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, JULY 20, 2026

CALL TO ORDER

The regular meeting of the City Council of the City of Des Plaines, Illinois, was called to order by City Clerk Dominik Bronakowski at 6:45 PM in the Eleanor Rohrbach Memorial Council Chambers, Des Plaines Civic Center on Monday, July 20 2026.

ROLL CALL

Roll call indicated the following Aldermen present: Chlebek, Oskerka, Sayad, Merlin, Walsten. Absent: Alderman Moylan, Smith, and Charewicz. A quorum was present.

SELECTION OF TEMPORARY PRESIDING OFFICER

Clerk Bronakowski shared that Mayor Goczkowski was unable to attend tonights meeting, so pursuant to city council procedure, a temporary presiding officer must be selected.

Moved by Walsten, seconded by Merlin, to selected Alderman Sayad as Mayor Pro Tem. Upon voice vote, the vote was:

AYES:	5 -	Chlebek, Oskerka, Sayad, Merlin, Walsten
NAYS:	0 -	None
ABSENT:	3 -	Moylan, Smith Charewicz

Motion declared carried

CLOSED SESSION

Moved by Walsten, seconded by Oskerka to adjourn to Closed Session for Pending Litigation. Upon roll call, the vote was:

AYES:	5 -	Chlebek, Oskerka, Sayad, Merlin, Walsten
NAYS:	0 -	None
ABSENT:	3 -	Moylan, Smith Charewicz

Motion declared carried

RECONVENED

Moved by Walsten, seconded by Merlin, the City Council meeting was reconvened at 7:01 p.m. Upon roll call the following members were present:

AYES:	5 -	Chlebek, Oskerka, Sayad, Merlin
NAYS:	0 -	None
ABSENT:	3 -	Moylan, Smith, Charewicz

Motion declared carried

PRAYER AND PLEDGE

The prayer and the Pledge of Allegiance to the Flag of the United States of America were offered by Mayor Pro Tem Sayad.

MAYOR PRO TEM ANNOUNCEMENTS

Mayor Pro Tem Sayad expressed his support and appreciation for the Taste of Des Plaines and thanked City staff for their efforts in organizing the event.

ALDERMAN ANNOUNCEMENTS

Alderman Merlin encouraged the City to promote the monthly CPR classes hosted by the Fire Department and encouraged residents to participate.

Alderman Walsten expressed his well wishes to Alderman Smith, who was absent due to an injury. He also encouraged residents to attend upcoming $1 movie showings at the Des Plaines Theatre.

COMMUNICATIONS DIRECTOR ANNONCEMENTS

Alderman Merlin expressed his appreciation for the $1 movie program at the Des Plaines Theatre.

Director Goodman encouraged residents to attend the upcoming events hosted by the City of Des Plaines:

Food Truck Roundup on Tuesday, July 21, from 5:00–8:00 p.m. at Metropolitan Square

Food Truck Roundup on Tuesday, August 18, from 5:00–8:00 p.m. at the Des Plaines Public Library.

He also encouraged residents to attend National Night Out on August 4.

CITY CLERK ANNOUNCEMENTS

No announcements at this time.

MANAGER'S REPORT

No announcements at this time.

COUNSEL REPORT

No announcements at this time.

CONSENT AGENDA

Staff requested that Item 3 on the Consent Agenda, Resolution R-168-26, AWARDING BID FOR CORE AND SHELL RESTAURANT PACKAGE PROJECT TO PAUL BORG CONSTRUCTION COMPANY, $10,970,565 – 2026 & 2027 FACILITIES REPLACEMENT FUNDS be deferred until the next meeting. Without objection, Resolution R-168-26 was deferred.

