

**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, MAY 1, 2023**

**CALL TO ORDER**

The regular meeting of the City Council of the City of Des Plaines, Illinois, was called to order by Mayor Goczkowski at 7:00 p.m. in the Eleanor Rohrbach Memorial Council Chambers, Des Plaines Civic Center on Monday, May 1, 2023.

**ROLL CALL**

Roll call indicated the following Aldermen present: Lysakowski, Moylan, Oskerka, Zadrozny, Brookman, Chester, Smith, Ebrahimi. A quorum was present.

Also present were: City Manager Bartholomew, Assistant City Manager/Director of Finance Wisniewski, Director of Public Works and Engineering Oakley, Director of Community and Economic Development Carlisle, Deputy Fire Chief Matzl, 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 Zadrozny.

**PROCLAMATION**

City Clerk Mastalski read a proclamation by Mayor Goczkowski declaring May as Mental Health Awareness Month.

Mayor Goczkowski presented the proclamation to Community Social Worker Kathy Puetz.

City Clerk Mastalski read a proclamation by Mayor Goczkowski declaring the week of May 7-13, 2023 as Public Service Recognition Week.

**ALDERMAN ANNOUNCEMENTS**

Alderman Oskerka thanked staff for all the exciting events that are coming up later this month.

Alderman Chester congratulated the winners of the aldermanic races.

**MAYORAL ANNOUNCEMENTS**

Mayor Goczkowski acknowledged the City staff for their effort on the community events throughout the City.

**CONSENT AGENDA**

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

Upon voice vote, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Zadrozny,  
Brookman, Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

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

Upon roll call, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Zadrozny,  
Brookman, Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

Minutes were approved; Ordinance Z-8-23 was adopted; Resolutions R-85-23, R-86-23, R-87-23, R-88-23, R-89-23, R-92-23, R-93-23 were adopted.

**APPROVE TSK ORD**  
**2/ PROF ENG SVCS/**  
**TROTTER & ASSOC**  
**Consent Agenda**

Moved by Brookman, seconded by Chester, to Approve Resolution R-85-23, A RESOLUTION APPROVING TASK ORDER NO. 2 WITH TROTTER AND ASSOCIATES, INC. FOR PROFESSIONAL ENGINEERING DESIGN SERVICES IN CONNETION WITH UPGRADING WATER PUMPS AT THE CENTRAL ROAD PUMP STATION WITH VARIABLE FREQUENCY DRIVES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution**  
**R-85-23**

**ADOPT RLAA**  
**Consent Agenda**

Moved by Brookman, seconded by Chester, to Approve Resolution R-86-23, A RESOLUTION ADOPTING A REPETITIVE LOSS AREA ANALYSIS REPORT FOR THE CITY OF DES PLAINES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution**  
**R-86-23**

**APPROVE TSK ORD**  
**4/ CONSTR SVCS/**  
**MANUSOS**  
**Consent Agenda**

Moved by Brookman, seconded by Chester, to Approve Resolution R-87-23, A RESOLUTION APPROVING TASK ORDER NO. 4 WITH MANUSOS GENERAL CONTRACTING, INC. FOR CONSTRUCTION SERVICES AT THE LEELA BUILDING (620 LEE STREET). Motion declared carried as approved unanimously under Consent Agenda.

**Resolution**  
**R-87-23**

**APPROVE AGRMT/**  
**ST IMPROVE/**  
**ARROW RD**  
**Consent Agenda**

Moved by Brookman, seconded by Chester, to Approve Resolution R-88-23, A RESOLUTION APPROVING AN AGREEMENT WITH ARROW ROAD CONSTRCTION COMPANY FOR THE 2023 CAPITAL IMPROVEMENT PROGRAM STREET IMPROVEMENTS, MFT\_23-00228-00-RS. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution**  
**R-88-23**

**APPROVE AGRMT/**  
**WTR MAIN**  
**IMPROVE/**  
**SWALLOW**  
**Consent Agenda**

Moved by Brookman, seconded by Chester, to Approve Resolution R-89-23, A RESOLUTION APPROVING AN AGREEMENT WITH SWALLOW CONSTRUCTION CORP. FOR THE 2023 CAPITAL IMPROVEMENT PROGRAM - CONTRACT A, WATER MAIN IMPROVEMENTS. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution**  
**R-89-23**

