deletions are struck through.~~


**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT**

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5380  
desplaines.org

**MEMORANDUM**

**Date:** June 8, 2023

**To:** Michael G. Bartholomew, City Manager

**From:** John T. Carlisle, AICP, Director of Community and Economic Development *JTC*  
Samantha Redman, Planner *SR*

**Subject:** Conditional Use for Proposed Food Processing Establishment (Kimchi Production) at 984 Lee Street

---

**Issue:** The petitioner is requesting a conditional use permit to operate a food processing establishment larger than 2,500 square feet in the C-3 Zoning District.

**PIN:** 09-20-203-016-0000; 09-20-203-017-0000, 09-20-203-018-0000, 09-20-203-031-0000

**Petitioner:** Sang Chul Hong, 3721 Vantage Lane, Glenview, IL 60026

**Owner/Property Control:** Ho and Chul LLC, 3721 Vantage Lane, Glenview IL 60026

**Case Number:** #23-024-CU

**Ward Number:** #2, Alderman Colt Moylan

**Existing Zoning:** C-3, General Commercial

**Surrounding Zoning:** North: C-3, General Commercial  
South: C-3, General Commercial  
East: C-3, General Commercial  
West: C-3, General Commercial

**Surrounding Land Uses:** North: Commercial building  
South: Commercial building  
East: Commercial buildings  
West: Vacant parking lot

**Street Classification:** Oakton Street is classified as a minor arterial road.

**Comprehensive Plan:** Industrial is the recommended use for this property.

**Property/Zoning History:** The property currently consists of a commercial building and a gravel parking area to the north. Because the multiple parcels are under single ownership/control and will be seek permitting as a unit, they are considered one zoning lot. This building was most recently used for Illinois Carpet and Drapery, which closed in 2022. The property has been commercially zoned since the 1940s. Other previous uses have included a lumber warehouse and a concrete contractor's office.

Prior to the current owner/petitioner acquiring the property, it received numerous code enforcement violations over the past few years related to outdoor storage, garbage and debris, and parking of vehicles unrelated to the business. However, all complaints have been addressed at the time of this application. Any necessary alterations to meet building or fire code requirements will be addressed at the time of building permit. A permit is currently being processed to repair the roof of the building to address safety concerns. Refer to Site and Context Photos attachment.

**Project Description:** The petitioner, Sang Chul Hong, is proposing a conditional use to allow a food processing establishment at 984 Lee St. A food processing establishment requires a conditional use in the C-3 district if the space/use is more than 2,500 square feet.

***Proposed Use and Business Operation Details***

The business, 5000 Years Foods, processes kimchi, a fermented vegetable product commonly consumed with Korean cuisine. The company has operated for more than 30 years in Chicago at 3465 Kimball Ave. The petitioner previously leased property for their business, but are seeking to expand their business and purchased 984 Lee St.

The kimchi production process involves chopping cabbage, radish, and green onion, and placing them in salt water with seasoning and spices. No preservatives or other chemicals are used by this facility in the processing of their kimchi product. The Petitioner provided a chart detailing the process for kimchi production (Refer to Kimchi Food Processing Chart attachment). The kimchi is individually jarred and distributed to retailers in sizes ranging from 16 ounces to five-gallon tubs.

The proposed hours of operation are Monday through Friday from 8 a.m. to 4 p.m. The total number of employees proposed are six office employees and six warehouse employees, for a total of twelve employees. 5000 Years Foods is solely a food processor and does not intend to have direct retail operations at this time.

***Noise, Odor, and Pest Control***

According to the petitioner's narrative, limited noise and odor are generated by this use. Refer to Kimchi Food Processing Chart attachment for details on the process and timing. The supplies used to produce kimchi include a vegetable mixer, specialty cabbage and radish cutters, and a garlic grinder. Two commercial grade walk-in coolers will be installed inside the building. Loading/unloading will take place within the interior loading dock, limiting noise production and fumes in the area surrounding the building. Section 6-2-7

of the City Code limits excessive noise generated from any property. Quiet hours are 10 p.m. to 7 a.m., and the Code prescribes a method for investigating and measuring sound levels based on complaints.

All production will occur indoors, confining odors to inside the building. No cooking or boiling of the vegetables occurs with kimchi, unlike sauerkraut and other similar cabbage dishes. As part of the improvements to the building, the building's central heating and cooling will provide ventilation throughout the building, limiting areas of concentrated odor. Daily dumpster pickups are scheduled for this property and included as a condition of approval, to limit odor and pest generation. After discussion about garbage pickup at the Planning and Zoning Board public hearing on May 23, 2023, the petitioner provided staff with all paid invoices for the past year for their current facility in Chicago, demonstrating daily dumpster pickups.

Section 12-12-6 of the Zoning Ordinance prohibits "emission of noxious, objectionable, or annoying odor in such quantities as to be detectable at any point along a lot boundary." If the City's code enforcement division determines a business is out of compliance with this regulation, the business owner would need to resolve the odor issue or face fines and/or other potential penalties, such as rescinding or suspension of business registration, or revocation of conditional use. Several options exist to mitigate scents emitted from buildings, including improved ventilation and filtering systems and strategic placement of vents to limit disturbance to nearby properties.

After discussion during the public hearing about pests, the petitioner provided a proposed pest control plan for the building and an email discussing the previous FDA Pest Control Observation discussed at the meeting (See Pest Control Plan attachment). Staff was also provided invoices for pest control contracts at their previous facility for the last year and they will be required to provide the contract for their facility during the business registration and inspection process. As required by Section 5-1-1 of the General Health Regulations, any food handling facility must maintain a contract for extermination and pest control service. The contract is required to be maintained at all times on the premises and provided to the City upon request or during inspection of a facility.

### ***Loading***

All loading and unloading will occur in the loading dock inside the building, accessed from Oakwood Avenue, a local street. The loading/unloading of kimchi will involve a forklift and pallet/hand jacks. The existing office in the building will be used for business operations. Products are proposed to be received daily by 24-foot box trucks. Kimchi distributors, which would be the primary customers, are anticipated to pick up products five to eight times daily at the loading docks. Customers are generally Korean supermarkets such as H Mart, Joong Boo Market, Assi Market, and a wholesaler, Chicago Foods Corp. The average time spent loading/unloading at the loading dock is estimated to be less than 10 minutes. The petitioner anticipates access to Oakwood Avenue (two-way-street) would be provided on Lee Street (one-way-street) and exit from the facility would be on Graceland Avenue (one-way street).

Buildings in commercial districts are required to have one loading space, measuring fifteen feet in width and 35 feet in length. The loading space located within the building is 16 feet by 55 feet, exceeding the minimum requirements in Section 12-9-9.

***Parking***

Food processing establishments are required to provide 2 spaces for every 1000 feet of dedicated food preparation and office areas. The below table provides an overview of required and provided parking for this building and use.

<b>Total Square Feet of Building</b>	15,235 sq ft
<b>Total Square Feet of Dedicated Food Preparation and Office Areas</b>	7,777 sq ft
<b>Total Parking Required*</b>	16 spaces*
<b>Total Accessible Spaces Required</b>	2 spaces
<b>Total Proposed Parking Provided**</b>	43 spaces
<b>Total Accessible Spaces Provided</b>	2 spaces
*Parking spaces rounded up to next whole number **Recommended condition of approval language would allow site plan revision to reduce parking lot size; provided, however, the minimum must be met.	

Off-street parking will be located along the alley and in a newly constructed parking lot to the north. Presently the parking lot to the north is a gravel lot without any striping. The petitioner proposes to pave and provide 28 standard spaces and two accessible spaces. This parking lot is currently gated and will continue to be gated to prevent parking by non-employees or customers of the facility.

**PZB Recommendation and Conditions:** The PZB held a public hearing on May 23, 2023 to consider the request. Their rationale for recommendations is captured in the excerpt to the approved minutes from the meeting. The PZB voted 5-2 to *recommend approval* of the conditional use request. Pursuant to Section 12-3-4.D.4 of the Zoning Ordinance, the City Council has final authority to approve, approve with modifications, or deny the request, which would be approved by Ordinance Z-13-23. Should the City Council vote to approve the requests, the following conditions are recommended. These are incorporated in the approving ordinance:

**Recommended Conditions of Approval:**

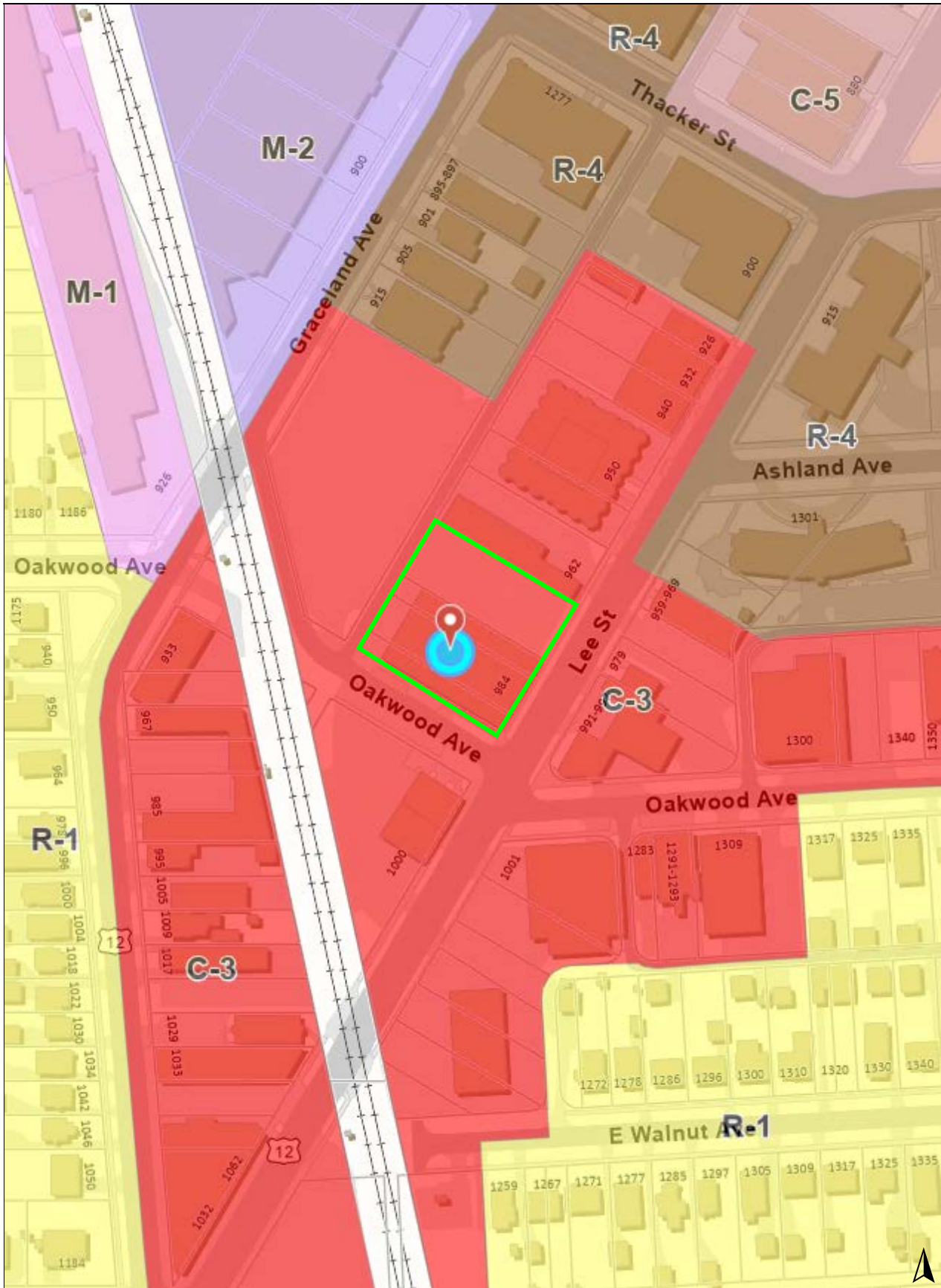
1. The Subject Property shall have a daily dumpster pickup during any day of regular business operations.
2. No motor vehicles unassociated with the petitioner’s business operations may be parked in any of the parking areas associated with the property. Outdoor storage outside of a permitted accessory structure is prohibited on the site.
3. All parking areas must be paved, striped, and landscaped according to all applicable Zoning Ordinance standards prior to Final Certificate of Occupancy for the Proposed Use. Accessible parking spaces shall be located on site to meet accessibility standards pursuant to Section 12-9-8 and Illinois Accessibility Code. The petitioner may revise the site plan to reduce the number of parking spaces; provided, however, the minimum number are provided.

**Attachments:**

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Kimchi Processing Diagram
- Attachment 4: Pest Control Plan
- Attachment 5: PZB Chairman Szabo Memo to Mayor and City Council
- Attachment 6: Excerpt of Approved Minutes from the May 23, 2023 PZB Meeting

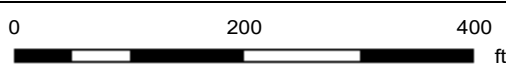
**Ordinance Z-13-23**

- Exhibit A: Project Narrative and Responses to Standards
- Exhibit B: Plat of Survey
- Exhibit C: Floor Plans and Site Plans
- Exhibit D: Unconditional Agreement of Consent



**Legend**

- Subject Site
- Zoning
- C-3: General Comm
- C-5: Central Busines
- M-1: Limited Manufacturing
- M-2: General Manufacturing
- R-1: Single Family Residential
- R-4: Central Core Residential



Print Date: 5/15/2023

**Notes**

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.





