

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DES PLAINES, ILLINOIS HELD IN THE ELEANOR ROHRBACH MEMORIAL COUNCIL CHAMBERS, DES PLAINES CIVIC CENTER, TUESDAY, SEPTEMBER 7, 2021**

**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 Tuesday, September 7, 2021.

**ROLL CALL**

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

Also present were: City Manager Bartholomew, Assistant City Manager/Director of Finance Wisniewski, Director of Public Works and Engineering Oakley, Community and Economic Development Manager 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.

**PRCLAMATION**

City Clerk Mastalski read a proclamation by Mayor Goczkowski declaring September 2021 as National Suicide Prevention Awareness Month.

City Clerk Mastalski read a proclamation by Mayor Goczkowski declaring September 15, 2021 to October 15, 2021 as National Hispanic Heritage Month.

**PUBLIC COMMENT**

Two members of the Knights of Columbus, David Lomblad and Jeffrey Jurczyk, mentioned they will be running their annual Tootsie Roll Drive starting September 17, 2021 through September 19, 2021; they will be collecting donations on the streets of Des Plaines during this timeframe.

**ALDERMEN ANNOUNCEMENTS**

Alderman Zadrozny thanked everyone for attending the ward meeting; during the next meeting he will try to make it available on Zoom in addition to in-person.

Alderman Brookman thanked Director of Public Works and Engineering Oakley for securing a grant from the Surface Transportation Program.

Alderman Smith asked the residents of her ward to email her with their email addresses so they can be added to her newsletter contact list.

Alderman Ebrahimi mentioned his first ward newsletter has been distributed; he will be sending them once a month.

**MAYORAL ANNOUNCEMENTS**

Mayor Goczkowski stated the City will be hosting a community garage sale on Friday, September 24, 2021 – Sunday, September 26, 2021. If residents are interested in participating, they should go to the City of Des Plaines website for further information and to register.

On March 16, 2020, a Declaration of Civil Emergency for the City of Des Plaines related to the COVID-19 emergency was authorized. The Declaration provided that: (1) the City may enter into contracts for the emergency purchase of goods and services;

(2) the City Manager may implement emergency staffing protocols pursuant to the City’s respective collective bargaining agreements; and (3) directed City officials and employees to cooperate with other government agencies.

In accordance with Illinois statutes, the Mayor’s Declaration lasted only for a period of seven days, unless it was extended by action of the City Council. At each subsequent City Council meeting, the City Council, by motion, extended the Declaration until the next adjournment of the next special or City Council meeting. This extension of the Declaration includes the Supplemental Order dated July 29, 2020.

Mayor Goczkowski presented an extension to the Declaration of Civil Emergency.

Moved by Brookman, seconded by Oskerka, to extend the March 16, 2020 Declaration of Civil Emergency until the adjournment of the next regular, special, or emergency meeting of the City Council. Upon roll call, the vote was:

- AYES: 6 - Lysakowski, Oskerka, Zadrozny,  
Brookman, Smith, Ebrahimi
  - NAYS: 0 - None
  - ABSENT: 2 - Moylan, Chester
- Motion declared carried.

**CONSENT  
AGENDA**

Staff requested Item 3, Resolution R-137-21, be removed from the Consent Agenda.

Moved by Brookman, seconded by Lysakowski, to establish the Consent Agenda. Upon roll call, the vote was:

- AYES: 6 - Lysakowski, Oskerka, Zadrozny,  
Brookman, Smith, Ebrahimi
  - NAYS: 0 - None
  - ABSENT: 2 - Moylan, Chester
- Motion declared carried.

Moved by Brookman, seconded by Lysakowski, to approve the Consent Agenda. Upon roll call, the vote was:

- AYES: 6 - Lysakowski, Oskerka, Zadrozny,  
Brookman, Smith, Ebrahimi
  - NAYS: 0 - None
  - ABSENT: 2 - Moylan, Chester
- Motion declared carried.

