

FINANCE & RULES COMMITTEE MEETING OF THE WHOLE

PLEASE TAKE NOTE: that the Chairman of the Finance & Rules Committee of the Whole has called a meeting for Monday, March 3, 2025 at 6:30 P.M. The Meeting will be held in the City Council Chambers, located at Northlake City Hall, 55 E. North Avenue, Northlake, IL, for the purpose of discussing and acting upon items assigned to the Finance and Rules Committee. The public is invited.

Respectfully,

Nancy Pauletto

City Clerk

FINANCE AND RULES COMMITTEE

MARCH 3, 2025

AGENDA

A) Call to Order

B) Approval of participation by aldermen via conference bridge.

M _____ 2nd _____

C) Roll Call

Straube _____	Feldmann _____	Contreras _____	Sosa _____
Johnson _____	Urbina _____	Grochowski _____	Patti _____

D) Review and Approve Minutes of the February 10, 2025 Regular Meeting

M _____ 2nd _____

E) Approval of Expenditures Over One Thousand Dollars

M _____ 2nd _____

F) Approval of Warrants and Vouchers

M _____ 2nd _____

G) Approval of Commission Expenditures

M _____ 2nd _____

H) UNFINISHED BUSINESS (Finance Committee May Fast Track Any of the Following Items)

I) NEW BUSINESS (Finance Committee May Fast Track Any of the Following Items)

- 1) Discussion and motion to approve Resolution R-07-2025; A Resolution Supporting the Renewal of a Class 6b Real Estate Tax Assessment Application by FRG-XD-IL2, LP for the Property Located at 11697 West Grand Avenue, Northlake, Illinois

M _____ 2nd _____

- 2) Discussion and motion to approve Resolution R-08-2025; A Resolution Approving an Agreement Between the City of Northlake and FRG-X-IL2, LP with Respect to the Property Located at 11697 West Grand Avenue, Northlake, Illinois

M _____ 2nd _____

- 3) Discussion and motion to approve Resolution R-09-2025; A Resolution Authorizing Submittal of a Grant Application for Cook County Invest in Cook Funds for the Victoria Drive Resurfacing Project, Cook County, Illinois.

M_____ 2nd _____

- 4) Discussion and motion to approve Resolution R-10-2025; A Resolution Authorizing Submittal of a Grant Application for Cook County Community Development Block Grant Funds for the Victoria Drive Water Main Improvements Project, Cook County, Illinois.

M_____ 2nd _____

- 5) Discussion and motion for approval of Collective Bargaining Agreement with SEIU 73 for Public Works Employees.

M_____ 2nd _____

- 6) Discussion and motion to approve Parking Lot Agreement Between City of Northlake and TW Constructors.

M_____ 2nd _____

- 7) Discussion and motion to approve the appointment of Ismael Jimenez as Finance Director.

M_____ 2nd _____

- 8) Discussion and approval of route for supply main to main pumping station.

M_____ 2nd _____

J) EXECUTIVE SESSION TO DISCUSS REAL ESTATE, PERSONNEL AND LITIGATION

M_____ 2nd _____

K) ADJOURNMENT

M_____ 2nd _____

**MINUTES OF THE FINANCE & RULES COMMITTEE OF THE
WHOLE MEETING HELD ON MONDAY, FEBRUARY 10, 2025**

Mayor Sherwin called for the roll.

ROLL CALL:

PRESENT: **ALDERMAN STRAUBE**
 ALDERMAN FELDMANN
 ALDERMAN SOSA
 ALDERMAN GROCHOWSKI
 ALDERMAN PATTI

PRESENT VIA CONFERENCE BRIDGE: **ALDERMAN JOHNSON**

ABSENT: **ALDERMAN CONTRERAS**
 ALDERMAN URBINA

OTHERS PRESENT: **KEN BERES, CHIEF OF POLICE**
 TONY FACIANO, PUBLIC WORKS SUPERINTENDENT
 CAROL LAMPARD, FINANCE DIRECTOR

Alderman Patti made a motion to approve Alderman Johnson participating in the meeting via conference bridge; seconded by Alderman Grochowski. Mayor Sherwin called for a voice vote. All were in favor.