984 Lee – Public Notice Sign



Loading doors along Oakwood Avenue and parking space along alley



View of gravel parking lot with gate, access from alley

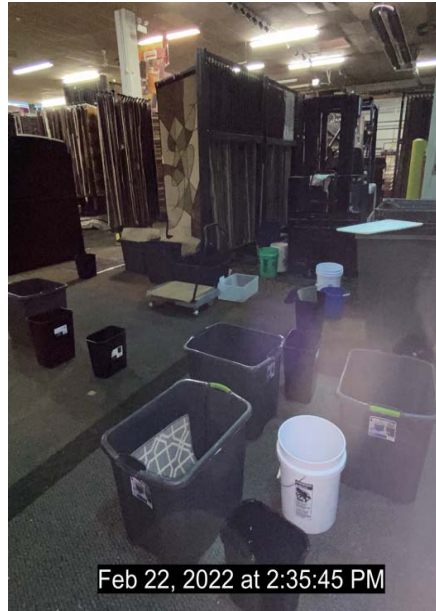


View of front of building, corner of Oakwood Avenue and Lee Street

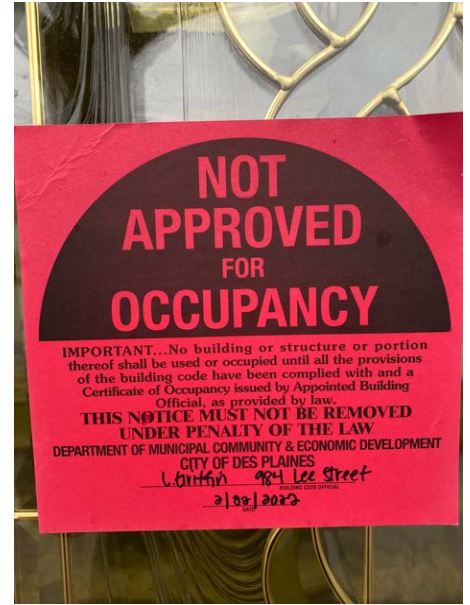
## February 2022 Photos of Building - Prior to Improvements by Property Owner



Mold from roof disrepair and debris inside building



Pool collecting water from leaking roof



Notice about occupancy, February 22, 2022

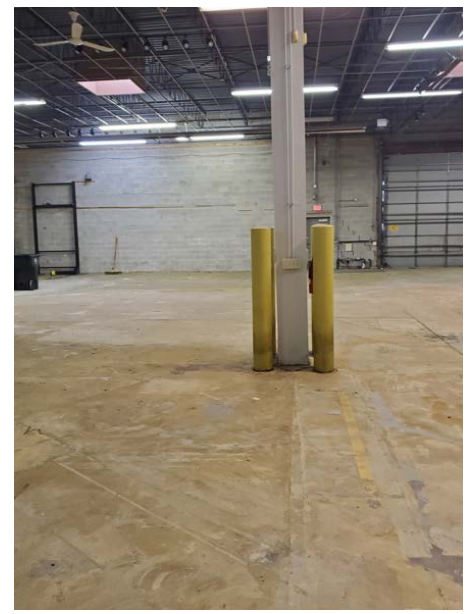
## June 2023 Photos of Building - Current Status of Improvements



Roof repairs status in June 2023



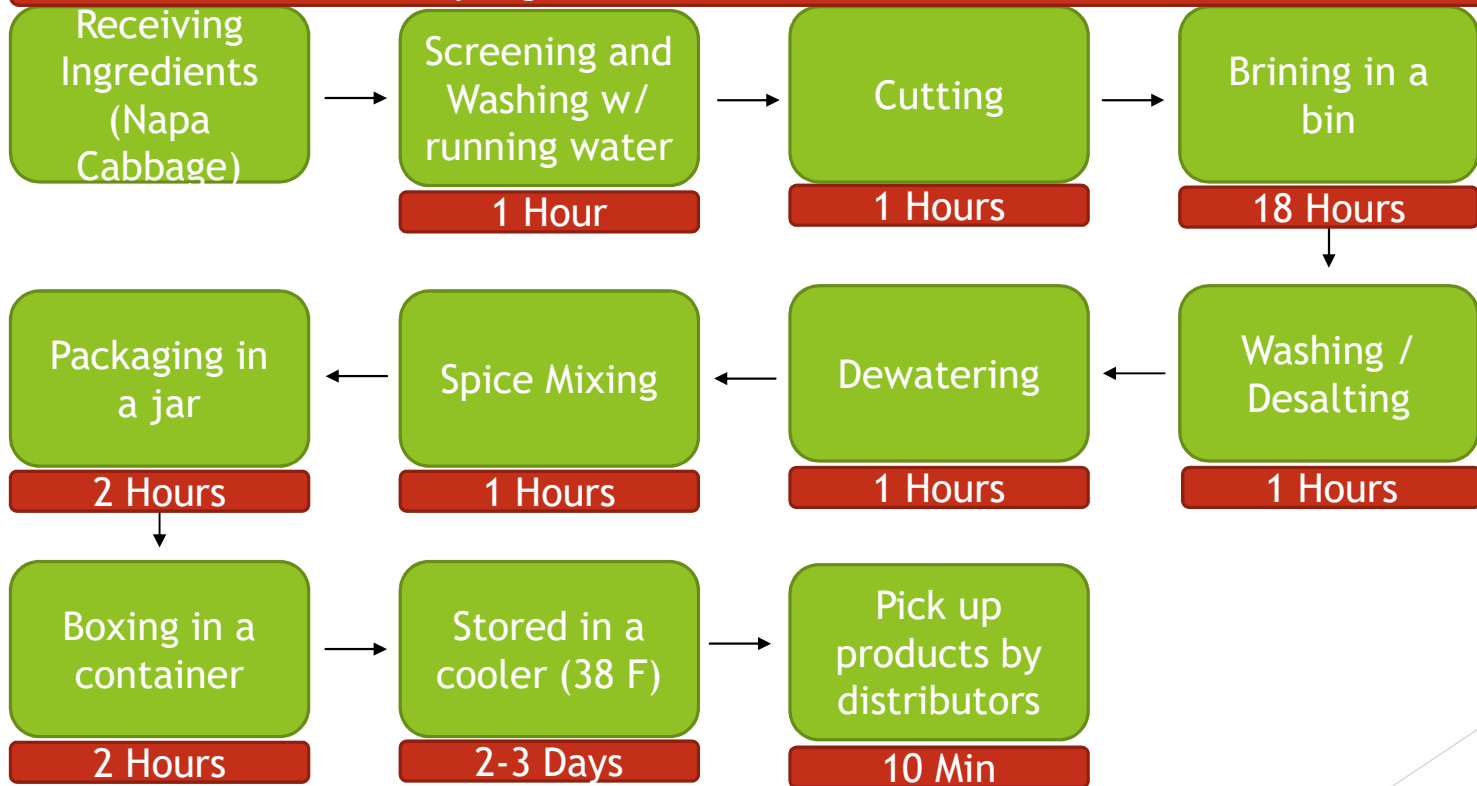
View of inside of building, cleared of debris



View of inside of building, cleared of debris

# Food Processing Establishment

“Every ingredients are not cooked or boiled”



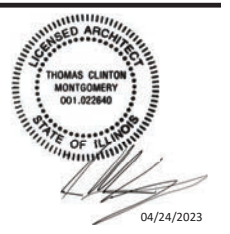
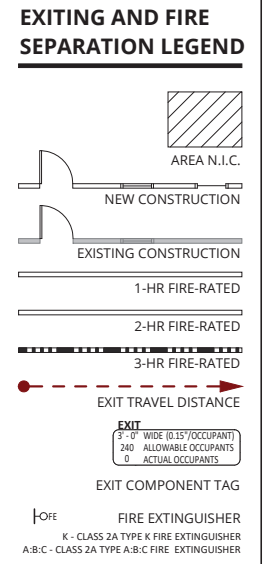
SECTION	TABLE	DESCRIPTION	REQUIREMENT	PROVIDED
<b>2015 INTERNATIONAL BUILDING CODE</b>				
<b>OCCUPANCY CLASSIFICATIONS</b>				
BUILDING OCCUPANCY CLASSIFICATION	102.2	OCCUPANCY GROUPS	B-BUSINESS F-1 MODERATE HAZARD INDUSTRIAL	B-BUSINESS F-1 MODERATE HAZARD INDUSTRIAL
ACCESSORY OCCUPANCIES	108.2	ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 25% OF THE FLOOR AREA OR 5% OF THE TOTAL AREA. THE MOST RESTRICTIVE PROVISIONS OF EACH CLASSIFICATION SHALL APPLY.	PROVIDED, MOST RESTRICTIVE REQUIREMENTS OF F-1 APPLY.	N/A
NON-SEPARATED OCCUPANCIES	108.3	NON-SEPARATED OCCUPANCIES NOT REQUIRED TO BE SEPARATED.	PROVIDED, MOST RESTRICTIVE REQUIREMENTS OF F-1 APPLY.	N/A
SEPARATED OCCUPANCIES	108.4	THE SEPARATION REQUIREMENTS FOR MIXED OCCUPANCY SEPARATIONS.	B-BUSINESS & F-1 MODERATE HAZARD INDUSTRIAL, NONE REQUIRED.	N/A
<b>ALLOWABLE BUILDING HEIGHTS &amp; AREAS</b>				
ALLOWABLE HEIGHT	104	HEIGHT AND STORY LIMITATIONS BASED ON CONSTRUCTION TYPE, I-B.	B-BUSINESS: 3 STORIES - 35' F F-1 INDUSTRIAL: 2 STORIES - 18 FT	B-BUSINESS: 3 STORIES - 35' F F-1 MODERATE HAZARD INDUSTRIAL: 15,000 SF
ALLOWABLE AREA	106	AREA LIMITATIONS BASED ON CONSTRUCTION TYPE, I-B.	B-BUSINESS: 23,000 SF F-1 INDUSTRIAL: 15,000 SF	MAX. PROVIDED FLOOR AREA: 15,000 SF, TOTAL BUILDING AREA: 15,000 SF
FRONTAGE REQUIREMENT	106.3	AREA CAN BE INCREASED IF PROVIDED WITHIN A HALL OR PUBLIC WAY TO PROVIDE THE FULL WIDTH AND UNOBSTRUCTED TRAVEL OF THE BUILDING.	N/A	N/A
MEZZANINE AREA	105	THE MEZZANINE AREA OF A BUILDING WITHIN A ROOM SHALL NOT BE GREATER THAN 25% OF THE AREA IN WHICH THEY ARE LOCATED. A MEZZANINE SHALL BE OPEN TO THE ROOM IN WHICH IT IS LOCATED.	MEZZANINE AREA LIMITED TO 5066.76	MEZZANINE AREA PROVIDED: 4140
<b>BUILDING CONSTRUCTION TYPE</b>				
TYPE OF CONSTRUCTION	601	BUILDING CONSTRUCTION TYPE	TYPE I-B	TYPE I-B
REQUIRED FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS	TABLE 601	PRIMARY STRUCTURAL FRAME EXTERIOR BEARING WALLS INTERIOR BEARING WALLS EXTERIOR NON-BEARING WALLS INTERIOR NON-BEARING WALLS FLOOR CONSTRUCTION ROOF CONSTRUCTION NORTH WALL SOUTH WALL WEST WALL EAST WALL	TYPE I-B 0 HR 0 HR 0 HR 0 HR 0 HR 0 HR 30 FT - 0 HR 30 FT - 0 HR 30 FT - 0 HR 30 FT - 0 HR	TYPE I-B 0 HR 0 HR 0 HR 0 HR 0 HR 0 HR 0 HR 0 HR 0 HR 0 HR
FIRE RESISTANCE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	TABLE 602			
COMBUSTIBLE MATERIALS	603	FULL MATERIALS IN CONSTRUCTION TYPES I-B AND EXTERIOR WALLS IN CONSTRUCTION TYPE I-B SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.	REQUIRED	PROVIDED
<b>FIRE AND SMOKE PROTECTION FEATURES</b>				
MAXIMUM AREA OF WALL OPENINGS	TABLE 703.8	NORTH WALL SOUTH WALL WEST WALL EAST WALL	NO LIMIT NO LIMIT NO LIMIT NO LIMIT	PN PROVIDED EXISTING PROVIDED EXISTING PROVIDED EXISTING PROVIDED
<b>INTERIOR FINISHES</b>				
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY	TABLE 803.13	INTERIOR EXIST. FINISHES, WALLS, AND CEILING FINISHES CORRIDORS, INT. ACCESS STAIRWAYS ENCLOSURES ROOMS AND ENCLOSED SPACES	CLASS B CLASS B CLASS C	CLASS A CLASS B CLASS C
<b>FIRE PROTECTION SYSTEMS</b>				
SPRINKLER REQUIREMENTS	103	B-BUSINESS F-1 MODERATE HAZARD INDUSTRIAL	NOT REQUIRED	NO SPRINKLERS PROVIDED
FIRE ALARM	107	B-BUSINESS F-1 MODERATE HAZARD INDUSTRIAL	NOT REQUIRED	FIRE ALARM NOT PROVIDED
<b>MEANS OF EGRESS</b>				
CEILING HEIGHT	108.2	THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0"	REQUIRED	PROVIDED
OCCUPANT LOAD	1004	MAXIMUM ALLOWABLE AREA PER OCCUPANT	OCCUPANT LOAD DETERMINED BY OCCUPANCY USE PER TABLE 1004.2	PROVIDED
MEANS OF EGRESS SIGNING - REQUIRED SIZE BASED ON OCCUPANT LOAD	1005.5.1	STAIRWAY WITH OTHER EGRESS COMPONENT INSIDE	NON-SPRINKLERED - 0.2" PER OCCUPANT	PROVIDED
MINIMUM NUMBER OF EXITS AND EXIT ACCESS DOORWAYS	1006	THIS SHALL BE DETERMINED FROM EACH SPACE BASED ON THE DESIGN OCCUPANT LOAD OR COMMON PATH OF TRAVEL, EXCEPT VALUES OF TABLE 1006.2	MINIMUM NUMBER OF EXITS PER STORY: 1,500 OCCUPANTS, 2 EXITS PER STORY REQUIRED.	PROVIDED
MINIMUM NUMBER OF EXITS PER STORY	1006.2	MINIMUM NUMBER OF EXITS PER STORY: 1,500 OCCUPANTS, 4 EXITS PER STORY REQUIRED.	2 EXITS PER STORY REQUIRED.	PROVIDED
EXIT ACCESS CONFIGURATION	1007.1	WHERE TWO EXITS ARE REQUIRED, EXITS SHALL BE SEPARATED.	SEPARATION SHALL BE MEASURED FROM THE MEAN LINE, ORIGINAL LENGTH OF THE BUILDING OR AREA SERVED.	PROVIDED