Minutes were approved; Request was approved; Resolutions R-136-21, R-138-21, R-139-21, R-140-21, R-141-21, R-142-211 were adopted.

**APPROVE NEW  
OWNERSHIP  
CLASS M LIQ LIC  
/MIDWEST  
CONVENIENCE,  
INC/ 1199  
ELMHURST RD:  
Consent Agenda**

Moved by Brookman, seconded by Lysakowski to NEW OWNERSHIP FOR EXISTING CLASS M LIQUOR LICENSE – GAS STATION RETAIL SALES BEER/WINE ONLY (OFF-SITE CONSUMPTION) FOR MIDWEST CONVENIENCE, INC. D/B/A REBEL #876, 1199 ELMHURST ROAD. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE TASK  
ORD/PROF ENGR  
SVCS/ M.E.  
SIMPSON  
COMPANY, INC:**  
Consent Agenda

Moved by Brookman, seconded by Lysakowski to Approve Resolution R-136-21, A RESOLUTION APPROVING TASK ORDER NO. 14 UNDER A MASTER CONTRACT WITH M.E. SIMPSON COMPANY, INC FOR PROFESSIONAL ENGINEERING SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-136-21**

**APPROVE  
CONTRACT/  
SNOW REMOVAL  
SVCS/DGO  
PREMIUM  
SERVICES CO:**  
Consent Agenda

Staff requested this item to be removed to allow for more time to further vet the contractor.

Moved by Lysakowski, seconded by Oskerka to defer Resolution R-137-21 to the next City Council Meeting on September 20, 2021, A RESOLUTION APPROVING THE FIRST RENEWAL OF A CONTRACT WITH DGO PREMIUM SERVICES CO. FOR SIDEWALK SNOW REMOVAL SERVICES. Upon roll call, the vote was:

AYES: 6 - Lysakowski, Oskerka, Zadrozny,  
Brookman, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Moylan, Chester

Motion declared carried.

**Resolution  
R-137-21**

**APPROVE TASK  
ORD/ SNOW  
PLOW SVCS/G&L  
CONTRACTORS,  
INC:**  
Consent Agenda

Moved by Brookman, seconded by Lysakowski to Approve Resolution R-138-21, A RESOLUTION APPROVING TASK ORDER NO. 2 WITH G&L CONTRACTORS, INC FOR SNOW PLOWING SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-138-21**

**APPROVE 2ND  
AMD/ IGO  
AGMT/JT EMERG  
TEL SYS BRD:**  
Consent Agenda

Moved by Brookman, seconded by Lysakowski to Approve Resolution R-139-21, A RESOLUTION APPROVING A SECOND AMENDMENT TO THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT ESTABLISHING A JOINT EMERGENCY TELEPHONE SYSTEMS BOARD. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-139-21**

**APPROVE  
CHANGE ORD TO  
TASK ORD/PLAN  
REV & BLDG INSP  
SVCS/HR GREEN,  
INC:**  
Consent Agenda

Moved by Brookman, seconded by Lysakowski to Approve Resolution R-140-21, A RESOLUTION APPROVING A CHANGE ORDER NO. 1 TO TASK ORDER NO. 1 UNDER A MASTER CONTRACT WITH HR GREEN, INC FOR PLAN REVIEW AND BUILDING INSPECTION SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-140-21**

**APPROVE AGMT/  
SAFETY IMP/  
IDOT:  
Consent Agenda**

Moved by Brookman, seconded by Lysakowski to Approve Resolution R-141-21, A RESOLUTION APPROVING AN AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR SAFETY IMPROVEMENTS AT US ROUTE 14 AND MOUNT PROSPECT ROAD. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-141-21**

**GRANT EXT/  
PPUD & TIME  
PERIOD FOR  
SUBMITTING  
FINAL PLAT OF  
PUD/414 E GOLF  
RD:  
Consent Agenda**

Moved by Brookman, seconded by Lysakowski to Approve Resolution R-142-21, A RESOLUTION GRANTING AN EXTENSION OF THE APPROVAL FOR THE PRELIMINARY PLANNED UNIT DEVELOPMENT AND TIME PERIOD FOR SUBMITTING FINAL PLAT OF PLANNED UNIT DEVELOPMENT FOR 414 E GOLF ROAD (CASE #20-031-PPUD-TSUB-MAP-CU). Motion declared carried as approved unanimously under Consent Agenda.