Moved by Merlin, seconded by Oskerka, to Establish the Consent Agenda. Upon roll call, the vote was:

AYES:	5 -	Chlebek, Oskerka, Sayad, Merlin, Walsten
NAYS:	0 -	None
ABSENT:	3 -	Moylan, Smith Charewicz

Motion declared carried

Moved by Oskerka seconded by Walsten, to Approve the Consent Agenda. Upon roll call, the vote was:

AYES:	5 -	Chlebek, Oskerka, Sayad, Merlin, Walsten
NAYS:	0 -	None
ABSENT:	3 -	Moylan, Smith Charewicz

Motion declared carried

APPROVING TASK ORDER WITH TROTTER & ASSOCIATES
Consent Agenda

Resolution R-166-26

Moved by Oskerka, seconded by Walsten, to approve R-166-26, APPROVING TASK ORDER #3 WITH TROTTER AND ASSOCIATES, ST. CHARLES, IL, $169,700 – WATER/PROFESSIONAL SERVICES FUNDS. Motion declared carried as approved unanimously under Consent Agenda.

ADOPTING CDBG PROGRAM YEAR 2026 ANNUAL ACTION PLAN
Consent Agenda

Resolution R-167-26

Moved by Oskerka, seconded by Walsten, to approve Resolution R-167-26, ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR 2026 ANNUAL ACTION PLAN. Motion declared carried as approved unanimously under Consent Agenda.

APPROVING LICENSE AGREEMENT WITH SUMMIT IG FOR FIBER OPTIC INSTALLATION
Consent Agenda

Resolution R-174-26

Moved by Oskerka, seconded by Walsten, to approve Resolution R-174-26, APPROVING LICENSE AGREEMENT WITH SUMMITIG, LLC FOR INSTALLATION OF FIBER OPTIC CABLE IN CITY RIGHTS-OF-WAY. Motion declared carried as approved unanimously under Consent Agenda.

SECOND READING – ORDINANCE Z-15-26

Moved by Oskerka, seconded by Walsten, to approve Second Reading Ordinance Z-15-26, CONSIDERATION OF ORDINANCE APPROVING CONDITIONAL USE FOR LIVERY SERVICE AT 301 W. OAKTON ST. Motion declared carried as approved unanimously under Consent Agenda.

APPROVE MINUTES

Moved by Oskerka, seconded by Walsten, to approve the minutes of the City Council meeting of July 6, 2026, as published. Motion declared carried as approved unanimously under Consent Agenda

Resolution R-166-26, R-167-26, and R-174-26 were approved. Regular Meeting Minutes for July 6, 2026 were approved. Ordinance Z-15-26 was adopted.

NEW BUSINESS

FINANCE & ADMINISTRATION – Alderman Walsten, Chair

WARRANT REGISTER

Resolution R-169-26

Alderman Walsten presented the Warrant Register.

Moved by Walsten, seconded by Merlin to Approve the Warrant Register of July 20, 2026, in the Amount of $4,165,377.70 and Approve Resolution R-169-26. Upon roll call, the vote was:

AYES:	5 -	Chlebek, Oskerka, Sayad, Merlin, Walsten
NAYS:	0 -	None
ABSENT:	3 -	Moylan, Smith Charewicz

Motion declared carried

COMMUNITY DEVELOPMENT – Alderman Walsten, Chair

APPROVING SUPPORT FOR COOK COUNTY CLASS 6B TAX INCENTIVE FOR

Suzy Aguilar, Economic Development Manager reviewed a memorandum dated July 9, 2026.

The applicant, Midwest RE Acquisitions, LLC, represented by Mark Rogers, Liston & Tsantilis, is requesting City support for a Cook County 6b Real Estate Tax Incentive. The incentive would facilitate the construction of a new, Class A industrial building totaling

MIDWEST RE ACQUISITIONS, LLC

Resolution R-170-26

approximately 252,929 square feet. The proposed project includes approximately $21,000,000 in hard construction costs. Construction is anticipated to commence in the first quarter of 2028, with completion anticipated in the first quarter of 2029.

The applicant, Midwest RE Acquisitions, LLC is seeking the City's support for a Cook County Real Estate Class 6b Tax Incentive for the property located at 1666 E Touhy Ave. The applicant is the contract purchaser of the Subject Property, with the acquisition anticipated to close in the fourth quarter of 2026.