PLUMBING CALCULATIONS			
ILLINOIS PLUMBING CODE CALCULATIONS			
OFFICE AREAS:	3,635 SF	/200 SF	18 OCCUPANTS
INDUSTRIAL AREAS:	15,765 SF	/200 SF	78 OCCUPANTS
			MEN 25 WOMEN 25
<b>OCCUPANTS:</b>			
WATER CLOSETS REQUIRED		1 REQUIRED	2 REQUIRED
URINALS REQUIRED		1 REQUIRED	N/A
WATER CLOSETS/URINALS PROVIDED		3 PROVIDED	4 PROVIDED
<b>LAVATORIES:</b>			
LAVATORIES REQUIRED		2 REQUIRED	2 REQUIRED
LAVATORIES PROVIDED		3 PROVIDED	4 PROVIDED
<b>SERVICE SINK:</b>			
REQUIRED		1 REQUIRED	
PROVIDED			
<b>DRAINING FOUNTAIN:</b>			
REQUIRED		1 REQUIRED	
PROVIDED			
BOTTLED WATER TO BE PROVIDED PER IFC			

OCCUPANCY CALCULATIONS				
ROOM NO.	ROOM NAME	AREA (SF)	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANTS
101	ENTRY	138 SF	100	2
102	OFFICE	198 SF	100	2
103	OFFICE	515 SF	100	6
104	RECEPTION	462 SF	100	5
105	ENTRY	83 SF	100	1
106	OFFICE	153 SF	100	2
107	TOILET ROOM	40 SF	0	0
108	TOILET ROOM	40 SF	0	0
109	CORRIDOR	115 SF	0	0
110	OFFICE	216 SF	100	3
111	OFFICE	350 SF	100	4
112	OFFICE	145 SF	100	2
113	HALL	79 SF	0	0
114	OFFICE	145 SF	100	2
115	TOILET ROOM	72 SF	0	0
116	CLOSET	16 SF	300	1
117	ENTRY	211 SF	100	3
118	CLO	6 SF	300	1
119	JAN. CLO.	11 SF	300	1
120	LUNCH ROOM	225 SF	15	16
121	OFFICE	151 SF	100	2
122	MEN'S LOCKER	161 SF	0	0
123	MENS	87 SF	0	0
124	WOMEN'S LOCKER	45 SF	0	0
125	WOMEN'S LOCKER	45 SF	0	0
126	VEST.	25 SF	0	0
127	FOOD PROCESSING	7,354 SF	200	37
128	WALK-IN COOLER	1,437 SF	300	5
129	WALK-IN COOLER	564 SF	300	2
130	TOILET ROOM	47 SF	0	0
131	LOADING DOCK	954 SF	300	4
132	ELEC	18 SF	300	1
		14,107 SF		102

OCCUPANCY CALCULATIONS				
ROOM NO.	ROOM NAME	AREA (SF)	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANTS
201	MEZZANINE	3,500 SF	300	12
202	MECH.	28 SF	300	1
203	MECH.	26 SF	300	1
204	MECH.	26 SF	300	1
205	OFFICE	176 SF	100	2
206	OFFICE	215 SF	100	3
207	STAIR	49 SF	0	0
		4,021 SF		20
		18,128 SF		122

- SHEET NOTES**
- REFER TO SHEET G-2 FOR ACCESSIBILITY NOTES AND DIAGRAMS.
  - REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXIT SIGNS AND EMERGENCY EXIT LIGHTING.
  - ALL DOORS REQUIRED AS EXITS SHALL SWING IN THE DIRECTION OF TRAVEL, U.N.O.
  - DOORS IN ANY POSITION SHALL NOT REDUCE THE WIDTH OF MEANS OF EGRESS BY MORE THAN 25% OF THE REQUIRED WIDTH.
  - ALL DOORS SHALL BE READILY OPERABLE WITHOUT THE USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE.
  - THE MEANS OF EGRESS HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".



ILLINOIS LICENSE NO: 001.022640  
EXPIRATION: 11/30/2024

5000 YEAR FOODS  
**FOOD PROCESSING FACILITY**

984 LEE ST  
DES PLAINES, IL 60016

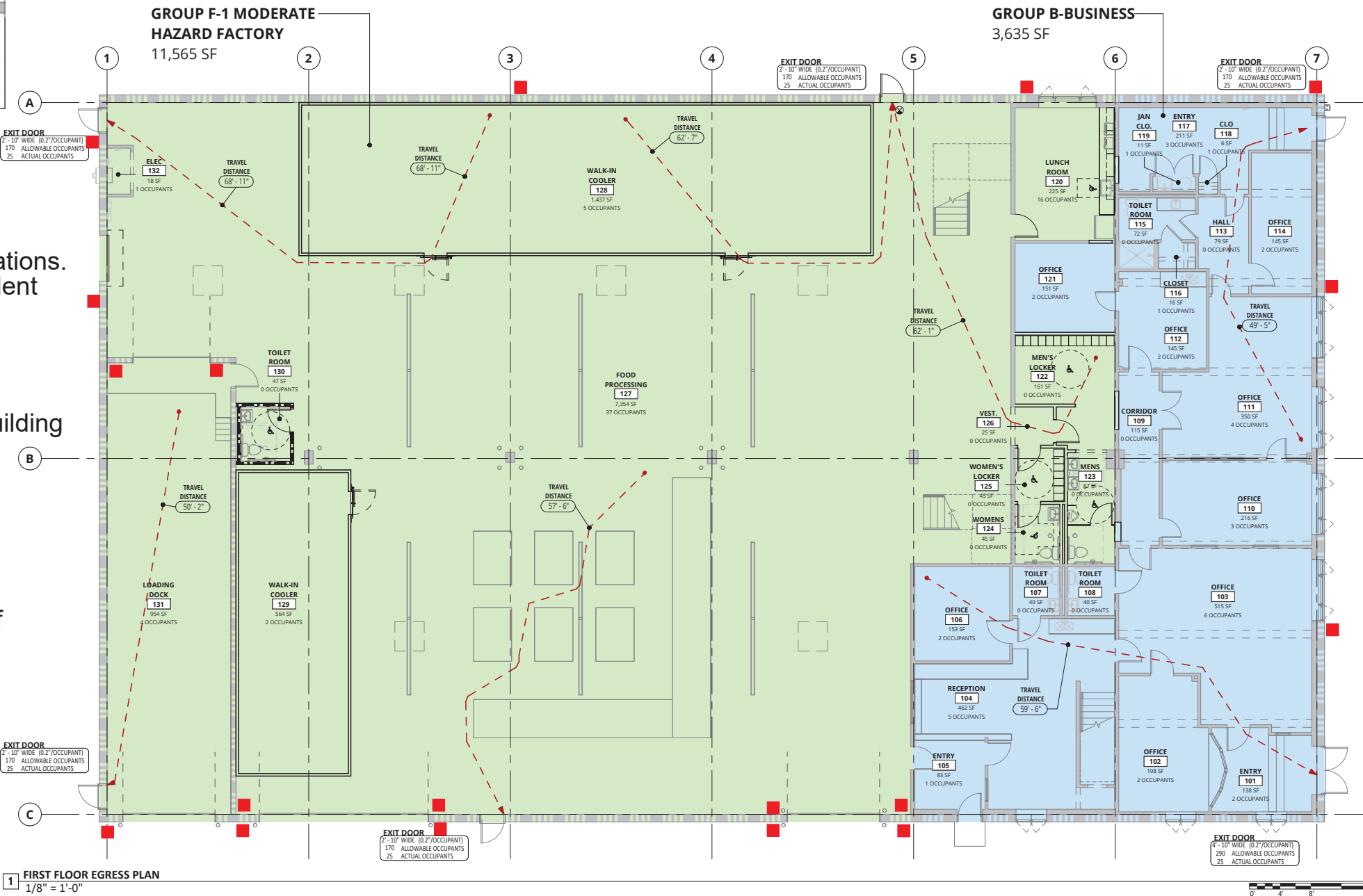
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/24/2023

## 984 Lee St. Pest Control Plan

The small red boxes indicate the base stations. Here is the breakdown of where each rodent base station will be placed. In total, there are 18 base stations.

12 stations will be installed around the building and 6 inside next to the doors. Additionally, each area around the office will be monitored with glue traps which will cover areas not suitable for the base stations.

This will ensure excellent full coverage of the entire building to keep the facility in a safe environment.



THOMAS MONTGOMERY ARCHITECT  
www.tcmontgomery.com

1701 W 18TH PL  
CHICAGO IL 60608  
773.999.9842  
tom@tcmontgomery.com

JOB NO.: 23.008

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THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENTLY THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

SCALE: 1/8" = 1'-0"

**EGRESS PLANS & CODE MATRIX**

TITLE:  
SHEET: **G-1**

## Samantha Redman

---

**From:** Sang Chul Hong <5000yearsfoods@gmail.com>  
**Sent:** Tuesday, May 30, 2023 2:28 PM  
**To:** Samantha Redman  
**Cc:** sanghong5k@gmail.com; nikepippen@gmail.com; yongjun.cklaw@gmail.com; richk.cklaw@gmail.com  
**Subject:** Re: PZB Meeting Follow up and Next Steps  
**Categories:** 1 - To Do

Hi, Samantha,

I would like to provide a comment regarding the FDA's Pest Control Observation, which was mentioned as an FDA observation.

- In the event that the FDA identifies pests such as rats or mice, a food processing business is required to cease operations in order to address the issue. However, we have never had to shut down our business in the past 30 years, which underscores our serious commitment to maintaining high standards of sanitation and pest control on our own.
- The observation made by the FDA pertained to the discovery of three identifiable pests within our facility. We promptly addressed this observation by installing commercial-grade fly traps in our current facility, and since then, we have not encountered any further issues with flies.

Thank you,  
Sang Hong



May 24, 2023

Mayor Goczkowski and Des Plaines City Council, CITY OF DES PLAINES

**Subject:** Planning and Zoning Board, Conditional Use Permit, Case # 23-024-CU

**RE:** Consideration of Conditional Use Permit for Food Processing Establishment at 984 Lee St.

Honorable Mayor and Members of the Des Plaines City Council:

The Planning and Zoning Board (PZB) met on May 23, 2023 to consider a conditional use permit for 984 Lee St.

1. The petitioner's representative explained their request, the history of the business in Chicago, and the process of making kimchi. The petitioner explained operations for the business and construction plans for the building, including plans for the building and stated they will be investing several hundreds of thousands of dollars in the building for this use. The building is going to be a substantial upgrade compared to the previous space in Chicago, increasing the total area from 4000 to 15000 square feet.
2. The Board asked about refrigeration of the product; the petitioner stated the project is refrigerated at 38 degrees Fahrenheit for two days after it is jarred. Then, the product is picked up by customers in box trucks. The Board asked about projected additional business growth and how this would affect pickup and deliveries; the petitioner stated growth is expected, but this will result in larger deliveries to the Korean wholesalers who are current customers, rather than additional pickups. The petitioner stated three box trucks deliver to the facility and twelve employees are on site. Member Hofherr asked about an FDA warning letter regarding the facility; the petitioner stated this case was resolved and everything corrected. The Board asked for information about food preparation on site; the petitioner stated that no hot food preparation is anticipated to occur on site for either the kimchi process or the employees.
3. Staff provided a presentation on the staff report, explaining the request and existing conditions. Staff discussed the history of the building, as a former carpet company and code enforcement issue that is currently being improved by the petitioner with a roof permit and proposed improvements will include alterations to the interior and paving of the parking lot. Staff discussed the proposed floor plan, including the food processing area, walk-in coolers and interior loading dock. Staff provided the proposed conditions of approval for the case, including daily dumpster pickup, no parking of vehicles unassociated with the business, and paving/stripping of the parking lot, but with flexibility to change the site plan to include less parking provided the minimum parking requirements are met. Staff explained the parking condition: the parking requirement for the facility is 16 spaces, and the proposed parking on the plans is 43 spaces. If the petitioner/property owner chooses to use the space differently, this condition of approval provides this flexibility without requiring reconsideration by the PZB and Council.