**Resolution  
R-142-21**

**APPROVE  
MINUTES  
Consent Agenda**

Moved by Brookman, seconded by Lysakowski to Approve the Minutes of the City Council meeting of August 16, 2021, as published. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE  
MINUTES  
Consent Agenda**

Moved by Brookman, seconded by Lysakowski to Approve the Closed Session Minutes of the City Council meeting of August 16, 2021, as published. Motion declared carried as approved unanimously under Consent Agenda.

**NEW BUSINESS:**

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

**WARRANT  
REGISTER  
Resolution  
R-143-21**

Alderman Zadrozny presented the Warrant Register.

Moved by Zadrozny, seconded by Brookman, to approve the Warrant Register of September 7, 2021 in the Amount of \$5,389,076.01 and approve Resolution R-143-21. Upon roll call, the vote was:

AYES: 6 - Lysakowski, Oskerka, Zadrozny,  
Brookman, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Moylan, Chester

Motion declared carried.

**COMMUNITY DEVELOPMENT – Alderman Brookman, Acting Chair**

**CONSIDER  
GRANTING**

Community and Economic Development Manager Carlisle reviewed a memorandum dated August 26, 2021.

**CONDITIONAL**  
**USE FOR TRADE**  
**CONTRACTOR**  
**USE AT 1773**  
**OAKTON ST**  
**Ordinance**  
**Z-43-21**

The petitioner, Dawid Lenart, owner and operator of DGL Home Improvement, has requested a Conditional Use Permit for a Trade Contractor use at 1773 E. Oakton Street. The subject property is on the south side of Oakton Street in between Sycamore and Maple Streets with an improved alley running between the two streets behind the commercial development. The subject property is located within the C-3, General Commercial district and a Trade Contractor is a conditional use in the C-3 zoning district. The Plat of Survey shows a single-tenant building and an off-street surface parking area to its south. On-street parking along Oakton Street is directly adjacent to the north. Access to the subject property is limited to the on-street parking area to the north and the alley to the south.

The existing one-story, 1,849-square-foot building consists of an open floor plan with an existing restroom, overhead garage door, pedestrian door, and concrete ramp at the rear of the space. The petitioner wishes to use the front portion of the building as an office/showroom area and the rear portions of the building as a short-term storage area, based on the Architectural Plan/Site Plan. The petitioner's proposal does not include any changes to the exterior of the building. However, the petitioner does plan to remodel the interior to construct the proposed improvements. The dumpster for this suite will be stored inside the building, except on garbage pickup days, in compliance with Section 12-10-11 of the Des Plaines Zoning Ordinance.

The proposed Floor Plan includes an 843-square foot office/showroom space and 705-square foot warehouse space. The following parking regulations apply pursuant to Section 12-9-7 of the Des Plaines zoning Ordinance:

- One parking space for every 250 square feet of gross floor area for office spaces; and
- One parking space for every 1,500 square feet of gross floor area for warehouse space (i.e. accessory storage).

Thus, a total of four off-street parking spaces are required including one handicap accessible parking space. The existing pavement area does not meet the current code requirements for off-street parking and is a non-conforming structure governed under Section 12-5-6 of the Zoning Ordinance. Section 12- 5-6(A) allows the non-conforming parking area to continue as long as it remains otherwise lawful to Section 12-5-3 of this section. Thus, a variation for parking requirements is not required.