The committee reviewed the minutes of the January 13, 2025 meeting. Alderman Patti made a motion to approve the minutes of the January 13, 2025 meeting; seconded by Alderman Feldmann. Mayor Sherwin called for a voice vote. All were in favor. The minutes were approved.

Mayor Sherwin presented the Warrants and Vouchers. Alderman Patti made a motion to pay the Warrants and Vouchers; seconded by Alderman Sosa. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin opened a discussion to approve Resolution R-05-2025; A Resolution Approving a Grant of Easement for Commonwealth Edison Company. Alderman Patti made a motion to approve; seconded by Alderman Feldmann. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin opened a discussion to approve Ordinance O-02-2025; An Ordinance Proposing the Establishment of Special Service Area No. 6 by the City of Northlake for the Condominium Building Located at 22 King Arthur Court, and Providing for a Public Hearing and Other Procedures in Connection Therewith. Alderman Patti made a motion to approve; seconded by Alderman Grochowski. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin opened a discussion to approve Ordinance O-03-2025; An Ordinance Opting Leyden Community High School District 212 Out of the Cook County Paid Leave Ordinance (Section 42-1 through 42-10 of the Cook County Code). Alderman Patti made a motion to approve; seconded by Alderman Straube. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin opened a discussion to approve the Engineers' recommendation to accept the bid from Cerniglia Co. in the amount of \$581,077.50 for Franklin Park Interconnect Water Main Improvements. Alderman Patti made a motion to approve; seconded by Alderman Grochowski. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin opened a discussion to approve the Engineers' recommendation to accept the bid from Joseph J. Henderson & Son, Inc. in the amount of \$10,052,000.00 for Main Pump Station Modifications. Alderman Patti made a motion to approve; seconded by Alderman Sosa. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin opened a discussion regarding the use of the Rossi Pavilion for Large Groups. It was agreed to limit the number to 150 people and to require a certificate of insurance for groups over 100.

Mayor Sherwin opened a discussion regarding 112 N. Wolf Road. It was agreed that the current building would be demolished, and the Park District will construct pickle ball courts. The city will still own the property, but the park district will maintain the courts.

Alderman Straube made a motion to go into Executive Session; seconded by Alderman Patti.

There being no further business, Alderman Feldmann made a motion to adjourn; seconded by Alderman Patti. Mayor Sherwin called for a voice vote. All were in favor. The motion carried.

MEETING ADJOURNED 6:56 P.M.