Public comment surrounded several issues: wastewater produced by the facility, traffic, proximity to the residential area and parks, pests, and odor. Several residents of the nearby area discussed concerns with trucks driving through residential areas, creating odor from the fumes, and taking longer loading times than ten minutes. Concerns about garbage and pest control were discussed by the public and the Board; the petitioner stated that dumpster pickup is scheduled every day to pick up waste. Several

members discussed the FDA compliance issues surrounding the business in Chicago, which included issues with flies and other pests. The petitioner stated that the FDA case is closed and pest issues were resolved with commercial grade fly traps and with a pest control contract. Staff responded to staff questions regarding pest control, stating that a business registration in the city requires evidence of a pest control contract. The petitioner stated that the process of making kimchi does not produce a heavy odor. Board members and members of the audience expressed concern over truck traffic in the neighborhood. The Board and staff discussed traffic in the area produced by this use, determining the entrance/exit for loading would be from Oakwood Avenue and would require using one-way streets of Graceland or Lee St to arrive at the site. Member Szabo described the previous businesses in the area, including a carpet and lumber company which generated either the same amount or more traffic than this use.

Staff provided answers to questions by the Board surrounding pest control and inspections; staff stated odor and noise are controlled by the Performance Standards in the Zoning Ordinance and enforced by City code enforcement. Registered businesses with food are required to have pest control contracts and must provide documentation of the contracts each year. Health inspections occur yearly and happen more often if there is a complaint; the Board asked if there is notice given for health inspections – staff stated that the regular business registration related health inspections may have notice, but complaint based inspections would not give advanced notice to the business owner.

Member Weaver summarized concerns about the conditional use as surrounding emission of odors, waste disposal, pests, traffic, and noise. Member Weaver stated that the concerns are addressed by each of the conditional use standards and concerns primarily surrounded hypothetical non-compliance of the business's practices with applicable city regulations. Weaver stated that concerns can be addressed by code enforcement or adding additional conditions of approval, and made a motion to recommend approval.

4. The Planning and Zoning Board *recommended* (5-2) that the City Council *approve* of the conditional use permit, with the suggested conditions of approval.

Respectfully submitted,



James Szabo  
Des Plaines Planning and Zoning Board, Chairman  
Cc: City Officials/Aldermen

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260 Dulles Road  
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**2. Address: 984 Lee Street**

**Case Number: 23-024-CU**

The petitioner is requesting a conditional use request in the C-3 General Commercial zoning district for a food processing establishment, and any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-20-203-016-0000; 09-20-203-017-0000, 09-20-203-018-0000, 09-20-203-031-0000

**Petitioner:** Sang Chul Hong, 3721 Vantage Lane, Glenview, IL 60026

**Owner/Property Control:** Ho and Chul LLC, 3721 Vantage Lane, Glenview IL 60026

**Ward Number:** #2, Alderman Colt Moylan

**Existing Zoning:** C-3, General Commercial

**Surrounding Zoning:** North: C-3, General Commercial

South: C-3, General Commercial

East: C-3, General Commercial

West: C-3, General Commercial

**Surrounding Land Uses:** North: Commercial building

South: Commercial building

East: Commercial buildings

West: Vacant parking lot

**Street Classification:** Oakton Street is classified as a minor arterial road.

**Comprehensive Plan:** Industrial is the recommended use for this property.

**Property/Zoning History:**

The property currently consists of a commercial building and a gravel parking area to the north. Because the multiple parcels are under single ownership/control and will be seeking permitting as a unit, they are considered one zoning lot. This building was most recently used for Illinois Carpet and Drapery, which closed in 2022. The property has been commercially zoned since the 1940s.



Prior to the current owner/petitioner acquiring the property, it received several code enforcement violations over the past few years related to outdoor storage, garbage and debris, and parking of vehicles unrelated to the business. However, all complaints have been addressed at the time of this application. Any necessary alterations to meet building or fire code requirements will be addressed at the time of building permit. A permit is currently being processed to repair the roof of the building to address safety concerns.

### **Project Description:**

The petitioner, Sang Chul Hong, is proposing a conditional use to allow a food processing establishment at 984 Lee St. A food processing establishment requires a conditional use in the C-3 district if the space/use is more than 2,500 square feet.

### ***Proposed Use and Business Operation Details***

The business, 5000 Years Foods, processes kimchi, a fermented vegetable product commonly consumed with Korean cuisine. The company has operated for more than 30 years in Chicago at 3465 Kimball Ave. The kimchi production process involves chopping cabbage, radish and green onion and placing them in salt water with seasoning and spices. No preservatives or other chemicals are used by this facility in the processing of their kimchi product. The kimchi is individually canned and distributed to retailers in sizes ranging from 16 ounces to five-gallon tubs.

Limited noise and odor are generated by this use. The supplies used for the production of kimchi include a vegetable mixer, specialty cabbage and radish cutters, and a garlic grinder. The loading/unloading of kimchi will involve a forklift and pallet/hand jacks. Walk-in coolers will be installed on site to hold supplies in between production and distribution. The existing office in the building will be used for business operations. Loading and unloading will occur within the loading dock inside the building. Dumpster pickup is scheduled for every day. Refer to provided Floor Plan for locations of existing and proposed building amenities.

The proposed hours of operation are Monday through Friday from 8 a.m. to 4 p.m. The total number of employees proposed are six office employees and six warehouse employees, for a total of twelve employees. 5000 Years Foods is a solely a food processor and does not intend to have direct retail operations at this time.

### ***Loading***

All loading and unloading will occur in the loading dock inside the building, accessed from Oakwood Avenue, a local street. Products are proposed to received

daily by 24-foot box trucks. Kimchi distributors, which would be the primary customers, are anticipated to pick up products five to eight times daily at the loading docks. The average time spent loading/unloading at the loading dock is estimated to be less than 10 minutes.

Buildings in commercial districts are required to have one loading space, measuring fifteen feet in width and 35 feet in length. The loading space located within the building is 16 feet by 55 feet, exceeding the minimum requirements in Section 12-9-9.

***Parking***

Food processing establishments are required to provide 2 spaces for every 1000 feet of dedicated food preparation and office areas. The below table provides an overview of required and provided parking for this building and use.

<b>Total Square Feet of Building</b>	15235 sq ft
<b>Total Square Feet of Dedicated Food Preparation and Office Areas</b>	7,777 sq ft
<b>Total Parking Required*</b>	16 spaces*
<b>Total Accessible Spaces Required</b>	2 spaces
<b>Total Proposed Parking Provided**</b>	43 spaces
<b>Total Accessible Spaces Provided</b>	2 spaces
*Parking spaces rounded up to next whole number	
**Recommended condition of approval language would allow site plan revision to reduce parking lot size; provided, however, the minimum must be met.	

Off-street parking will be located along the alley and in a newly constructed parking lot to the north. Presently the parking lot to the north is a gravel lot without any striping. The petitioner proposes to pave and provide 28 standard spaces and two accessible spaces. This parking lot is currently gated and will continue to be gated to prevent parking by non-employees or customers of the facility.

**Standards for Conditional Use**

The following is a discussion of standards for conditional uses from Section 12-3-4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is

provided below and in the petitioner's response to standards. The PZB may use this rationale toward its recommendation, or the Board may make up its own.

**1. The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:**

*Comment:* Food processing establishments more than 2,500 square feet in size require a conditional use permit in the C-3 Zoning District.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**2. The proposed Conditional Use is in accordance with the objectives of the City's Comprehensive Plan:**

*Comment:* The 2019 Comprehensive Plan illustrates this area to be used for Industrial. Food processing establishments are only possible within the C-3, M-1, and M-2 districts and the use involves the processing of goods, more similar to manufacturing than typical commercial uses. Therefore, this conditional use is aligned with the comprehensive plan classification for this property.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**3. The proposed Conditional Use is designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:**

*Comment:* All uses will be located within an existing building; the only notable appearance changes proposed are (i) the signs for the business, which will be designed to meet requirements of the Zoning Ordinance; and (ii) the parking lot enhancements on the northern lot. The existing building is harmonious with other similar buildings in this area.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**4. The proposed Conditional Use is not hazardous or disturbing to existing neighboring uses:**

*Comment:* As discussed in the Petitioner's Response to Standards, the business will operate Monday through Friday from 8 a.m. to 4 p.m. The property is within an existing commercial area and there are not anticipated hazardous or disruptive activities to this neighborhood. See the Petitioner's Narrative and Response to Standards for additional information about business operations.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

- 5. The proposed Conditional Use is to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or, agencies responsible for establishing the Conditional Use shall provide adequately any such services:**

*Comment:* The existing building has been adequately served by essential public facilities and services. Staff has no concerns that the proposed use will not be adequately served with essential public facilities and services. The establishment will follow all local, state and federal regulations regarding the preparation, storage and distribution of food products.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

- 6. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:**

*Comment:* The proposed use would not create a burden on public facilities. This new business would be located within an existing, unoccupied portion of the building and provide additional business activity to this corridor.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

- 7. The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:**

*Comment:* Loading/unloading will be during business hours and will be located inside the building. Delivery of materials is anticipated to be daily and up to eight pickups by distributors are expected, with a total loading/unloading time of approximately 10 minutes. The tools used to manufacture kimchi are not noisy and all production will occur inside the building. Odor will be mitigated by a daily dumpster pickup at the facility to eliminate any food product. No odor is generated by the machinery used in the production.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

- 8. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:**

*Comment:* Access to the building will continue to be provided by Oakwood Avenue for the loading/unloading and through the alley for the parking lot. New traffic generated will be associated with employees and the loading/unloading of materials for processing and distribution. The previous use for this building included a similar amount of traffic without

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documented traffic issues and the proposed use will not generate large truck traffic, so a traffic study was not requested by staff. Staff believes that the existing street network can accommodate the traffic for this new use.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**9. The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:**

*Comment:* The subject property is within an existing building and thus would not result in the loss or damage of natural, scenic, or historic features. No new development is proposed for this site.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**10. The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:**

*Comment:* The proposed uses comply with all applicable requirements as stated in the Zoning Ordinance.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**PZB Procedure and Recommended Conditions:** Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use permit. City Council has final authority on the proposal.

Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Uses) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

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**Recommend Conditions of Approval:**

1. The Subject Property shall have a daily dumpster pickup during any day of regular business operations.
2. No motor vehicles unassociated with the petitioner's business operations may be parked in any of the parking areas associated with the property. Outdoor storage outside of a permitted accessory structure is prohibited on the site.
3. All parking areas must be paved, striped, and landscaped according to all applicable Zoning Ordinance standards. Accessible parking spaces shall be located on site to meet accessibility standards pursuant to Section 12-9-8 and Illinois Accessibility Code. The petitioner may revise the site plan to reduce the number of parking spaces; provided, however, the minimum number are provided.

**Attachments:**

Attachment 1: Location Map

Attachment 2: Site and Context Photos

Attachment 3: Project Narrative and Responses to Standards

Attachment 4: Floor Plans and Site Plans

Chair Szabo swore in Sang Hong Lee, Petitioner. Mr. Lee stated that he is the manager of 5000-year foods. They have 30 years of excellence in Chicago. He stated that they are moving to Des Plaines because their current location is under construction. They are the top brand of Kimchi. Their philosophy is customer satisfaction is their number one priority. He went over the founder's journey. Mr. Lee explained the Kimchi product. He stated that are simple and natural. He explained the health benefits of Kimchi. Mr. Lee presented a Food Processing Establishment Graph. He described the construction plans and discussed the reasons to move the location.

Member Fowler asked what the size is of the current location in Chicago and the size of the space on the subject property.

Mr. Lee stated that the new building would be over 15,000 square feet. The current location is 4,000 square feet.

Member Weaver asked if the product requires refrigeration.

Mr. Lee stated that the product is refrigerated at 38-degree Fahrenheit for two days. The product is picked up by the wholesalers in refrigerated box trucks.

Member Veremis asked if he is projecting additional business growth and if that affect pick up and deliveries.

Chair Szabo swore in Richard Kim, Attorney for the petitioner. Mr. Kim stated that they do expect additional growth as additional purchases from the wholesalers. They currently have 3 wholesalers. They expect their growth will be with larger deliveries. He stated that their clients are Korean Wholesalers and would distribute the product to other retailers. This would mean the same number of pickups.

Member Fowler asked if there is shipping on site. Mr. Lee stated that there will be shipping once a day from 8-9 a.m.

Member Saletnik asked if the wholesalers, after picking up the product from there business, ship directly to specific grocery stores. Mr. Kim stated that wholesalers can ship directly to grocery stores or to other intermediaries.

Chair Szabo asked how many trucks would be doing pick-ups.

Mr. Lee stated they will have three box truck pick-ups a day. The trucks will be loaded inside the building.

Member Veremis asked to explain the production process and if there is hot cooking involved.