DGL Home Improvement will be open Monday through Friday from 9 a.m. to 5 p.m. Their services will include repairs and replacement of roofing, siding, and gutters; installation of windows and skylights; interior renovations; and public adjusting. There will be occasional deliveries of office, siding, and roofing supplies at this site. A maximum of three employees will be on site at a given time.

The PZB recommended (4-0) that the City Council approve the requests with conditions. Similarly, staff recommends approval of the requests via Ordinance Z-43-21, which approves a conditional use, subject to the following conditions.

Conditions of Approval:

1. A minimum of two four-foot long landscape planter boxes are installed along the front of the building and are populated with perennials.
2. No outside storage of raw materials or fabricated goods is permitted on site.

Moved by Lysakowski, seconded by Zadrozny, to Approve the Ordinance Z-43-21, AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A TRADE CONTRACTOR USE AT 1773 E OAKTON ST, DES PLAINES, IL. Upon voice vote, the vote was:

AYES: 6 - Lysakowski, Oskerka, Zadrozny,  
Brookman, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Moylan, Chester

Motion declared carried.

**CONSIDER**  
**AMENDMENTS**  
**TO TITLE 15 OF**  
**CITY CODE TO**  
**CLARIFY AND**  
**EXPAND O'HARE**  
**PRIVILEGE TAX**  
**AREA AND**  
**PARKING TAX**  
**Ordinance**  
**M-11-21**

Community and Economic Development Manager Carlisle reviewed a memorandum dated August 25, 2021.

For commercial properties along Higgins Road and Mannheim Road in the southern portion of Des Plaines, there remains demand for hotels and paid parking, particularly for O'Hare Airport travelers. This market was evident to the City in the 2000s when it adopted Ordinance M-65-04 to create the O'Hare Corridor Privilege Tax Area, bounded by Mannheim Road, Higgins Road, and the Canadian National (formerly Wisconsin Central) rail line. This tax applies to hotel/motel rooms and is levied in addition to the citywide seven percent Hotel-Motel Operators Occupation Tax, amounting to a total tax of 11 percent.

Last amended by Ordinance M-19-13, a parking tax for the same geographic area was also created. The parking tax entitles the City to \$1 per vehicle per day. The City envisioned the following at the time:

- Hotels could be developed in the area and could charge guests a daily fee for parking;
- Standalone off-site airport parking centers (e.g. Park N Jet, Wally Park) could be developed; and/or
- Existing businesses might rent their excess spaces for off-site airport parking or event parking for Allstate Arena (defined as "Commercial Parking Lot" in the Zoning Ordinance).

Although COVID-19 has significantly affected air travel and in-person events in 2020 and 2021, the City is nonetheless considering land use entitlement and 7b property tax incentive requests for a new hotel at 1700 Higgins Road. This potential hotel is not within the current privilege area but would lie within the amended one. Additionally, the City expects to consider a commercial parking use proximate to the Holiday Inn Express at 3001 Mannheim, part of the Orchards at O'Hare development and within the existing boundaries.

Since 2015, the City's average overall revenue from all hotel/motel taxes was \$1,800,179 (2020 was significantly affected by the pandemic and was \$763,390). The privilege area accounts for approximately \$35,000. The proposed 107-room hotel at 1700 Higgins would be Des Plaines' 12th hotel and if mapped into area would likely generate tens of thousands of dollars in additional revenue per year through the privilege tax, both for rooms and parking (if the hotel charges for parking). An 11 percent total room tax rate is in line with the range of 7 to 12 percent for hotels in nearby municipalities such as Chicago, Elk Grove Village, and Rosemont. If approved,

the 7b property tax incentive (tentatively scheduled for consideration at the September 20 City Council meeting) would reduce the annual property tax bill by approximately \$600,000 for the life of the incentive.

Finally, if these amendments and the 1700 Higgins development are approved, the proposed hotel or parking garage may in the future have excess spaces that could be repurposed for commercial parking, which would be subject to the tax.

Staff recommends the City Council approve Ordinance M-11-21, which amends the City Code to clarify and expand the definitions for the O’Hare Privilege Tax Area for both hotel rooms and parking.