The property currently consists of an approximately 162,260-square-foot aging industrial/flex building situated on a 6.72-acre site. Upon acquisition, the applicant proposes to demolish the existing structure and construct a new, Class A, 252,929-square-foot speculative industrial building. The proposed building will include 38 exterior docks, two drivee-in doors, approximately 232 parking stalls and a 40-foot clear height.

Upon completion, the applicant intends to market the property to a tenant in the industrial, logistics, distribution, or manufacturing sector. The proposed development includes an investment of approximately $21,000,000 or approximately $83.03 per square foot. The City's Class 6b Policy establishes a minimum investment threshold of $10.00 per square foot for consideration of a Class 6b incentive.

The property is projected to have an estimated market value of approximately $25,100,196, generating approximately $6,614,484 in additional property tax revenue over the life of the incentive. In comparison, if the property were to remain vacant, it is estimated to generate approximately $4,561,673 in property tax revenue over the next twelve years

Moved by Walsten, seconded by Merlin to Approve R-170-26, CONSIDERATION OF RESOLUTION SUPPORTING COOK COUNTY CLASS 6B REAL ESTATE TAX INCENTIVE FOR MIDWEST RE ACQUISITIONS, LLC AT 1666 E. TOUHY AVE. Upon roll call, the vote was:

AYES:	5 -	Chlebek, Oskerka, Sayad, Merlin, Walsten
NAYS:	0 -	None
ABSENT:	3 -	Moylan, Smith Charewicz

Motion declared carried

APPROVING SUPPORT FOR COOK COUNTY CLASS 6B TAX INCENTIVE FOR MIDWEST RE ACQUISITIONS, LLC

Resolution R-171-26

Suzy Aguilar, Economic Development Manager reviewed a memorandum dated July 9, 2026.

The applicant, Midwest RE Acquisitions, LLC, represented by Mark Rogers, Liston & Tsantilis, is requesting City support for a Cook County 6b Real Estate Tax Incentive. The incentive would facilitate the construction of a new, Class A industrial building totaling approximately 206,827 square feet. The proposed project includes approximately $24,000,000 in property improvements, with construction commencing in Q1 of 2028 and expected completion to be Q1 2029.

The applicant, Midwest RE Acquisitions, LLC is seeking the City's support for a Cook County Real Estate Class 6b Tax Incentive for the property located at 1600 E Touhy Ave. The applicant is the contract purchaser of the property set to potentially close Q4 2026.

The property currently consists of an approximately 188,000-square-foot industrial/flex building situated on a 13.28-acre site. The applicant proposes to demolish the existing building after purchase and construct a new, Class A, 206,827-square-foot speculative industrial facility. The new facility is expected to feature thirty-six exterior docks, two drive-in doors, approximately 177 parking stalls and a 40-foot clear height.

Upon completion, the applicant intends to market the property to a tenant in the industrial, logistics, distribution, or manufacturing sector. The applicant plans to invest approximately $24,000,000 into the development equating to approximately $116.04 per square foot. This investment meets the City's minimum requirement for consideration of a tax incentive.

Alderman Oskerka requested clarification regarding the projected tax savings.

Economic Development Manager Aguilar stated that the estimated savings would be approximately $12 million.

Moved by Walsten, seconded by Merin to Approve R-171-26, CONSIDERATION OF RESOLUTION SUPPORTING COOK COUNTY CLASS 6B REAL ESTATE TAX INCENTIVE FOR MIDWEST RE ACQUISITIONS, LLC AT 1600 E. TOUHY AVE. Upon roll call, the vote was:

AYES:	5 -	Chlebek, Oskerka, Sayad, Merlin, Walsten
NAYS:	0 -	None
ABSENT:	3 -	Moylan, Smith Charewicz

Motion declared carried

<u>APPROVING BUSINESS ASSISTANCE GRANT FOR THE FOXTAIL ON THE LAKE</u>

Resolution R-172-26

Suzy Aguilar, Economic Development Manager reviewed a memorandum dated July 9, 2026.