Mr. Lee stated that there is not hot cooking. Once the Kimchi is placed into the jars they are put in the refrigerator. They follow the FDA rules and have annual inspections. They will also have daily dumpster pick-ups.

Member Veremis asked if there are any new products in the future. Mr. Lee responded no.

Member Catalano asked if there are any complaints or violations at the current location. He also asked if the petitioner accepts the three recommended conditions of approval which includes:

1. The Subject Property shall have a daily dumpster pickup during any day of regular business operations.
2. No motor vehicles unassociated with the petitioner's business operations may be parked in any of the parking areas associated with the property. Outdoor storage outside of a permitted accessory structure is prohibited on the site.
3. All parking areas must be paved, striped, and landscaped according to all applicable Zoning Ordinance standards. Accessible parking spaces shall be located on site to meet accessibility standards pursuant to Section 12-9-8 and Illinois Accessibility Code. The petitioner may revise the site plan to reduce the number of parking spaces; provided, however, the minimum number are provided.

Mr. Lee stated that they have been no complaints or violations at their current location. He also stated that he is ok with the recommended conditions.

Member Hofherr asked about the FDA warning letter from January 2022 and if the issues at the current location have been addressed. Mr. Lee stated that everything was corrected.

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Chair Szabo asked if their current location passed their Fire and Health Departments Inspections. Mr. Lee stated that they passed.

Member Veremis asked about the product shelf life, number of employees, and whether the employees cook their lunches at the facility.

Mr. Lee stated that the shelf life is 3 months. He has 12 employees and they do not cook food on site.

Member Veremis asked how much they are investing in remodeling. Mr. Lee stated that they have invested \$300,000 in improvements.

Ms. Redman, Associate Planner, gave the staff report. She explained the Location Map for the four parcels in the C-3 District. She provided site photos including the loading dock and entrance. She gave some background of the property. It has been vacant and was a carpet store. The petitioner has a roof permit and has invested a significant amount of money on the roof. They have proposed remodeling the site to make it suitable for their uses. She explained the parking lot which is gated.

Ms. Redman stated that the conditional use is for the size of the land that the food processing area is on. She explained that a food processing plan is allowed by right in the C-3 district for spaces up to 2,500 square feet. She explained the site plan which includes improving the parking lot. She also described the loading dock which is located inside the building. Ms. Redman went over the floor plan which includes two walk-in coolers, loading dock, office space and food preparation area. A total of 16 parking spaces are required and the petitioner is proposing 30 spaces which exceeds the requirements. The other considerations are for loading and unloading, odor and noise, and number of employees and hours of operation.

Ms. Redman stated that for tonight - Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use permit. City Council has final authority on the proposal. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

**Recommend Conditions of Approval:**

1. The Subject Property shall have a daily dumpster pickup during any day of regular business operations.
2. No motor vehicles unassociated with the petitioner's business operations may be parked in any of the parking areas associated with the property. Outdoor storage outside of a permitted accessory structure is prohibited on the site.
3. All parking areas must be paved, striped, and landscaped according to all applicable Zoning Ordinance standards. Accessible parking spaces shall be located on site to meet



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accessibility standards pursuant to Section 12-9-8 and Illinois Accessibility Code. The petitioner may revise the site plan to reduce the number of parking spaces; provided, however, the minimum number are provided.

Member Weaver had a comment about the parking area: if you build a full parking layout it is advantageous to have a plan for drainage. He would encourage the petitioner to provide less impervious space, it would be a benefit to the City. This is not a requirement but an encouragement not to over build impervious space.

Chair Szabo asked if any audience members have questions or object to the proposal.

Chair Szabo swore in Jim Chrzan, Neighbor of the property. Mr. Chrzan stated that worked for an editorial team that wrote a magazine called Pro Food World. He was glad to see there is no cooking on site. He is concerned about the property being close to the park. He has questions on wastewater, traffic, and the park. He also stated that he doesn't get what the upside would be since it is not adding new jobs.

Chair Szabo swore in Richard Schell, neighbor to the property stated that he is concerned about the warning letter from the FDA. He presented a copy of the letter, stating that on page 5 of the letter, they mentioned a pest management problem when they left the door open and had flies. He wanted to know who would regulate the pest issue and what would be done about odors. He stated that the Citizens for Oakwood ask that the case be continued so they can some answers to important questions, such as what does the odor abatement plan and pest control plan look like. He cited 5-3-1 of the Des Plaines Municipal Code.

Chair Szabo swore in Daniel Pejchinovski, neighbor of the property. He stated that he owns a transportation business, which has semi-trucks and picks up from facilities. He said there is odor coming out of the facilities. He also stated that trucks take a lot longer to load and there will be traffic. He also said refrigeration in the building will make noise. He is worried about bringing property value down.

Chair Szabo swore in Regina Mensching, neighbor of the property. She said she is concerned about the odor and pests. She also said that the property is close to a school and park. She is also concerned about traffic on Oakwood. She asked if there would be garbage build up on holidays.

Chair Szabo swore in Kimberly Maks, neighbor of the property. She stated that this would cause a lot of traffic on Oakwood. They already have lots of trucks going through because of other businesses and its hard to get across Lee Street. She believes factories should be put in other areas. She is concerned about trucks, pollution, odor, and smell.

Chair Szabo asked the petitioner if he would like to answer the concerns of the residence.

Mr. Lee stated that he respects the residents' opinions. He stated that he has a contract with a pest control company. He stated that there is no odor because he has daily dumpster pick-ups at the end of the day. He stated that the dumpsters are emptied and cleaned every business day. Mr. Lee

Case 23-021-V  
Case 23-024-CU  
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also stated that he has corrected any past issues from the FDA and that they comply by the rules. He stated that there is no noise because the coolers are inside the building. He stated that there will not be a traffic problem because the trucks will not be picking up at the same time. They will also be loading from inside the facility.

Member Fowler asked about traffic and trucks for pick-ups. Is there anything we can do to stop trucks going down Oakwood?

Mr. Lee stated that there are appointments for pick-ups, so they do not come at the same time. The facility already has the pallets packed in the refrigerated area. They have their own forklifts to load trucks for the pick-ups.

Member Weaver asked what size trucks are used for pick-ups. Mr. Lee stated that they use 24-foot box trucks.

Member Veremis asked when the dumpster is picked up- time of day and what are you doing for ventilation. Mr. Lee stated that the dumpster pick-up is at the end of the business day. He stated everything is stainless and there is no odor.

Member Saletnik asked why they already have a pest control contract. He asked what issues are present for you to have that contract. He also stated that the petitioner can mandate that the trucks do not go East of Lee street – meaning that trucks are going down the residential streets. Mr. Saletnik asked what they will be doing to control the pests and what will be done to make sure there is no odor or pest issues.

Mr. Lee stated that the FDA has a mandatory requirement to have pest control. They also have commercial grade fly traps.

Samantha Redman stated that for a Business License in Des Plaines you have to have a Pest Control contract. And in addition, the FDA requires it. In terms of odor – the City of Des Plaines regulates within their zoning ordinance 12-12-6 -that they cannot have an emission of odor. If this were to be approved, any scent that was detected at the zoning lot, they would have to mitigate that and eliminate that issue. Also, the intent of the first condition is to have daily dumpster pick-ups which would remove odorous substances and eliminate the chance of pest feeding.

Member Fowler asked if other sites were suggested and how the City will enforce the regulations.

Samantha Redman stated that they have shown other sites. She stated that the City of Des Plaines utilizes code enforcement and staff inspections.

John Carlisle, CED Director stated that this property has been vacant. It also had major code enforcement problems while vacant. He stated that the City of Des Plaines welcomes new business and the much-needed investment in the property. The roof problem has already been addressed. He stated that the zoning ordinance in the C-3 district allows a food processing facility of up to

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2,500 square feet as a permitted use. Since the space is larger, they need to come in for conditional use.

Member Weaver stated that there seems to be five concerns: Emission of Odors, Dumpster Practices, Pests, Traffic and Noise. In the case of dumpsters, odor and pests, the issue is compliance and if neighbors or other interested parties want this turned down for those things, they are essentially saying they don't believe that this new business will comply. He is having a problem with turning down a project on a basis of, "We don't think someone will comply." If we have standards to be enforced, we enforce them. So, if they are approved, they will have to meet the guidelines. That leaves the concerns with traffic and noise: if we had conditions in place that would address that then maybe that would take care of those issues, but I do not see that we have compliance issues on those.

Chair Szabo stated that prior there was a carpet store and before that they sold windows and before that he believes they sold lumber. He stated that there has always been traffic generated by this location.

Member Saletnik stated that he wants to hear staff's comments because he is concerned about pests. If there is no compliance at this operation, it will draw pests. And this location is too close to homes and that is a valid concern. How would this facility compare to a large restaurant or a large grocery store? What does the City do to monitor pest control for those operations and how would it be applicable here?

John Carlisle stated that the City of Des Plaines uses a health inspector and regular inspections. A Registered Business associated with food which includes restaurants, grocery stores and food preparation have to have pest control contracts. They must go through the Business License process every year. Health inspections happen every year and more often if there is a complaint. Complaint inspections are unannounced.

Member Veremis asked about traffic and what the natural way is to leave the facility. It seems to me that it would be hard for the trucks to go over a couple lanes of traffic to get to the residential side of Oakwood.

Member Weaver asked if there are current restrictions on the use of Oakwood Avenue.

John Carlisle stated that he is not aware of any posted signs restricting vehicles over B plate or something similar on Oakwood Avenue. He also stated that looking on the map it looks like it would be illegal to go east Oakwood into the residential area because you would have to temporarily go the wrong way on a one-way street to make a turn onto Oakwood.

Chair Szabo stated that looking at the map it is illegal for the trucks to go down Lee Street the wrong way.

**A motion was made by Board Member Weaver, seconded by Board Member Hofherr to recommend approval to the City Council of the Conditional Use subject to the conditions listed in the staff report which includes:**

1. The Subject Property shall have a daily dumpster pickup during any day of regular business operations.
2. No motor vehicles unassociated with the petitioner's business operations may be parked in any of the parking areas associated with the property. Outdoor storage outside of a permitted accessory structure is prohibited on the site.
3. All parking areas must be paved, striped, and landscaped according to all applicable Zoning Ordinance standards. Accessible parking spaces shall be located on site to meet accessibility standards pursuant to Section 12-9-8 and Illinois Accessibility Code. The petitioner may revise the site plan to reduce the number of parking spaces; provided, however, the minimum number are provided.

AYES: Weaver, Hofherr, Catalano, Veremis, Szabo  
\*NAYES: Fowler, Saletnik  
ABSTAIN: None

\* Member Saletnik stated he is voting No. He would normally vote Yes in a situation like this but he is concerned about the pests. He does not think traffic will be an issue because it can be monitored. However, if this attracts pests, then that is a problem.

**\*\*\*MOTION CARRIES\*\***

**CITY OF DES PLAINES**

**ORDINANCE Z - 13 - 23**

**AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO ALLOW A FOOD PROCESSING ESTABLISHMENT AT 984 LEE ST, DES PLAINES, ILLINOIS. (Case # 23-024-CU).**

**WHEREAS**, Ho and Chul LLC ("**Owner**") is the owner of the property commonly known as 984 Lee St., Des Plaines, Illinois ("**Subject Property**"); and

**WHEREAS**, the Subject Property, which is located in the C-3 General Commercial District of the City ("**C-3 District**"), is improved with a one-story commercial building ("**Building**"), a gravel parking lot ("**Parking Lot**") and; and

**WHEREAS**, Sang Chul Hong on behalf of 5000 Years Foods, Inc. ("**Petitioner**") desires to operate a Food Processing Establishment within the Building on the Subject Property ("**Proposed Use**"); and

**WHEREAS**, the "Des Plaines Zoning Ordinance of 1998," as amended ("**Zoning Ordinance**"), is codified as Title 12 of the City Code of the City of Des Plaines ("**City Code**"); and

**WHEREAS**, pursuant to 12-7-3.K of the Zoning Ordinance, the operation of a Food Processing Establishment larger than 2,500 square feet in size is permitted in the C-3 District only with a conditional use permit approved by the City Council; and

**WHEREAS**, pursuant to Section 12-3-4 of the Zoning Ordinance, Petitioner filed, with the consent of the Owner, an application with the City for the approval of a conditional use permit to allow the operation of the Proposed Use on the Subject Property ("**Conditional Use Permit**"); and

**WHEREAS**, within 15 days after the receipt thereof, the Petitioner's application was referred by the Department of Community and Economic Development to the Planning and Zoning Board of the City of Des Plaines ("**PZB**"); and

**WHEREAS**, within 90 days from the date of the Petitioner's application a public hearing was held by the PZB on May 23, 2023 pursuant to notice published in the *Des Plaines Journal* on May 3, 2023; and

**WHEREAS**, notice of the public hearing was mailed to all property owners within 500 feet of the Subject Property; and

**WHEREAS**, during the public hearing, the PZB heard testimony and received evidence with respect to how the Petitioner intended to satisfy and comply with the applicable provisions of the Zoning Ordinance; and

**WHEREAS**, pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB filed a written report with the City Council on May 24, 2023, summarizing the testimony and evidence received by the PZB and stating the Board's recommendation, by a vote of 5-2, to approve the Conditional Use Permit, subject to certain terms and conditions; and

**WHEREAS**, the Petitioner made representations to the PZB with respect to the Conditional Use Permit which representations are hereby found by the City Council to be material and upon which the City Council relies in approving the Conditional Use Permit; and

**WHEREAS**, the City Council has considered the written report of the PZB, the applicable standards for conditional use permits set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated June 19, 2023, and has determined that it is in the best interest of the City and the public to approve the Conditional Use Permit in accordance with the provisions of this Ordinance;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1. RECITALS.** The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting the factual basis for this Ordinance.