Moved by Oskerka, seconded by Lysakowski, to Approve the Ordinance M-11-21, AN ORDINANCE AMENDING THE TEXT OF VARIOUS SECTIONS OF THE DES PLAINES ZONING ORDINANCE REGARDING CANNABIS BUSINESS ESTABLISHMENTS AND MINOR VARIATION FEE. Upon voice vote, the vote was:

AYES: 6 - Lysakowski, Oskerka, Zadrozny, Brookman, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Moylan, Chester

Motion declared carried.

**CONSIDER**  
**APPROVING**  
**CONDITIONAL**  
**USE FOR TRADE**  
**CONTRACTOR**  
**USE AT 1773**  
**OAKTON ST**  
**Ordinances**  
**Z-44-21**  
**Z-45-21**

Community and Economic Development Manager Carlisle reviewed a memorandum dated August 26, 2021.

The applicant, Mark Rogers on behalf of Mariner Higgins Centre, LLC, is requesting a Major Amendment to the PUD approved by Ordinance Z-21-19 to allow for a five-story, 64,760-square foot hotel in lieu of the Class A restaurant that was a part of the original Final PUD. The existing property consists of two parcels containing a six-story office building with 135,000-square feet of leasable office space and 392 parking spaces, including 358 surface spaces, 28 indoor spaces, and six accessible spaces. With all lots combined, the property encompasses 5.75 acres. Ordinance Z-21-19 granted a Final PUD with exceptions, major variations for lot depth and parking, and a Final Plat of Subdivision for (i) substantial renovations of the existing office building; (ii) a new 6,000-square-foot freestanding restaurant in the out-lot near Higgins Road; (iii) construction of an 88-space parking lot on vacant property located across Willow Creek; and (iv) significant infrastructure upgrades

Since December 2018, the existing office building has undergone major renovations as identified in the Project Narrative. However, the property owner now desires to sell the out-lot to a separate developer who would construct a hotel instead of the restaurant. The hotel is tentatively a Homes2Suite Hotel by Hilton at an estimated cost of \$7.5 million. As a result of the change of project scope, the Plat of Subdivision and Plat of PUD boundaries must be updated.

The hotel is proposed in the southeast corner, where the original restaurant building was planned. The hotel has a larger ground-floor footprint necessitating a shift in parking location for the development overall. To accommodate parking for the office, a 34,658-square-foot garage (68,290 square feet including the ground and top tiers) is now proposed on the northwest portion. The garage will have 207 spaces, bringing the total for the development to 401.

As with the original proposal, the new proposal still represents a unique mixed-use development with multiple structures, unique lot configurations, additional parking availability for use of the entire development, and improvements for stormwater detention. To achieve the intent of PUDs for these types of developments, Section 12-3-5(C) of the Zoning Ordinance allows for permitted exceptions to the bulk regulations of the Zoning Ordinance. Due to the unique property characteristics identified above, the petitioner has requested the following exceptions:

- A building height, per the definition of “Building Height” in the Zoning Ordinance, of approximately 59 feet for the proposed hotel where the maximum allowed is 45 feet in the C-3 district.
- An exception to the back-of-curb setback from the southern and eastern edges of the proposed off-street parking lot to the south and east property lines respectively for the new hotel (Section 12-9-6-D); the required setback is 3.5 feet, and the closest back-of-curb setback is 2.07- feet
  - The petitioner seeks to provide ample room for parking, circulation, and fire truck movements on the new hotel site by reducing the proposed back-of-curb setback.
- An exception to the five-foot perimeter parking lot landscaping area requirement for the proposed hotel parking lot (Section 12-10-8-C).
  - The amount of space available for landscaping is limited behind the southern and eastern parking space rows. However, the petitioner proposes to add a row of landscaping in these areas as well as additional landscaping in the corner of these parking areas and throughout the hotel site.