RESPECTFULLY SUBMITTED,

NANCY PAULETTO, CITY CLERK

Check Date	Bank	Check #	Payee	Description	GL #	Amount
02/06/2025	GEN	80336	AEP ENERGY	ELECTRIC BILL - 3021355905	00-15-86666	9,372.60
02/06/2025	GEN	80337	AGING CARE CONNECTIONS	AGING CARE CONNECTION GRANT	00-20-99450	1,000.00
02/06/2025	GEN	80338	APEX MATERIAL HANDLING	ANNUAL SERVICE MAINTENANCE FORK LIFT	00-05-70300	170.36
02/06/2025	GEN	80339	BEST QUALITY CLEANING	CLEANING SUPPLIES FOR CITY HALL	00-05-70317	101.90
02/06/2025	GEN	80340	BRISTOL HOSE	HOSE REPAIR	30-00-77739	52.71
02/06/2025	GEN	80341	C.J.C AUTO PARTS	BLOWER MOTOR S-10	30-00-77739	56.98
02/06/2025	GEN	80342	CERNIGLIA CO.	MOVED CAT320 FROM WOLF RD & DIVERSEY TO PUBLI	11-00-86788	300.00
02/06/2025	GEN	80343	COMCAST BUSINESS	ACC 8771201690262419 INTERNET @ 319 E MORSE	30-00-90802	173.30
02/06/2025	GEN	80344	COMCAST BUSINESS	MONTHLY CABLE	00-11-99000	16.15
02/06/2025	GEN	80345	COMCAST BUSINESS	8771 20 169 0260793 - INTERNET BILL	00-23-70777	133.30
02/06/2025	GEN	80346	COMMERCIAL TIRE SERVICES INC.	FLAT TIRE REPAIR	30-00-77739	130.45
02/06/2025	GEN	80347	CPS HR CONSULTING	FINANCE DIRECTOR - BILLING PERIOD - 12/01/24	00-06-70777	10,000.00
02/06/2025	GEN	80348	D&P CONSTRUCTION CO., INC.	DEBRIS REMOVAL DEMOLITION OF 11221 DIVERSEY	11-00-86788	325.00
02/06/2025	GEN	80349	DELL TECHNOLOGIES	LICENSES	00-06-80680	13,928.73
		80349		LICENSES	00-11-70425	22,771.87
		80349		LICENSES	30-00-90802	5,357.21
02/06/2025	GEN	80350	ENHANCED NETWORKS, INC.	CITY HALL SUPPORT SERVICE CONTRACT QUARTERLY	00-06-80680	42,057.81
02/06/2025	GEN	80351	EVANS ELECTRIC, LLC	PD PARKING LOT CAMERA	11-00-70778	15,738.00
		80351		STREET LIGHT CABLE REPAIRS	11-00-86759	2,878.50
		80351		NW LIFT STATION INSTALL OF NEW PUMP	30-00-77745	1,357.19
						2,216.51
2/06/2025	GEN	80352	FACTORY MOTOR PARTS	TIE ROD END	00-05-77739	6,452.20
2/06/2025	GEN	80353	FLAGS USA LLC	(4) 5 X 8 AMERICAN FLAGS	00-05-70301	352.68
		80353		(6) 4X6 AMERICAN FLAGS	30-00-77731	252.00
						252.16
06/2025	GEN	80354	FRANCZEK	PROFESSIONAL SERVICES RENDERED THROUGH 12/31	00-09-60099	504.16
06/2025	GEN	80355	GARVEY'S OFFICE PRODUCTS	OFFICE SUPPLIES	00-11-70400	319.00
06/2025	GEN	80356	GASVODA & ASSOCIATES INC	CELLULAR COMMUNICATIONS SERVICE FOR 7 MODEMS	30-00-80700	562.54
06/2025	GEN	80357	HOME DEPOT CREDIT SERVICES	6035322501167401 CITY OF NORTHLAKE PURCHASES	30-00-77731	140.00
						507.05

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHLAKE
CHECK DATE FROM 02/06/2025 - 02/26/2025

Check Date	Bank	Check #	Payee	Description	GL #	Amount
		80357		6035322501167401 CREEKSIDE VILLAGE APARTMENT 68-00-61040		439.00
02/06/2025	GEN	80358	ILLINOIS TOLLWAY	I-294 ROADWAY & BRIDGE WIDENING & RECONSTRUC 11-00-92046		946.05
02/06/2025	GEN	80359	INTERNATIONAL ASSOCIATION OF	IACP ANNUAL MEMBERSHIP: BERES		290,375.00
02/06/2025	GEN	80360	JACQUELINE CASA	INTERN: 01-19-2025 TO 02-01-2025	00-11-70070	220.00
02/06/2025	GEN	80361	KONICA MINOLTA BUSINESS	BIZHUB 650I 65 MONTHLY PRINTING - 12/27/24 T 00-06-70100	00-11-80739	351.00
02/06/2025	GEN	80362	KONICA MINOLTA BUSINESS	MONTHLY PRINTING FOR BIZHUB 650I 65	00-06-70100	13.61
		80362		MONTHLY PRINTING:BIZHUB C368 12-26-2024 TO 1 00-11-99000		10.50
						31.05
02/06/2025	GEN	80363	LAKESHORE	WASTE SERVICES	00-22-97622	41.55
02/06/2025	GEN	80364	LAW OFFICES ANCEL GLINK, P.C.	LEGAL SERVICES	00-09-60099	46,173.00
02/06/2025	GEN	80365	MANNHEIM AUTOMOTIVE AND BRAKES INC	VEHICLE MAINT: SQUAD 902	00-11-70315	4,750.42
02/06/2025	GEN	80366	MENARDS	20 PIECE BIT DRIVER SET	30-00-77731	403.15
02/06/2025	GEN	80367	MEZZ HEATING & COOLING INC.	HVAC SEASONAL SERVICE @ PD	30-00-77731	16.99
02/06/2025	GEN	80368	MOTOROLA INC	INVOICES 8281856512, 8281924199, 8282017463, 00-11-70405		1,560.00
02/06/2025	GEN	80369	NICOR GAS	ACC 79-82-39-00000 319 E. MORSE	30-00-70395	1,632.97
02/06/2025	GEN	80370	NICOR GAS	GAS BILL - 35-12-24-0849 1	00-24-86665	298.46
		80370		GAS BILL - 38-98-64-0000 0	30-00-77735	647.04
						288.22
2/06/2025	GEN	80371	NORCOMM PUBLIC SAFETY COMM	RADIO EQPT AND MONITORING 1/1/2025 TO 3/31/2 00-11-99000		935.26
		80371		ANNUAL SERVICE CONTRACT	30-00-77731	180.00
						720.00
02/06/2025	GEN	80372	ODELMON, MURPHEY, FRAZIER & MCGRATH	LEGAL SERVICES		900.00
02/06/2025	GEN	80373	PAULETTE GONZALEZ	REFUND ON COMMUNITY CENTER RENTAL	00-09-60099	812.50
02/06/2025	GEN	80374	QP TESTING LLC	CONTRACTORS REGISTRATION REIMBURSEMENT (THEY	00-23-70771	325.00
02/06/2025	GEN	80375	RAY O'HERRON CO. INC.	UNIFORM ALLOWANCE: DARST	30-00-70771	100.00
02/06/2025	GEN	80376	ROSSI CONTRACTORS INC	95.72 RECYCLED CA6 STONE	00-11-70125	1,368.32
02/06/2025	GEN	80377	SAFEBUILT LLC	BUILDING INSPECTION	30-00-77740	1,244.36
		80377		PLAN REVIEW SERVICES FOR JANUARY 2025	00-05-80735	7,350.00
					00-05-80738	2,551.92
						9,901.92