**SECTION 2. LEGAL DESCRIPTION OF SUBJECT PROPERTY.** The Subject Property is legally described as follows:

PARCEL 1:

LOT 7 IN BLOCK 5 IN PARSON AND LEE'S ADDITION TO DES PLAINES, BLOCKS OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN HARD ROCK SUBDIVISION, BLOCKS OF THE SOUTHERLY 50 FEET OF LOT 5 AND ALL OF LOT 6 IN BLOCK 5 IN PARSON AND LEE'S ADDITION TO DES PLAINES, BLOCKS OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 2001 AS DOCUMENT NUMBER 0020897803, IN COOK COUNTY, ILLINOIS.

PINS: 09-20-203-016-0000; 09-20-203-017-0000, 09-20-203-018-0000, 09-20-203-031-0000

Commonly known as 984 Lee St., Des Plaines, Illinois.

**SECTION 3. APPROVAL OF CONDITIONAL USE PERMIT.** Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council hereby grants the Petitioner the Conditional Use Permit to allow the operation of the Proposed Use on the Subject Property. The Conditional Use Permit granted by this Ordinance is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

**SECTION 4. CONDITIONS.** The Conditional Use Permit granted in Section 3 of this Ordinance shall be, and is hereby, expressly subject to and contingent upon the following conditions, restrictions, limitations, and provisions:

A. **Compliance with Law and Regulations.** The development, use, operation, and maintenance of the Proposed Use and the Subject Property by the Petitioner and the Owner must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

B. **Compliance with Plans.** Except for minor changes and site work approved by the City Director of Community and Economic Development or Director of Public Works and Engineering (for matters within their respective permitting authorities) in accordance with all applicable City standards, the development, use, operation, and maintenance of the Proposed Use and the Subject Property by the Petitioner and the Owner must comply with the following plans provided by the Petitioner:

1. The Project Narrative, prepared by the Petitioner, consisting of five pages, and dated April 25, 2023, a copy of which is attached to and made a part of this Ordinance as ***Exhibit A***; and

2. The Plat of Survey, prepared by Exacta Land Surveyors, Inc., consisting of two sheets, and dated February 15, 2023, a copy of which is attached to and made a part of this Ordinance as *Exhibit B*; and

3. The Floor Plan of the Ground Floor, prepared by Thomas Montgomery Architect, consisting of two sheets, and dated April 24, 2023, a copy of which is attached to and made a part of this Ordinance as *Exhibit C*.

C. Other Conditions.

1. The Subject Property must have garbage pick up to empty the dumpsters on the Subject Property on a daily basis during the regular operating schedule of the Proposed Use.

2. No motor vehicles unassociated with the Proposed Use may be parked on any of the parking areas associated with the Subject Property.

3. Outdoor storage outside of a permitted accessory structure is prohibited on the Subject Property.

4. All parking areas on the Subject Property must be paved, striped, and landscaped according to all applicable Zoning Ordinance standards prior to a Final Certificate of Occupancy being granted for the Proposed Use. Accessible parking spaces must be located on the Subject Property sufficient to meet accessibility standards pursuant to Section 12-9-8 and Illinois Accessibility Code. The Petitioner may revise the site plan to reduce the number of parking spaces; provided, that the minimum number of parking spaces required for the Proposed Use are provided.



**SECTION 5. FAILURE TO COMPLY WITH CONDITIONS.**

A. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of, any of the provisions of this Ordinance shall be fined not less than \$75.00 or more than \$750.00 for each offense. Each and every day that a violation of this Ordinance is allowed to remain in effect shall constitute a complete and separate offense. In addition, the appropriate authorities of the City may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person, firm or corporation violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

B. In the event that the Petitioner or the Owner fails to develop or maintain the Subject Property in accordance with the requirements of the Zoning Ordinance, or the conditions set forth in Section 4 of this Ordinance, the Conditional Use Permit granted in Section 3 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 12-4-7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the C-3 District. Further, in the event of such revocation of the Conditional Use Permit, the City Manager and City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner and the Owner acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of the revocation provided for in this Section, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 12-4-7 of the Zoning Ordinance is provided to the Petitioner and the Owner.

**SECTION 6. BINDING EFFECT; NON-TRANSFERABILITY; EFFECT ON PRIOR APPROVALS.** The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and shall inure solely to the benefit of the Petitioner. Nothing in this Ordinance shall be deemed to allow the Petitioner to transfer any of the rights or interests granted herein to any other person or entity without the prior approval of the City Council by a duly adopted amendment to this Ordinance.

**SECTION 7. SEVERABILITY.** If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

**SECTION 8. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after the occurrence of the following:

A. its passage, approval and publication in pamphlet form as provided by law;

B. the filing with the City Clerk by the Petitioner and the Owner, not less than 60 days after the passage and approval of this Ordinance, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. Said unconditional agreement and consent shall be in substantially the form attached to, and by this reference made a part of, this Ordinance as *Exhibit D*; and

C. at the Petitioner's sole cost and expense, the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate, with the Office of the Cook County Recorder.

D. In the event that the Petitioner and Owner do not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 8.B of this Ordinance, within 60 days after the date of passage of this Ordinance by the City Council, the City

Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**VOTE:** AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

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**MAYOR**

**ATTEST:**

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**CITY CLERK**

Published in pamphlet form this  
\_\_\_\_\_ day of \_\_\_\_\_, 2023.

Approved as to form:

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**CITY CLERK**

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**Peter M. Friedman, General Counsel**

DP-Ordinance Approving a Conditional Use Permit (CU) at 984 Lee St



# 5000 Years Foods, Inc.

984 Lee St., Des Plaines, IL 60016

Date: 04/25/2023

City of Des Plaines Planning Department 1420 Miner Street Des Plaines, IL 60016

## Re: Kimchi Manufacturing Project Narrative

To Whom It May Concern:

We are writing to provide a project narrative for our proposed Kimchi manufacturing facility in Des Plaines. Our company, 5000 Years Foods, Inc., is a leading manufacturer of high-quality Kimchi products and has been in business for over 30 years. We are excited about the opportunity to expand our operations to Des Plaines and bring our unique products to the local community.

Our proposed Kimchi manufacturing facility will be located at 984 Lee St., Des Plaines, IL 60016 within the C-3 zoning district. The facility will consist of a 15,200 square foot building and processing area of 2800 square foot will be used for the production and distribution of Kimchi products.

We have carefully reviewed the zoning regulations and comprehensive plan for Des Plaines and believe that our proposed use is compatible with the surrounding area. The Kimchi manufacturing process is not noisy or disruptive, and we will comply with all applicable regulations and guidelines related to odor control and waste disposal. In addition, our facility will employ a relatively small number of workers, with most of the production process being automated.

We have conducted a thorough review of the site and believe that it is well-suited for our proposed use. The site is conveniently located near major transportation routes and has adequate access to utilities and other necessary infrastructure. We will also be implementing environmentally friendly practices and technology to minimize our impact on the local ecosystem.

Our proposed Kimchi manufacturing facility will bring economic benefits to the Des Plaines community, including job creation and increased tax revenue. We are committed to being a responsible and engaged member of the community and will work closely with local officials and residents to address any concerns and ensure a positive outcome for all stakeholders.

Thank you for considering our proposal. We look forward to working with the city of Des Plaines to bring this project to fruition.

P.S. Please see page 2 regarding business operation detail information.

Sincerely,

Sang Chul Hong

5000 Years Foods, Inc.



# 5000 Years Foods, Inc.

984 Lee St., Des Plaines, IL 60016

## Business Operation Details Information

- **Operating Day & Hours:**

Monday 8AM – 4PM

Tuesday 8AM – 4PM

Wednesday 8AM – 4PM

Thursday 8AM – 4PM

Friday 8AM – 4PM

- **Employees Numbers:**

- Office – 6 employees

- Warehouse – 6 employees

- **Waste Management Company Information**

Company Name: Haulla

Account No: 606182209071

Dumpster removal schedule: Everyday

- **Pest Control Company**

- Kim's Pest Control

- Service duration: Once a month

- **Receiving Product**

- Receiving schedule: once a day

- Unloading duration at loading dock: less than 10 minutes

- Truck type: 24' Box Truck

- Shipment - palletized

- **Distributor Pick up**

- Loading duration at loading dock: less than 10 minutes

- Shipment: palletized

- Picking up schedule: during business hours

- Normally 5-8 distributors pick up products per day

- **Products in use**

- Napa Cabbage, Radish, Green Onion, Red Pepper, Salt, Monosodium, Sugar, Fish Sauce

- **Environment material**

- All Stainless Steel based equipment, polyethylene cutting board, Rubber Bin



# 5000 Years Foods, Inc.

984 Lee St., Des Plaines, IL 60016

- **Supplies in use**
  - Vegetable mixer
  - Napa cabbage cutter
  - Radish cutter
  - Electric powered forklift
  - Garlic grinder
  - Stainless worktable
  - Pallet jack & Hand jack
  - Pet jar
  - Bleach
  - Plastic tub

## STANDARDS FOR CONDITIONAL USES

1. The proposed conditional use is in fact a conditional use established within the specific zoning district involved;

**RESPONSE:** Food processing establishment is a Conditional Use in the C-3, General Commercial Zoning District when the total space/use is over 2,500 square feet.

2. The proposed conditional use is in accordance with the objectives of the city's comprehensive plan and this title;

**RESPONSE:** The subject property is currently vacant without any use. The proposed food processing establishment proposes a new development for this site including site improvements. These site improvements will provide job opportunities for local residents, increase access to locally produced food, and bring economic benefits such as increased tax revenue.

3. The proposed conditional use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;

**RESPONSE:** The proposed Conditional Use for a food processing establishment would allow for a development that would be harmonious with the surrounding commercial development in the area, as the site will be structured and improved to meet the similar kinds of facilities. The petitioner will maintain the use to blend with the character of the neighborhood and development within the surrounding area.

4. The proposed conditional use is not hazardous or disturbing to existing neighboring uses;

**RESPONSE:** The proposed use would not be hazardous or disturbing to the existing neighboring uses because our manufacturing process does not produce disruptive noise. Rather, the site will be improved to incorporate sustainable and efficient practices such as better waste disposal to minimize the environmental impact.

5. The proposed conditional use is to be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or the persons or agencies responsible for the establishment of the proposed conditional use shall provide adequately any such services;

**RESPONSE:** The subject property has direct access to essential public facilities and services. The petitioner has no concerns that the proposed use will be adequately served with essential public facilities and services.



6. The proposed conditional use does not create excessive additional requirements at public expense for public facilities and services and not be detrimental to the economic welfare of the community;

**RESPONSE:** The proposed use would neither create a burden on public facilities nor would it be a detriment to the economic well-being of the community. The proposed use could improve the local economy because our business can increase tax revenues and bring employment opportunity to the community.

7. The proposed conditional use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

**RESPONSE:** All proposed activities for the proposed food processing establishment would take place inside the newly improved building reducing any noise, smoke fumes, light, glare, odors, or other concerns potentially posed by new developments. Our facility can be run by a relatively small number of workers because of the latest automated production process. The site will be newly structured in a way that will not impact on the traffic of the existing site.

8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares;

**RESPONSE:** The proposed use will not create an interference with traffic on surrounding public. The petitioner plans to improve the site that will allow for adequate entrance and exit, traffic flow . Additional parkway improvements will also improve the vehicular access and public throughfares.

9. The proposed conditional use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and

**RESPONSE:** The subject property has already been developed in the past, so the new use would not result in the loss or damage of natural, scenic, or historic features.