The owner of the existing restaurant facility at 1177 Howard Ave is looking to expand its outdoor patio space. To help defray the cost of this project, the applicant is requesting reimbursement of a portion of eligible expenses in accordance with the provisions of the City's Business Assistance Grant program.

The applicant, The Foxtail on the Lake represented by owner David Villegas, is requesting City Council approval of a Business Assistance Grant. The grant would be provided as a lump-sum reimbursement following the completion of the proposed eligible improvements to the property.

According to the applicant's estimate, the proposed project includes an expansion of the outdoor patio, which would commence upon approval of this request. The project includes $114,500 in eligible costs, resulting in a grant reimbursement of up to $33,625, calculated as 50 percent of the first $20,000 in eligible costs and 25 percent of the remaining $94,500.

The Business Assistance Grant Program Guidelines limit property owners and businesses to a maximum of two grants over the lifetime of the program. Approval of this request would constitute the applicant's second and final grant under the program.

Alderman Sayad expressed support for the addition.

Alderman Merlin asked for clarification regarding the Park District's involvement.

Director Rogers stated that he serves as the landlord for the property and has provided approval for the addition.

Moved by Merlin, seconded by Walsten to Approve R-172-26, CONSIDERATION OF RESOLUTION APPROVING BUSINESS ASSISTANCE GRANT FOR THE FOXTAIL ON THE LAKE AT 1177 HOWARD AVE. Upon roll call, the vote was:

AYES:	5 -	Chlebek, Oskerka, Sayad, Merlin, Walsten
NAYS:	0 -	None
ABSENT:	3 -	Moylan, Smith Charewicz

Motion declared carried

APPROVING BUSINESS ASSISTANCE GRANT FOR ALIBI COFFEE HOUSE AT 749 W. GOLF RD.

Resolution R-173-26

Suzy Aguilar, Economic Development Manager reviewed a memorandum dated July 9, 2026.

The applicant is opening a new coffee shop at 749 W Golf Rd and has applied for a Business Assistance Grant to reimburse a portion of the eligible costs associated with the proposed improvements to the property.

The applicant, Alibi Coffee House, represented by owners Eric M. Trojak & Daniel J. Kurek, is requesting City Council approval of a Business Assistance Grant. The grant would be provided as a lump sum reimbursement following the completion of the proposed eligible improvements to the property.

According to the applicant's estimate, the proposed improvements include interior build-out work consisting of framing, drywall, tile and vinyl flooring installation, electrical and plumbing improvements, installation of a grease interceptor, flooring, and related finish work and signage. The project includes $82,131.51 in eligible costs, resulting in a grant reimbursement of up to $25,532.88, calculated as 50 percent of the first $20,000 in eligible costs and 25 percent of the remaining $62,131.51.

The Business Assistance Grant Program Guidelines limit property owners and businesses to a maximum of two grants over the lifetime of the program. Approval of this request would constitute the applicant's first grant under the program.

Alderman Sayad expressed his support and excitement for the project.

The petitioner expressed excitement about becoming involved in the community and developing their business in Des Plaines.

Moved by Merlin, seconded by Oskerka to Approve R-173-26, CONSIDERATION OF RESOLUTION APPROVING BUSINESS ASSISTANCE GRANT FOR ALIBI COFFEE HOUSE AT 749 W. GOLF RD. Upon roll call, the vote was:

AYES:	5 -	Chlebek, Oskerka, Sayad, Merlin, Walsten
NAYS:	0 -	None
ABSENT:	3 -	Moylan, Smith Charewicz

Motion declared carried

ADJOURNMENT

Moved by Walsten, seconded by Oskerka, to adjourn the meeting. Upon voice vote, motion declared carried. The meeting adjourned at 7:51 pm.

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Dominik Bronakowski – CITY CLERK

APPROVED BY ME THIS 3rd
DAY OF August, 2026

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Andrew Goczkowski, MAYOR