It is important to note that PUD exceptions were awarded to the subject property in 2019, given that the existing office building was built in 1986 under different zoning regulations, making elements of the property non-conforming. Thus, there is currently a deficit of parking for the existing office building. However, with the addition of the new parking garage, the entire development will have a positive gain on the parking count, which reduces the extent of the request for relief.

The petitioner has submitted a revised Final Plat of Subdivision to re-subdivide the existing lots into four new lots to reflect the change in scope for the redevelopment of this property. Here is the proposed new lot configuration:

**Final Plat of Subdivision – Lot Matrix**

<b>Proposed Lot Number</b>	<b>Proposed/Existing Use</b>	<b>Proposed Land Area</b>	<b>Proposed Acreage</b>
Lot 1	Existing Office Building & Proposed Parking Garage	197,350 SF	4.531
Lot 2	Proposed Hotel	52,774 SF	1.212
Lot 3	Western Billboard	36 SF	0.001
Lot 4	Eastern Billboard	36 SF	0.001

A description of each proposed lot is as follows:

- Lot 1 – The existing office building is currently situated across both of the existing parcels but will be reconfigured on the revised Plat of Subdivision so that Lot 1 includes the entire office building and the proposed parking garage. The petitioner has indicated that a portion of the proposed parking garage will

be located on property currently owned by the City of Des Plaines (Webster Avenue right of way), which will need to be vacated/sold to the petitioner so it can be incorporated into Lot 1.

- Lot 2 – The proposed hotel and the proposed surface parking area will be located on a separate lot at the southeast corner of the property. Lot 2 will be reduced to accommodate the new hotel and to create two separate lots for the existing billboards
- Lot 3 – This lot encompasses the base of the westernmost billboard sign.
- Lot 4 – This lot encompasses the base of the easternmost billboard sign.

The petitioner has submitted variation requests for parking and lot depth due to the unique size and shape of the development. The existing office building property contains 392 parking spaces. As part of the development proposal, the petitioner is requesting a major variation to reduce the off-street parking requirement for the existing office building on the new Lot 1 from the required 541 spaces to 338. Pursuant to Section 12-9-7, the proposed hotel requires a total of 110 parking spaces. Since the hotel site on the new Lot 2 will only contain 63 spaces, the petitioner is also requesting a major variation to reduce the parking from 110 spaces to 63 spaces.

Additionally, the petitioner is requesting major variances to reduce the lot depths from 125 feet to six feet for Lots 3 and 4, which entail the base of the billboards. These requests are a deviation from Subdivision Code Section 13- 2-5.R. However, staff does not have a concern with the lot depth variance requests as the lot configuration is for tax purposes. All variation requests are summarized in the table below:

<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>
Parking – Office Building (Lot 1)	541 spaces	338 spaces
Parking – Hotel (Lot 2)	110 spaces	63 spaces
Lot Depth (Lot 3)	125 feet	6 feet
Lot Depth (Lot 4)	125 feet	6 feet

The petitioner has submitted a request for the City to vacate approximately 1,821 square feet of unimproved Webster Avenue to accommodate a portion of the proposed deck garage in the northwest portion of the property. The petitioner could not design the garage at its proposed capacity to fit within the property lines. The proposed vacation parcel lies between the property and I-90 (Tollway). This parcel has never been developed and serves as drainage for the Property and the Tollway. If the vacation is approved, the proposed parking garage deck will be designed and constructed on piers spanning a drainage easement. Additionally, the City maintains a sanitary sewer line in the Webster Avenue right-of-way that will remain in a Sanitary Sewer Easement.

Per City Municipal Code Section 8-1-9: Vacation of Public Streets and Alleys, any ordinance to vacate public streets or alleys shall not become effective until fair market value is paid to the City. An appraisal was performed by JMS Appraisal Group, Inc. dated March 24, 2021. The appraisal estimates the value of the proposed vacated portion of Webster Avenue to be \$25,000.