**SECOND READING/**  
**ORDINANCE**  
**Z-8-23**  
**Consent Agenda**

Moved by Brookman, seconded by Chester, to Approve Ordinance Z-8-23, AN ORDINANCE AMENDING THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF DES PLAINES REGARDING TEMPORARY COMMERCIAL MOBILE RADIO AND WIRELESS TELECOMMUNICATIONS SERVICE FACILITIES (CASE# 23-016-TA). Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE LIC**  
**AGRMT/ ENFORCE**  
**SW/ DACRA**  
**Consent Agenda**

Moved by Brookman, seconded by Chester, to Approve Resolution R-92-23, A RESOLUTION APPROVING A LICENSING AGREEMENT WITH DACRA TECH LLC. FOR DACRA MUNICIPAL ENFORCEMENT SOFTWARE. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution**  
**R-92-23**

**APPROVE PLAT OF  
DED/ 2294  
WESTVIEW DR  
Consent Agenda**

Moved by Brookman, seconded by Chester, to Approve Resolution R-93-23, A RESOLUTION APPROVING A PLAT OF DEDICATION REGARDING A PORTION OF PRIVATE PROPERTY AT 2294 WESTVIEW DRIVE. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-93-23**

**APPROVE  
MINUTES  
Consent Agenda**

Moved by Brookman, seconded by Chester, to Approve the Minutes of the City Council meeting of April 17, 2023, as published. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE  
MINUTES  
Consent Agenda**

Moved by Brookman, seconded by Chester, to Approve the Closed Session Minutes of the City Council meeting of April 17, 2023, as published. Motion declared carried as approved unanimously under Consent Agenda.

**UNFINISHED  
BUSINESS**

**CONSIDER  
AMENDING THE  
CITY CODE  
REGARDING TERM  
LIMITS  
Ordinance  
M-84-23**

Pursuant to City Council Resolution R-21-23, a referendum was placed on the ballot for the April 4, 2023 election. The Referendum asked whether the City of Des Plaines should prohibit all of its elected officials from serving more than two total terms, whether consecutive or not. Based on Cook County voting results, the Referendum passed by a vote of 64% YES to 36% no. The City Attorney has prepared the ordinance implementing the Referendum.

Advanced to second reading by Oskerka, seconded by Moylan, to Adopt the Ordinance M-84-23, AN ORDINANCE AMENDING THE CITY CODE REGARDING TERMS LIMITS.

Upon roll call, the vote was:

AYES: 5 - Moylan, Oskerka, Zadrozny,  
Chester, Ebrahimi

NAYS: 3 - Lysakowski, Brookman, Smith

ABSENT: 0 - None

Motion declared carried.

**NEW BUSINESS**

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

**WARRANT  
REGISTER**

Alderman Zadrozny presented the Warrant Register.

**Resolution  
R-90-23**

Moved by Zadrozny, seconded by Oskerka, to Approve the Warrant Register of May 1, 2023 in the Amount of \$2,374,703.64 and Approve Resolution R-90-23.

Upon roll call, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Zadrozny,  
Brookman, Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

**COMMUNITY DEVELOPMENT** – Alderman Chester, Chair

Alderman Chester stated items b and c will be addressed before item a.

**CONSIDER**  
**SUPPORTING AND**  
**CONSENTING TO**  
**RENEWAL OF**  
**CLASS 6B FOR 65**  
**BRADROCK DR**  
**Resolution**  
**R-91-23**

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

Applicant HLR Bradrock, Inc. is the owner of 65 Bradrock Drive and is requesting renewal of a Cook County Property Tax Class 6b incentive. The subject property is approximately 1.2 acres and contains a 20,247-square-foot industrial building built in 1969. The initial incentive reduced the assessment level from the typical 25 percent to 10 percent for 10 years. The assessment is in its tenth year, it has not matured to the 15 percent or 20 percent assessment levels yet. The applicant has two businesses that occupy the subject property: Evergreen Scale Models and Plastruct (occupants). Evergreen Scale Models is a manufacturer for products used in the hobby industry. Plastruct manufactures model products used in schools, professional trades such as architecture, and hobbies. Currently both occupants have 12 full-time employees total.

HLR intends to lease a portion of the building to a tenant, Sig Manufacturing, a remote-controlled airplane manufacturer. Plastruct intends to hire two more full-time employees to their workforce. Sig Manufacturing is not planning on bringing any of their workforce from Iowa but intends to hire four full-time employees once they move. The City's policy for supporting 6b renewals is that there should be a 33 percent increase in the number of full-time employees.