10. The proposed conditional use complies with all additional regulations in this title specific to the conditional use requested

**RESPONSE:** The proposed use and proposed development will comply with all applicable requirements as stated in the Zoning Ordinance.



www.exactalands.com | office: 773.305.4011



**PROPERTY ADDRESS:**  
984 LEE STREET, DES PLAINES, ILLINOIS 60016

**SURVEY NUMBER:** IL2301.0711

**DATE SIGNED:** 02/15/23      **FIELD WORK DATE:** 2/14/2023

**REVISION DATE(S):**  
(REV.0 2/15/2023)

**POINTS OF INTEREST**  
NONE VISIBLE

STATE OF ILLINOIS } SS  
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



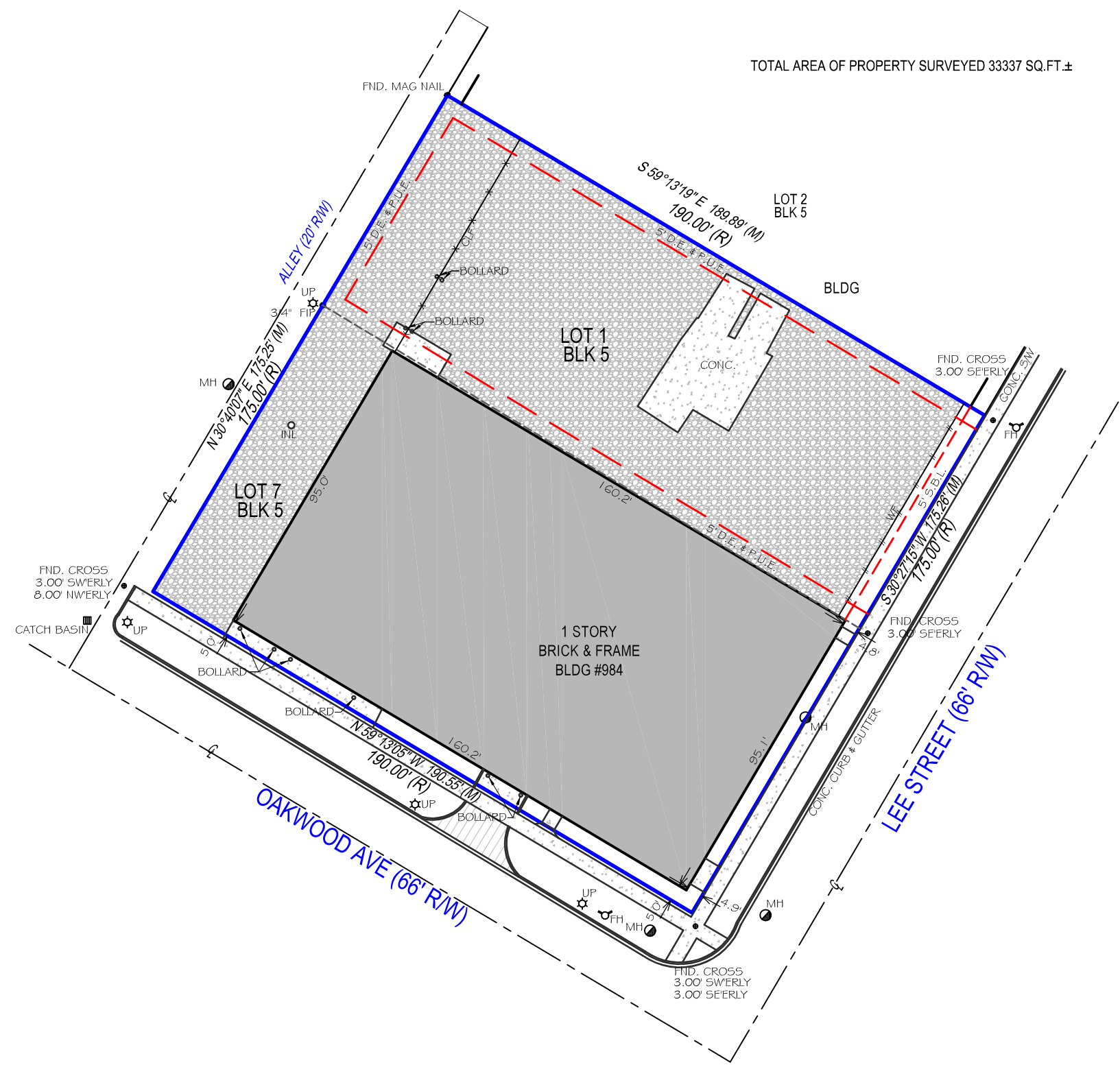
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2024  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008



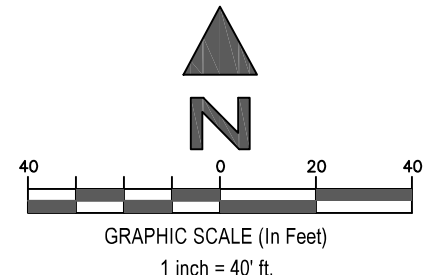
Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



IL2301.0711  
BOUNDARY SURVEY  
COOK COUNTY



TOTAL AREA OF PROPERTY SURVEYED 33337 SQ.FT.±



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

<b>PROPERTY ADDRESS:</b> 984 LEE STREET, DES PLAINES, ILLINOIS 60016	
<b>SURVEY NUMBER:</b> IL2301.0711	
<b>CERTIFIED TO:</b> HO YOUNG HONG AND SANG CHUL HONG; CT;	
<b>DATE OF SURVEY:</b> 02/15/23	
<b>BUYER:</b> HO YOUNG HONG AND SANG CHUL HONG	
<b>LENDER:</b>	
<b>TITLE COMPANY:</b> CT	
<b>COMMITMENT DATE:</b> NOT REVIEWED	<b>CLIENT FILE NO:</b> 22GNW429039RM
<b>LEGAL DESCRIPTION:</b> PARCEL 1:  LOT 7 IN BLOCK 5 IN PARSON AND LEE'S ADDITION TO DES PLAINES, BLOCKS OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  PARCEL 2:  LOT 1 IN HARD ROCK SUBDIVISION, BLOCKS OF THE SOUTHERLY 50 FEET OF LOT 5 AND ALL OF LOT 6 IN BLOCK 5 IN PARSON AND LEE'S ADDITION TO DES PLAINES, BLOCKS OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 2001 AS DOCUMENT NUMBER 0020897803, IN COOK COUNTY, ILLINOIS.	
<b>FLOOD ZONE INFORMATION:</b>	

- GENERAL SURVEYORS NOTES:**
- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
  - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
  - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
  - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
  - Alterations to this survey map and report by other than the signing surveyor are prohibited.
  - Dimensions are in feet and decimals thereof.
  - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.
  - Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
  - The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
  - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
  - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
  - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
  - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
  - Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
  - THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

**SURVEYORS LEGEND:**

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

<b>ABBREVIATIONS</b>	<b>FIP</b> - Found Iron Pipe	Surveyor
<b>(C)</b> - Calculated	<b>FIPC</b> - Found Iron Pipe & Cap	<b>PLT</b> - Planter
<b>(D)</b> - Deed	<b>FIR</b> - Found Iron Rod	<b>POB</b> - Point of Beginning
<b>(F)</b> - Field	<b>FIRC</b> - Found Iron Rod & Cap	<b>POC</b> - Point of Commencement
<b>(M)</b> - Measured	<b>FN</b> - Found Nail	<b>PRC</b> - Point of Reverse Curvature
<b>(P)</b> - Plat	<b>FN&amp;D</b> - Found Nail & Disc Spike	<b>PRM</b> - Permanent Reference Monument
<b>(R)</b> - Record	<b>FRRSPK</b> - Found Rail Road Spike	<b>PSM</b> - Professional Surveyor & Mapper
<b>(S)</b> - Survey	<b>GAR</b> - Garage	<b>PT</b> - Point of Tangency
<b>A/C</b> - Air Conditioning	<b>GM</b> - Gas Meter	<b>PUE</b> - Public Utility Easement
<b>AE</b> - Access Easement	<b>ID</b> - Identification	<b>R</b> - Radius or Radial
<b>ANE</b> - Anchor Easement	<b>IE/EE</b> - Ingress/Egress Easement	<b>R/W</b> - Right of Way
<b>ASBL</b> - Accessory Setback Line	<b>ILL</b> - Illegible	<b>RES</b> - Residential
<b>B/W</b> - Bay/Box Window	<b>INST</b> - Instrument	<b>RGE</b> - Range
<b>BC</b> - Block Corner	<b>INT</b> - Intersection	<b>ROE</b> - Roof Overhang Easement
<b>BFP</b> - Backflow Preventer	<b>IRRE</b> - Irrigation Easement	<b>RP</b> - Radius Point
<b>BLDG</b> - Building	<b>L</b> - Length	<b>S/W</b> - Sidewalk
<b>BLK</b> - Block	<b>LAE</b> - Limited Access Easement	<b>SBL</b> - Setback Line
<b>BM</b> - Benchmark	<b>LB#</b> - License No. (Business)	<b>SCL</b> - Survey Closure Line
<b>BR</b> - Bearing Reference	<b>LBE</b> - Limited Buffer Easement	<b>SCR</b> - Screen
<b>BRL</b> - Building Restriction Line	<b>LE</b> - Landscape Easement	<b>SEC</b> - Section
<b>BSMT</b> - Basement	<b>LME</b> - Lake/Landscape Maintenance Easement	<b>SEP</b> - Septic Tank
<b>C</b> - Curve	<b>LS#</b> - License No. (Surveyor)	<b>SEW</b> - Sewer
<b>C/L</b> - Center Line	<b>MB</b> - Map Book	<b>SIRC</b> - Set Iron Rod & Cap
<b>C/P</b> - Covered Porch	<b>ME</b> - Maintenance Easement	<b>SMWE</b> - Storm Water Management Easement
<b>C/S</b> - Concrete Slab	<b>MES</b> - Mitered End Section	<b>SN&amp;D</b> - Set Nail and Disc
<b>CATV</b> - Cable TV Riser	<b>MF</b> - Metal Fence	<b>SQFT</b> - Square Feet
<b>CB</b> - Concrete Block	<b>MH</b> - Manhole	<b>STL</b> - Survey Tie Line
<b>CH</b> - Chord Bearing	<b>MHWL</b> - Mean High Water Line	<b>STY</b> - Story
<b>CHIM</b> - Chimney	<b>NR</b> - Non-Radial	<b>SV</b> - Sewer Valve
<b>CLF</b> - Chain Link Fence	<b>NTS</b> - Not to Scale	<b>SWE</b> - Sidewalk Easement
<b>CME</b> - Canal Maintenance Easement	<b>NAVD88</b> - North American Vertical Datum 1988	<b>TBM</b> - Temporary Bench Mark
<b>CO</b> - Clean Out	<b>NGVD29</b> - National Geodetic Vertical Datum 1929	<b>TEL</b> - Telephone Facilities
<b>CONC</b> - Concrete	<b>OG</b> - On Ground	<b>TOB</b> - Top of Bank
<b>COR</b> - Corner	<b>ORB</b> - Official Records Book	<b>TUE</b> - Technological Utility Easement
<b>CS/W</b> - Concrete Sidewalk	<b>ORV</b> - Official Record Volume	<b>TWP</b> - Township
<b>CUE</b> - Control Utility Easement	<b>O/A</b> - Overall	<b>TX</b> - Transformer
<b>D/W</b> - Driveway	<b>O/S</b> - Offset	<b>TYP</b> - Typical
<b>DE</b> - Drainage Easement	<b>OFF</b> - Outside Subject Property	<b>UE</b> - Utility Easement
<b>DF</b> - Drain Field	<b>OH</b> - Overhang	<b>UG</b> - Underground
<b>DH</b> - Drill Hole	<b>OHL</b> - Overhead Utility Lines	<b>UP</b> - Utility Pole
<b>DUE</b> - Drainage & Utility Easement	<b>OHWL</b> - Ordinary High Water Line	<b>UR</b> - Utility Riser
<b>ELEV</b> - Elevation	<b>ON</b> - Inside Subject Property	<b>VF</b> - Vinyl Fence
<b>EM</b> - Electric Meter	<b>P/E</b> - Pool Equipment	<b>W/C</b> - Witness Corner
<b>ENCL</b> - Enclosure	<b>PB</b> - Plat Book	<b>W/F</b> - Water Filter
<b>ENT</b> - Entrance	<b>PC</b> - Point of Curvature	<b>WF</b> - Wood Fence
<b>EOP</b> - Edge of Pavement	<b>PCC</b> - Point of Compound Curvature	<b>WM</b> - Water Meter/Valve Box
<b>EOW</b> - Edge of Water	<b>PCP</b> - Permanent Control Point	<b>WV</b> - Water valve
<b>ESMT</b> - Easement	<b>PI</b> - Point of Intersection	
<b>EUB</b> - Electric Utility Box	<b>PLS</b> - Professional Land	
<b>F/DH</b> - Found Drill Hole		
<b>FCM</b> - Found Concrete Monument		
<b>FF</b> - Finished Floor		