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHLAKE
CHECK DATE FROM 02/06/2025 - 02/26/2025

Check Date	Bank	Check #	Payee	Description	GL #	Amount
02/06/2025	GEN	80378	SMITHEREEN PEST MANAGEMENT	REGULARLY SCHEDULE PC SERVICE - S. 44TH, 45T 00-05-70315		544.00
02/06/2025	GEN	80379	T MOBILE	MONTHLY PHONE BILL 12-21-2024 TO 01-20-2025 00-11-99000		174.71
02/06/2025	GEN	80380	TRADE PRINT	BUSINESS CARDS (100)	00-11-80777	156.00
02/06/2025	GEN	80381	ULINE	EYEWASH SOLUTION	00-05-70402	40.50
02/06/2025	GEN	80382	USA BLUE BOOK	WATER SAMPLING CHLORINE REAGENT	30-00-77736	39.08
02/06/2025	GEN	80383	VILLAGE OF MELROSE PARK	WATER BILL - 414800-001	30-00-77734	150,022.21
02/06/2025	GEN	80384	VILLAGE OF MELROSE PARK	WATER BILL - 414801-001	30-00-77734	146,048.60
02/06/2025	GEN	80385	WAREHOUSE DIRECT	OFFICE SUPPLIES	00-11-70400	527.11
02/06/2025	GEN	80386	WATER RESOURCES	METER REPAIR PARTS	30-00-77750	14,749.70
02/06/2025	GEN	80387	ZIEBART	FORD F450 DUMP TRUCK NEW VEHICLE UNCOATING	00-05-77739	850.00
02/13/2025	GEN	80388	AMALGAMATED BANK OF CHICAGO	ADMINISTRATIVE FEE - FOR PERIOD OF 02/801/25 74-00-92031		475.00
02/13/2025	GEN	80389	AT&T	PHONE BILL - 708 345-8684 645 5	00-02-80700	381.83
02/13/2025	GEN	80390	BONGI CONSTRUCTION CORP.	SERVICE LINE IDENTIFICATION	11-00-92045	41,500.00
02/13/2025	GEN	80391	BUILDERS ASPHALT, LLC	6.91 TON COLD PATCH	30-00-77740	2,147.25
02/13/2025	GEN	80392	CHRISTOPHER B BURKE	PROFESSIONAL SERVICES FROM 01/01/25 TO 01/25 11-00-86775		29,994.33
		80392		PROFESSIONAL SERVICES FROM 01/01/25 TO 01/25 11-00-86782		105.00
		80392		PROFESSIONAL SERVICES FROM 01/01/25 TO 01/25 11-00-86787		130.00
		80392		PROFESSIONAL SERVICES FROM 01/01/25 TO 01/25 11-00-86788		24,872.75
		80392		PROFESSIONAL SERVICES FROM 01/01/25 TO 01/25 11-00-86912		290.00
		80392		PROFESSIONAL SERVICES FROM 01/01/25 TO 01/25 11-00-92050		4,206.10
		80392		PROFESSIONAL SERVICES FROM 01/01/25 TO 01/25 11-00-92052		7,744.50
		80392		PROFESSIONAL SERVICES FROM 01/01/25 TO 01/25 13-00-87008		3,050.50
		80392		PROFESSIONAL SERVICES FROM 01/01/25 TO 01/25 13-00-87010		36.25
		80392		PROFESSIONAL SERVICES FROM 01/01/25 TO 01/25 69-00-87011		5,489.80
/13/2025	GEN	80393	COMCAST BUSINESS	INTERNET 2 MONTHS	30-00-90802	75,919.23
/13/2025	GEN	80394	COOK COUNTY DEPARTMENT	HEALTH INSPECTIONS REPORT FOR THE MOST RECENT 00-05-80734		359.20
/13/2025	GEN	80395	DACRA ADJUDICATION SYSTEM	DACRA MONTHLY SERVICE	00-11-70426	6,600.00
/13/2025	GEN	80396	DYNEGY ENERGY SERVICES	ELECTRIC BILL - 400001690191		2,000.00
		80396		ELECTRIC BILL - 400001690191	00-15-86666	2,730.94
		80396		ELECTRIC BILL - 400001690191	00-23-86666	474.79
		80396		ELECTRIC BILL - 400001690191	00-24-86666	418.77
		80396		ELECTRIC BILL - 400001690191	30-00-77733	15,070.51