The applicant contends that without a renewal they will not be able to house Sig Manufacturing. If the renewal is granted, the applicant pledges approximately \$200,000 of physical investment in the property in the form of an approximately 2,000-square-foot addition to the building. These pledged improvements include approximately \$68,900 for exterior masonry work, \$14,590 for roofing the addition, \$10,470 to tie in and install a fire sprinkler system in the addition, \$14,750 for electrical work within the addition, \$59,125 for excavation and concrete work, and \$36,249 for metal work within the addition. The total improvements meet the City's standard 6b expectation of \$10 per square foot (\$10.08 per square foot).

If the renewal is not granted, the assessment level would climb to 15 percent and 20 percent successively, returning to the full 25 percent assessment level in the subsequent year. If granted, the renewal would lead to a 10 percent assessment level through Tax Year 2032.

Herb Rizzo, the owner of Sig Manufacturing, spoke on behalf of the request.

Moved by Brookman, seconded by Chester, to Approve the Resolution R-91-23, A RESOLUTION SUPPORTING AND CONSENTING TO RENEWAL OF CLASS 6b CLASSIFICATION FOR THE PROPERTY LOCATED AT 65 BRADROCK DRIVE.

Upon roll call, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Zadrozny,  
Brookman, Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

**CONSIDER**  
**APPROVING A**  
**CONDITIONAL USE**  
**PERMIT FOR AN**  
**AUTO SERVICE**  
**REPAIR AT 827**  
**ELMHURST RD**  
**Ordinance**  
**Z-9-23**

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

The petitioner, GW Property Group, LLC, is requesting a conditional use permit to allow an auto service repair use in the C-3 General Commercial district at 827 Elmhurst Road.

The petitioner has requested a Conditional Use Permit to allow the construction of a new automotive service repair use, Strickland Oil, at 827 Elmhurst Road. An oil change business falls underneath an auto service repair use. While the proposed use has stayed the same, the

proposed Site Plan and site access has changed from the original Site Plan heard by the PZB. The first plan utilized the one existing full-access curb-cut off the Jewel-Osco property in line with the existing drive aisle on the Jewel-Osco parking lot for all access to and from the subject property. After conversations with Jewel-Osco, the petitioner provided a new submittal on March 22, 2023 that changes the originally proposed entrance/exit curb-cut to an exit-only curb-cut and creates a new entrance/exit curb-cut at the rear of the subject property as a second connection to the Jewel-Osco parking.

The petitioner proposes to redevelop the subject property by building a new 1,700-square-foot, single-story building with surface parking area, dumpster enclosure, and freestanding monument sign. The proposed building consists of three service bays, lobby area, unisex restroom, and office/waste oil storage area. The proposal includes the addition of both five-foot-wide parking lot landscaping areas around the perimeter of the parking area and three-foot-wide foundation landscape areas around the north and south elevations of the building. The new submittal has reduced the amount of proposed landscaping on the subject property.

New exterior lighting is also proposed for the new development indicating that the exterior lighting will not exceed 1.3 foot-candles in conformance with the applicable regulations. The new submittal proposed a third freestanding light post located next to the rear entrance/exit access point and north property line.

The change in site access adjusts the overall circulation of the subject property, directing a majority of the exiting traffic to the far southwest corner of the Jewel-Osco property in line with the existing Jewel-Osco parking lot drive aisle, but does provide a secondary exit at the rear of the building. While this revised plan does provide two exits as opposed to the one proposed in the original plan, there may be concerns with the single entrance at the rear of the property regarding potential vehicle stacking on the Jewel-Osco property and lack of vehicle-pedestrian separation. The proposed driveway widths for both the one-way and two-way drive aisles meet the standards.

The Site Plan illustrates a total of 14 parking spaces, including one mobility-impaired accessible space, which meets this standard. All proposed standard parking spaces are proposed to be nine-feet-wide by 18-feet-long. The one proposed accessible parking space is designed to be 18-feet-wide by 18-feet-long.

Strickland Oil proposes to operate from 8 a.m. to 7 p.m. Monday through Friday, 8 a.m. to 5 p.m. on Saturdays, and 10 a.m. to 5 p.m. on Sundays. Their services include stay-in-your-car oil changes, state inspections, tire rotations, air filter replacement, wiper blade replacement, and coolant and washer fluid refills. During normal operations, a total of 3-4 employees will be on site at a given time.

The PZB voted 7-0 to recommend approval of the conditional use request.

Staff and the PZB recommend the following conditions:

1. Vehicles related to the business cannot be stored or parked overnight on the surrounding streets.
2. No damaged or inoperable vehicles shall be parked or stored outside at any time.
3. A revised cross-access agreement between the ownership of the subject property and the property at 811 Elmhurst (Jewel-Osco) will be provided at the time of building permit approval and maintained throughout the operation of the conditional use.
4. That all submitted permit documents shall be sealed and signed by a design professional licensed in the State of Illinois and must comply with all City of Des Plaines building codes.
5. That a Do Not Enter sign shall be installed at the front exit curb-cut and stop signs installed at both proposed exits on the subject property.