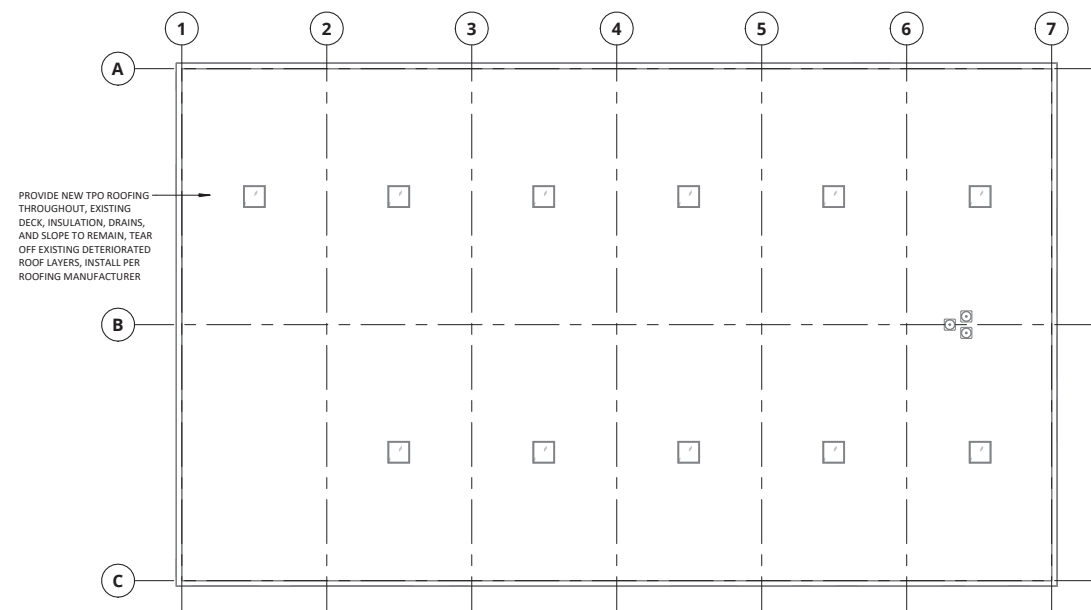
**JOB SPECIFIC SURVEYOR NOTES:**



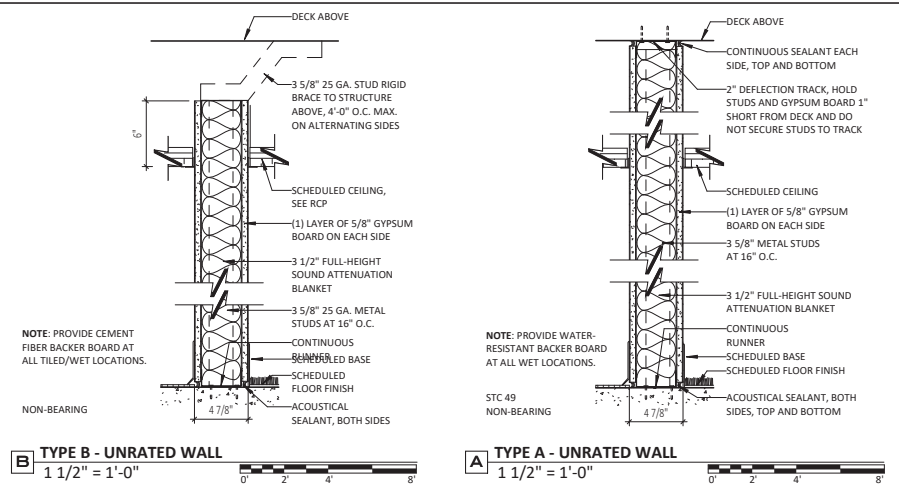
Exacta Land Surveyors, LLC  
 PLS# 184008059  
 o: 773.305.4011  
 316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY  
 PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



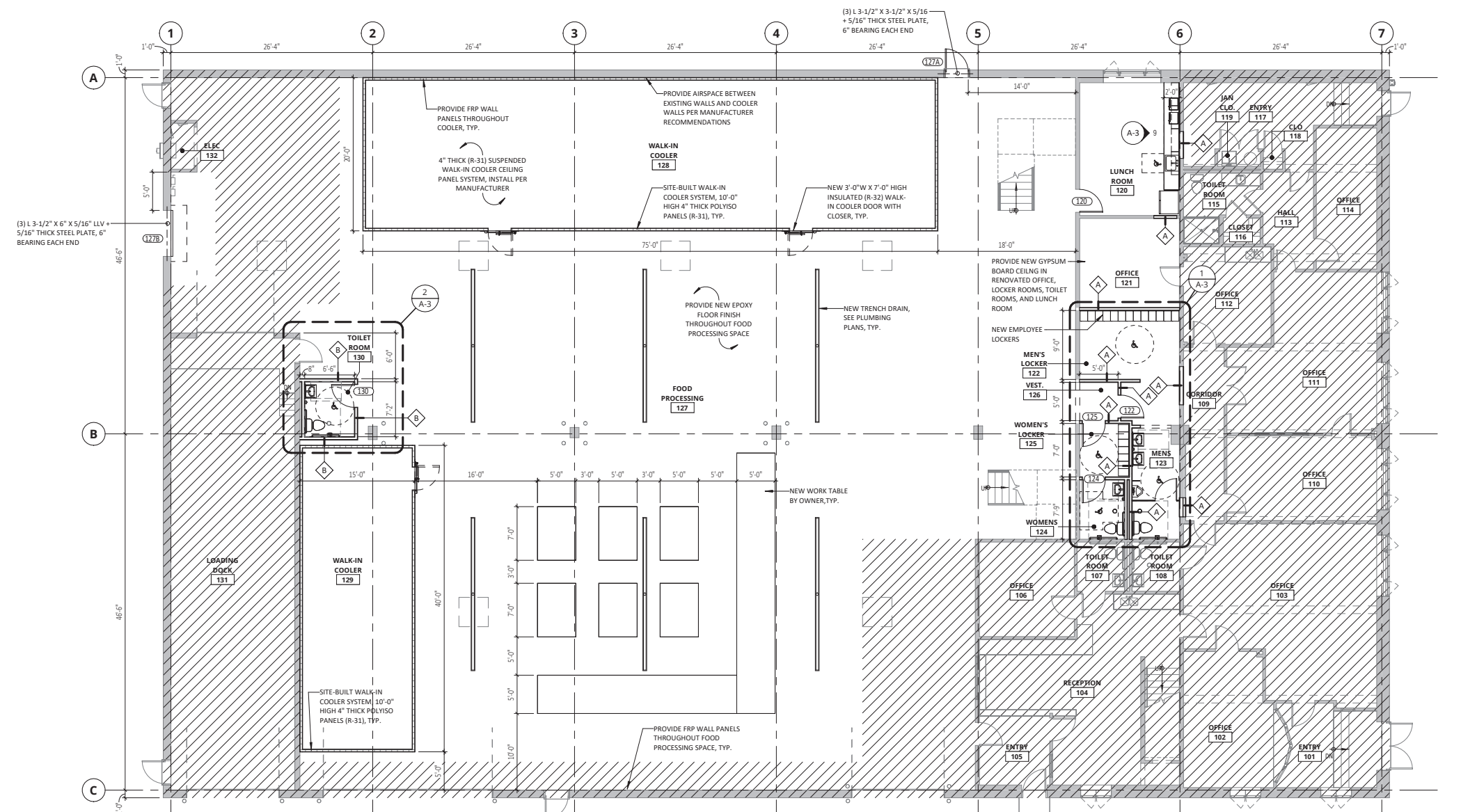


**2 ROOF PLAN**  
1/16" = 1'-0"



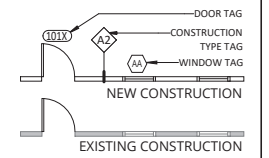
**B TYPE B - UNRATED WALL**  
1 1/2" = 1'-0"

**A TYPE A - UNRATED WALL**  
1 1/2" = 1'-0"

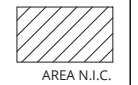


**1 FIRST FLOOR PLAN**  
1/8" = 1'-0"

**FLOOR PLAN LEGEND**

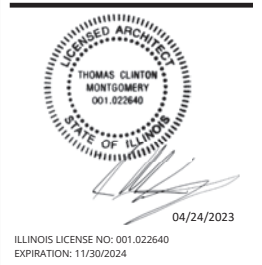


**NEW MASONRY CONSTRUCTION**



**SHEET NOTES**

- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.
  - IN CASE OF ANY DISCREPANCY WITHIN THE DRAWINGS, OR ANY DISCREPANCY BETWEEN THE DRAWINGS AND SITE CONDITIONS, NOTIFY ARCHITECT.
  - INDICATED DIMENSIONS ARE TO THE FINISHED FACE OF MATERIALS, U.O.N.
  - ALL DIMENSIONS MARKED "CLEAR", "CLR", OR "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES, AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.
  - PROVIDE TYPE "X" OR TYPE "C" GYPSUM BOARD ON ALL FIRE-RATED PARTITIONS. REFER TO THE PARTITION TYPE DETAILS FOR MORE INFORMATION AND DESIGNATED UL ASSEMBLIES.
  - PROVIDE CEMENTITIOUS BACKER BOARD (DUROCK OR EQUAL) AT PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE (U.O.N.).
  - PROVIDE FIRE SAFE PENETRATIONS AT FIRE RATED PARTITIONS PER THE APPLICABLE UL ASSEMBLY. ALL EXISTING AND NEW UL RATED FLOOR PENETRATIONS FOR PIPING AND CONDUIT SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES. FIRE SEAL ALL OPENINGS IN WALLS AND FLOORS AROUND DRAINS AND WATER LINES.
  - PROVIDE BLOCKING AS REQUIRED AT LOCATIONS INCLUDING, BUT NOT LIMITED TO: GRAB BARS, SHELVING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, ETC.
  - ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
  - WHERE EXISTING EXTERIOR WALLS OR CEILING ARE STRIPPED DOWN TO THE EXISTING STUDS, OR WHERE ANY EXTERIOR WALL STUD CAVITY IS EXPOSED, THE STUD CAVITIES MUST BE COMPLETELY FILLED WITH INSULATION.
  - PROVIDE ALL FIRESTOPPING AS REQUIRED BY CODE.
  - ALL EQUIPMENT AND APPLIANCES, INCLUDING SMOKE & CO DETECTORS, AIR CONDITIONER, WATER HEATER(S) AND FURNACE(S), SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE FOR EACH INSPECTION.
  - ALL INSTALLED INSULATION SHALL BE LABELED OR THE INSTALLED R-VALUES PROVIDED. BLOWN INSULATION SHALL BE MARKED EVERY 300 SF. INSULATION SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- SAFEGUARDS DURING CONSTRUCTION**
- EACH CONTRACTOR SHALL OBSERVE ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS REGARDING SAFETY AND SHALL PROVIDE ALL NECESSARY EQUIPMENT, SCAFFOLDING, PLANKING, RAILING, SHEETING, ETC. IN ORDER TO SAFEGUARD AND PROTECT THE HEALTH, AND WELL BEING OF ALL THE WORKERS EMPLOYED BY THE CONTRACTOR ON THE CONSTRUCTION SITE. EACH CONTRACTOR SHALL EXPLAIN, INSTRUCT, AND DIRECT ALL WORKERS UNDER HIS JURISDICTION TO OBSERVE ALL THE NECESSARY SAFETY, RULES AND REGULATIONS. EACH CONTRACTOR SHALL MAKE DAILY INSPECTIONS TO VERIFY THAT ALL SAFETY RULES ARE BEING OBSERVED.
  - ALL PROCEDURES REGARDING SAFETY ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROCURE AND PAY FOR THE INSURANCE TO INDEMNIFY AND HOLD HARMLESS THE OWNER, AND THEIR AGENTS, EMPLOYEES AND CONSULTANTS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSS AND EXPENSES, INCLUDING ATTORNEYS FEES, RESULTING FROM INJURIES, DEATH, SICKNESS, DISEASES, OR ANY OTHER PHYSICAL HANDICAP ARISING FROM NON-OBSERVANCE OF THE SAFETY RULES AND REGULATIONS.



**5000 YEAR FOODS**  
**FOOD PROCESSING FACILITY**

984 LEE ST  
DES PLAINES, IL 60016

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/24/2023

**THOMAS MONTGOMERY ARCHITECT**  
www.tcmontgomery.com

1701 W 18TH PL  
CHICAGO IL 60608  
773.999.9842  
tom@tcmontgomery.com

JOB NO.: 23.008

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SCALE: As indicated

TITLE: **FLOOR PLAN**  
SHEET: **A-1**

**EXHIBIT D**

**UNCONDITIONAL AGREEMENT AND CONSENT**

**TO:** The City of Des Plaines, Illinois ("*City*");

**WHEREAS**, Ho and Chul LLC ("*Owner*") is the owner of the property commonly known as 984 Lee St., Des Plaines, Illinois ("*Subject Property*"); and

**WHEREAS**, Sang Chul Hong, on behalf of 5000 Years Foods Inc. ("*Petitioner*"), applied to the City of Des Plaines for a conditional use permit to allow for the operation of a food processing establishment ("*Conditional Use Permit*") on the Subject Property commonly known as 984 Lee St. Des Plaines, Illinois ("*Subject Property*") pursuant to Section 12-7-3.F.3 and 12-7-3.K of the City of Des Plaines Zoning Ordinance of 1998, as amended; and

**WHEREAS**, Ordinance No. Z-13-23 adopted by the City Council of the City of Des Plaines on \_\_\_\_\_, 2023 ("*Ordinance*"), grants approval of the Conditional Use Permit, subject to certain conditions; and

**WHEREAS**, the Petitioner and the Owner desire to evidence to the City their unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in said Ordinance, and its consent to recording the Ordinance and this Unconditional Agreement and Consent against the Subject Property;

**NOW, THEREFORE**, the Petitioner and the Owner do hereby agree and covenant as follows:

1. The Petitioner and the Owner hereby unconditionally agree to accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. Z-13-23, adopted by the City Council on \_\_\_\_\_, 2023.
2. The Petitioner and the Owner acknowledge and agree that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Subject Property, or the issuance of any permits for the use and development of the Subject Property, and that the City's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure the Petitioner or the Owner against damage or injury of any kind and at any time.
3. The Petitioner and the Owner acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the procedures required by Section 12-4-7 of the City's Zoning Ordinance are followed.

4. The Petitioner agrees to and do hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Subject Property, and (d) the performance by Petitioner of its obligations under this Unconditional Agreement and Consent.
  
5. The Petitioner hereby agrees to pay all expenses incurred by the City in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the City.

ATTEST:

**5000 YEARS FOODS INC.**

By: \_\_\_\_\_

By: \_\_\_\_\_

ATTEST:

**HO AND CHUL LLC**

By: \_\_\_\_\_

By: \_\_\_\_\_