Check Date	Bank	Check #	Payee	Description	GL #	Amount
02/13/2025	GEN	80397	EDWARD OCCUPATIONAL HEALTH	MANAGEMENT ANNUAL FEE	00-05-80900	18,695.01
02/13/2025	GEN	80398	ELMHURST RADIOLOGISTS, SC	MEDICAL EXPENSE FOR RENE CAVADA	00-10-70777	276.00
02/13/2025	GEN	80399	F. H. PASCHEN SN NIELSEN & ASSOC LLC	WORK DURING PERIOD OF 09/01/24 TO 12/31/24 - 11-00-70778		102.00
02/13/2025	GEN	80400	FLOOD'S ROYAL FLUSH	MONTHLY SERVICE PORTABLE RESTROOMS	00-05-70301	127,731.80
02/13/2025	GEN	80401	INSURANCE PROGRAM MANAGERS	JANUARY 2025 PC OPEN RUN OFF CLAIMS - 1 @ \$5 00-10-70777		918.00
02/13/2025	GEN	80402	KENNETH BERES	YEARLY: DEPT SURVEY SERVICE REIMB	00-11-70777	50.00
02/13/2025	GEN	80403	KONICA MINOLTA BUSINESS	BIZHUB 654 SERVICE LABOR CHARGE - ACCOUNT #	00-06-70100	468.00
02/13/2025	GEN	80404	LAKESHORE	WASTE SERVICES FOR KING ARTHUR	00-22-97622	306.25
02/13/2025	GEN	80405	LAW ENFORCEMENT RECORDS	ANNUAL MEMBERSHIP: COLON	00-11-70070	6,464.13
02/13/2025	GEN	80406	MANNHEIM AUTOMOTIVE AND BRAKES INC	VEHICLE MAINT: SQUAD 921	00-11-70315	40.00
02/13/2025	GEN	80407	MIKA MARKOVA	BD Bond Refund		593.69
02/13/2025	GEN	80408	MIRELLA CASTRO	SPY REBATE - TOBY	00-06-70211	20.00
02/13/2025	GEN	80409	NORTHERN DOOR GARAGE	PM OVERHEAD GARAGE DOORS PW	30-00-77731	417.00
02/13/2025	GEN	80410	O'LEARY'S CONTRACTORS	HYDRAULIC HAMMER REPAIR PART	00-05-70311	16.95
02/13/2025	GEN	80411	PAUL DILLBERG	CITY CLERK'S OFFICE REMODEL, LABOR & MATERIA	11-00-70778	300.00
02/13/2025	GEN	80412	POWERDMS/ PLANIT	YEARLY SUBSCRIPTION: ILEAP	00-11-70118	550.00
02/13/2025	GEN	80413	RAY O'HERRON CO. INC.	UNIFORM ALLOWANCE: CALVARESI	00-11-70125	667.63
02/13/2025	GEN	80414	ROYAL PIPE & SUPPLY	SUMP PUMP SWITCH REPAIR CH	30-00-77731	53.55
02/13/2025	GEN	80415	SECURITAS ELECTRONIC SECURITY INC.	ACCESS CARD READER REPAIRS @ C.H.	11-00-70778	450.63
02/13/2025	GEN	80416	SMITHEREN PEST MANAGEMENT	REGULARLY SCHEDULED PC SERVICE - 316 LAPORTE	00-05-70315	323.00
02/13/2025	GEN	80417	TECHNOLOGY MANAGEMENT	MONTHLY COMMUNICATION CHARGE 12-31-2024	00-11-70410	437.47
02/13/2025	GEN	80418	TELCOM INNOVATIONS GROUP	6940W IP PHONE -	00-02-80700	386.75
02/13/2025	GEN	80419	VERIZON	MONTHLY WIFI: DEC 25 TO JAN 24	00-11-99000	851.25
02/13/2025	GEN	80420	VILLA PARK ELECTRICAL SUPPLY	10A FUSES FOR STREET LIGHTING	11-00-86759	64.30
02/13/2025	GEN	80420		BULBS/BALLASTS FOR PD	30-00-77731	209.82
02/13/2025	GEN	80421	WAREHOUSE DIRECT	SUPPLIES FOR CITY HALL	00-02-70400	274.12
02/13/2025	GEN	80421				43.60