Moved by Ebrahimi, seconded by Chester, to Approve the Ordinance Z-9-23, AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR AN AUTO SERVICE REPAIR USE AT 827 ELMHURST ROAD, DES PLAINES, ILLINOIS (Z #22- 054-CU).

Upon voice vote, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Zadrozny,  
Brookman, Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

Advanced to second reading by Ebrahimi, seconded by Chester, to Adopt the Ordinance Z-9-23, AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR AN AUTO SERVICE REPAIR USE AT 827 ELMHURST ROAD, DES PLAINES, ILLINOIS (Case #22- 054-CU).

Upon roll call, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Zadrozny,  
Brookman, Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

**CONSIDER**  
**APPROVING**  
**REVISIONS TO THE**  
**BUSINESS**  
**ASSISTANCE**  
**PROGRAM**  
**GUIDELINES**  
**Resolution**  
**R-81-23**

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

At its January 17, 2023, meeting, the Council discussed a resolution to re-establish a downtown district restaurant grant under the larger Business Assistance Program umbrella. The grant had previously existed – officially titled the “Theatre and Restaurant District Grant” – but ended in 2021. The Fiscal Year 2023 budget added \$100,000 to the Business Assistance Program to emphasize attracting and cultivating food-and-drink establishments (e.g., restaurants, taverns, cafes) in downtown specifically.

Council expressed a desire to maintain a citywide program as opposed to a downtown-specific focus, noting that the previous downtown/theatre district grant did not lead to actual completion of restaurant projects. Various members of the Council brought up issues such as award approval timing, award amounts, and grant applicant “skin in the game”. The Council assigned staff to research alternative approaches and return with a proposal to change various components and limitations of the program.

Resolution R-81-23 contains Revised Business Assistance Program guidelines, which would implement a new program structure.

Moved by Brookman, seconded by Moylan, to Approve, as amended, to remove the language prohibiting application for grant dollars after a project as begun, and change the language to make clear that you can only apply until before the construction is completed, the Resolution R-81-23, A RESOLUTION APPROVING REVISIONS TO THE CITY OF DES PLAINES BUSINESS ASSISTANCE PROGRAM GUIDELINES.

Upon roll call, the vote was:

AYES: 8 - Lysakowski, Moylan, Oskerka, Zadrozny,  
Brookman, Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 0 - None

Motion declared carried.

Each of the Aldermen stated a few words regarding the outgoing Aldermen, the newly elected Aldermen, their reflection, and their farewell.

**COUNCIL RECESS:** Mayor Goczkowski stated the meeting will go into recess for ceremonial proceedings.  
**CEREMONIAL PROCEEDINGS** Council recess began at 8:14 p.m.

**PRESENTATION OF PLAQUES/ OUTGOING ELECTED OFFICIALS** Mayor Goczkowski presented plaques of appreciation to the outgoing Aldermen:  
 Artur Zadrozny – Alderman – Fourth Ward  
 Malcolm Chester – Alderman – Sixth Ward  
 Shamoon Ebrahimi – Alderman – Eighth Ward

**SWEARING-IN OF NEWLY ELECTED OFFICIALS** The Honorable Judge John M. Allegretti administered the Oath of Office to the newly elected officials:

Colt Moylan – Alderman – Second Ward  
 Dick Sayad – Alderman – Fourth Ward  
 Mark Walsten – Alderman – Sixth Ward  
 Mike Charewicz – Alderman – Eighth Ward

**NEW COUNCIL CONVENES** Mayor Goczkowski reconvened the regular meeting of the City Council from recess at 8:25 p.m.

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

**NEW BUSINESS**

**COMMITTEE ON COMMITTEES** Moved by Oskerka, seconded by Charewicz, to nominate Alderman Brookman as the Chairman of the Committee on Committees.

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.

Alderman Brookman stated the forms will be made available to the Aldermen for their preferences, with assignment of Committees at the next City Council meeting.

**OTHER ALDERMEN COMMENTS**

The newly elected Aldermen stated their gratitude, and mentioned their goals for the upcoming term.

**ADJOURNMENT** Moved by Brookman, seconded by Sayad, to adjourn the meeting. Upon voice vote, motion declared carried. The meeting adjourned at 8:35 p.m.

Jessica M. Mastalski, City Clerk

Approved on May 15, 2023  
 Andrew Goczkowski, MAYOR