The PZB forwards its 5-0 recommendation for approval to the City Council. The Council can consider Ordinance Z-44-21 for (i) a Major Amendment to the existing

PUD; (ii) a Final Plat of Subdivision; and (iii) Major Variations to allow for the construction of a five-story, 64,760-square-foot hotel at 1700 Higgins Road in lieu of the Class A restaurant approved in Ordinance Z-21-19. If the Council chooses to approve, staff and the PZB recommend a condition that construction drawings be amended, if necessary but still substantially conforming to ordinance exhibits, to comply with all applicable codes and regulations.

Staff also recommends consideration of Z-45-21 to vacate the necessary portion of public right-of-way for the proposed parking garage and to designate the vacated right of way in the C-3 zoning district, which is the same as the subject property.

Moved by Smith, seconded by Lysakowski, to Approve the Ordinance Z-44-21, AN ORDINANCE APPROVING A MAJOR AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT, FINAL PLAT OF SUBDIVISION AND MAJOR VARIATIONS FOR 1700 W HIGGINS ROAD, DES PLAINES, IL (CASE #21-005-FPLAT-V-PUD-A). Upon voice vote, the vote was:

AYES: 6 - Lysakowski, Oskerka, Zadrozny,  
Brookman, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Moylan, Chester

Motion declared carried.

Moved by Smith, seconded by Lysakowski, to Approve the Ordinance Z-45-21, AN ORDINANCE VACATING AN UNIMPROVED PORTION OF WEBSTER AVENUE PUBLIC RIGHT-OF-WAY. Upon voice vote, the vote was:

AYES: 6 - Lysakowski, Oskerka, Zadrozny,  
Brookman, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Moylan, Chester

Motion declared carried.

**CONSIDER**  
**APPROVING**  
**PRELIM PLNED**  
**UNIT DVLP, TNTV**  
**PLAT OF SUBDIV,**  
**& MAP AMDT**  
**FOR 1050 E**  
**OAKTON ST, 1000-**  
**1100 EXECUTIVE**  
**WAY, AND 1555**  
**TIMES DR (CASE**  
**#21-019-PPUD-**  
**TSUB-MAP-CU)**  
**Ordinance**  
**Z-40-21**

Alderman Brookman reviewed a memorandum dated August 25, 2021.

The petitioner met with City staff, including the Public Works and Engineering Department, on Friday, August 20, to review how to proceed with a potential redesign of the proposed project at 1050 East Oakton Street. The need to consider a redesign resulted from feedback of the City Council at the August 16 meeting, when the matter was continued to September 7.

The petitioner's team is working on a revised concept and analysis, and they intend to present their conclusions on Monday, October 4. They are seeking a continuation of the Council's consideration to that date.

The City Council may take a motion to approve continuing consideration of the petition to the October 4 meeting. Staff recommends granting the continuance, as it will allow the petitioner's design team to generate necessary cost estimates and visuals to accompany their revised submittal. Further, it will allow City staff to review the petitioner's findings before the next full discussion of the project.

Moved by Lysakowski, seconded by Zadrozny, to grant continuance of Ordinance Z-40-21 to the City Council Agenda on October 4, 2021. Upon voice vote, the vote was:

AYES: 6 - Lysakowski, Oskerka, Zadrozny,  
Brookman, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Moylan, Chester

Motion declared carried.

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

Mayor Goczkowski mentioned there will be a Patriot Day Ceremony at the Des Plaines Civic Center on September 11, 2021 at 8:00 a.m.

There was a suspension of the rules to allow for a public comment. A resident thanked the City for installing a traffic light at the corner of Lee St and Forest Ave.

**ADJOURNMENT:**

Moved by Brookman, seconded by Lysakowski to adjourn the meeting. The meeting adjourned at 7:33 p.m.

/s/ Jessica M. Mastalski  
Jessica M. Mastalski – City Clerk

APPROVED BY ME THIS 20th

DAY OF September, 2021

/s/ Andrew Goczkowski  
Andrew Goczkowski, MAYOR