** VOIDED **

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHLAKE
CHECK DATE FROM 02/06/2025 - 02/26/2025

Check Date	Bank	Check #	Payee	Description	GL #	Amount
02/20/2025	GEN	80431	ALLIANT INSURANCE SERVICES, INC.	INSURANCE FOR ENDORSEMENT PREMIUM	00-10-79822	2,799.00
02/20/2025	GEN	80432	ALTEC INDUSTRIES INC.	BOOM TRUCK PM & ANNUAL INSPECTION	30-00-77739	1,029.12
02/20/2025	GEN	80433	BERNICE SANCHEZ	REFUND FOR CANCELLATION OF SANDRA VASQUEZ RE	00-23-70771	225.00
02/20/2025	GEN	80434	BLACKHAWK SUPPLY	OFFICE SUPPLIES	00-11-70405	229.28
02/20/2025	GEN	80435	CAROL LAMPARD	REIMBURSEMENT FOR COMED PAYMENT - COMED ACCT	00-06-70777	326.43
02/20/2025	GEN	80436	CHICAGO METROPOLITAN FIRE	ANNUAL FIRE ALARM TEST/INSPECTION & 2 BATTERY	11-00-70778	318.25
02/20/2025	GEN	80437	CHICAGO TRIBUNE	LEGAL NOTICE - BILLING PERIOD 01/01/25-01/31	00-09-78001	504.00
02/20/2025	GEN	80438	CIOSEK TREE SERVICE INC	TREE TRIM & REMOVAL	11-00-86770	3,146.00
02/20/2025	GEN	80439	COMMONWEALTH EDISON COMPANY	ELECTRIC BILL - 7298114000	00-15-86666	480.00
		80439		ELECTRIC BILL - 1140937000	30-00-77733	131.12
						611.12
02/20/2025	GEN	80440	COMCAST BUSINESS	CABLE BILL - 8771 20 169 0011139	00-02-80700	26.80
02/20/2025	GEN	80441	CONFIDENTIAL SERVICES PROGRAM	LICENSE PLATE RENEWAL	00-11-70330	151.00
02/20/2025	GEN	80442	CRAIN'S CHICAGO BUSINESS	CRAIN'S CHICAGO BUSINESS PREMIUM ONE YEAR SU	00-02-70070	225.00
02/20/2025	GEN	80443	CRITICAL REACH	CRITICAL REACH ANNUAL SUPPORT FEE	00-11-70505	560.00
02/20/2025	GEN	80444	ENHANCED NETWORKS, INC.	ANNUAL RENEWAL OF ANTI-VIRUS LICENSE, GOVER	00-06-80680	2,073.77
02/20/2025	GEN	80445	ILLINOIS PUBLIC RISK FUND	APRIL WORKERS' COMPENSATION & APRIL ADMINIST	00-10-79850	20,606.00
02/20/2025	GEN	80446	JACQUELINE CASAS	INTERN HOURS (02-02-2025 TO 02-15-2025)	00-11-80739	513.00
02/20/2025	GEN	80447	KENNETH BERES	BERES: UNIFORM ALLOWANCE	00-11-70125	56.95
02/20/2025	GEN	80448	KONE INC	02-01-2025 TO 4-30-2025 MAINTENANCE AGREEMEN	00-11-80804	1,461.57
02/20/2025	GEN	80449	MANNHEIM AUTOMOTIVE AND BRAKES INC	VEHICLE MAINT: SQUAD 907	00-11-70315	628.10
02/20/2025	GEN	80450	NORCOMM PUBLIC SAFETY COMM	RECURRING- MONITORING SERVICES FOR FIRE ALAR	00-23-70777	180.00
02/20/2025	GEN	80451	OFFICE DEPOT	TONER CARTRIDGES FOR CITY HALL	00-02-70400	130.89
02/20/2025	GEN	80452	RAY O'HERRON CO. INC.	FOWLER: UNIFORM ALLOWANCE	00-11-70125	444.94
02/20/2025	GEN	80453	ZIPS/JET BRITE/CORPORATE CAR WASH	CARWASHES (154) JAN 1- FEB 15, 2025	00-11-70345	462.00
			TOTAL - ALL FUNDS	TOTAL OF 109 CHECKS (1 voided)		1,090,008.17

Check Register Report For City Of Northlake
For Check Dates 02/06/2025 to 02/26/2025

Check Date	Bank	Check Number	Check Number Name	Check Gross	Physical Check Amount	Direct Deposit	Status
02/21/2025	GEN	80422	AFLAC	727.60	727.60	0.00	Open
02/21/2025	GEN	80423	COLONIAL LIFE INSURANCE COMPANY	403.26	403.26	0.00	Open
02/21/2025	GEN	80424	TRANSAMERICA RETIREMENT SOLUTIONS	4,223.77	4,223.77	0.00	Open
02/21/2025	GEN	80425	NCPERS GROUP LIFE INSURANCE	76.00	76.00	0.00	Open
02/21/2025	GEN	80426	NATIONWIDE RETIREMENT SOLUTIONS	2,900.47	2,900.47	0.00	Open
02/21/2025	GEN	80427	SECURITY BENEFIT	2,333.84	2,333.84	0.00	Open
02/21/2025	GEN	80428	SEIU LOCAL 73 COPE	664.74	664.74	0.00	Open
02/21/2025	GEN	80429	LEYDEN AREA UNITED WAY	16.00	16.00	0.00	Open
02/21/2025	GEN	80430	TRANSAMERICA RETIREMENT SOLUTIONS	1,133.26	1,133.26	0.00	Open
02/07/2025	GEN	80331	MAGGIO, CHRISTINE E.	170.00	156.99	0.00	Open
02/07/2025	GEN	80332	TRANSAMERICA RETIREMENT SOLUTIONS	4,233.58	4,233.58	0.00	Open
02/07/2025	GEN	80333	NATIONWIDE RETIREMENT SOLUTIONS	2,900.47	2,900.47	0.00	Open
02/07/2025	GEN	80334	SECURITY BENEFIT	2,333.84	2,333.84	0.00	Open
02/07/2025	GEN	80335	TRANSAMERICA RETIREMENT SOLUTIONS	2,862.77	2,862.77	0.00	Open

Totals:

Number of Checks: 014

24,979.60

24,966.59

0.00

Total Physical Checks:

14

Total Check Stubs:

THE CITY OF NORTHLAKE
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER R-07-2025

**A RESOLUTION SUPPORTING THE RENEWAL OF
A CLASS 6b REAL ESTATE TAX ASSESSMENT
APPLICATION BY FRG-XD-IL2, LP FOR THE
PROPERTY LOCATED AT
11697 WEST GRAND AVENUE, NORTHLAKE, ILLINOIS**

**JEFFREY T. SHERWIN, Mayor
NANCY PAULETTO, Clerk**

**JAIME S. CONTRERAS
PENNY FELDMANN
RICHARD GROCHOWSKI
NORMAN JOHNSON
FRANCINE PATTI
ALEX SOSA
PAUL T. STRAUBE, SR.
JUAN URBINA
Aldermen**

RESOLUTION NO. R-07-2025

**A RESOLUTION SUPPORTING THE RENEWAL OF
A CLASS 6b REAL ESTATE TAX ASSESSMENT
APPLICATION BY FRG-XD-IL2, LP FOR THE
PROPERTY LOCATED AT
11697 WEST GRAND AVENUE, NORTHLAKE, ILLINOIS**

WHEREAS, the President and Board of Commissioners of Cook County have enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time ("Classification Ordinance"), which provides for a tax assessment incentive classification designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, the rehabilitation of existing industrial structures and the utilization of abandoned industrial building in order to create employment opportunities and expand the tax base; and

WHEREAS, FRG-X-IL2, LP ("Applicant") owns the industrial property commonly known as 11697 West Grand Avenue, Northlake, in Leyden Township, Illinois, identified by permanent index number 12-30-101-012-0000 and hereinafter legally described on Exhibit A, which is attached hereto and made part hereof ("Subject Property"); and

WHEREAS, the Subject Property previously received a Cook County Class 6b Real Estate Tax Assessment Classification for the Subject Property, as said term is defined in the Classification Ordinance ("Class 6b Tax Assessment Classification"); and

WHEREAS, tax year 2024 is the tenth year of the Subject Property's Class 6b Tax Assessment Classification; and

WHEREAS, the Applicant has requested that the Mayor and the City Council of the City of Northlake support and consent to the filing of an application for a renewal of the Subject Property's Class 6b Tax Assessment Classification; and

WHEREAS, to ensure the ongoing viability of the industrial base of the City and to safeguard the tax base of the City, the Mayor and City Council have determined that it is necessary and in the best interests of the City to approve an application by Applicant for a renewal of the Subject Property's Class 6b Real Estate Assessment.

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Northlake, Cook County, Illinois, in the exercise of Northlake's home rule powers as follows:

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

SECTION 2: The Mayor and City Council expressly support and consent to the filing of an application for the renewal of the Subject Property's Cook County 6b Tax Assessment Classification,

SECTION 3: The Mayor and City Council further find that the granting of the renewal of the Subject Property Cook County 6b Tax Assessment Classification is necessary for an industrial development to remain viable on the Subject Property and that the industrial use of the Subject Property is necessary and beneficial to the local economy, which are the subjects of this resolution.

SECTION 4: If any section, paragraph, clause or provision of this resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this resolution.

SECTION 5: All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: This resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED this 3rd day of March 2025 pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Contreras				
Feldmann				
Grochowski				
Johnson				
Patti				
Sosa				
Straube				
Urbina				
(Mayor Sherwin)				
TOTAL				

APPROVED by the Mayor on March 3, 2025.

Jeffrey T. Sherwin
MAYOR

ATTEST

Nancy Pauletto
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN DUKE REALTY NORTHLAKE SUBDIVISION OF ALL THAT TRACT OF LAND SITUATED IN THE WEST FRACTIONAL HALF OF FRACTIONAL SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21st, 2003 AS DOCUMENT 0314144031, AS AMENDED BY PLAT RECORDED JUNE 20th, 2003 AS DOCUMENT 0317103052, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

10 FOOT EASEMENT FOR STORM SEWER AND STORMWATER DETENTION AREA FOR THE BENEFIT OF PARCEL 1 AS SHOWN IN PLAT OF DUKE REALTY NORTHLAKE SUBDIVISION RECORDED MAY 21st, 2003 AS DOCUMENT 0314144031, AS AMENDED BY PLAT RECORDED JUNE 20th 2003 AS DOCUMENT 0317103052 AND CREATED BY DEED FROM DUKE REALTY LIMITED PARTNERSHIP TO NORTH STAR TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 23rd, 2003 AND KNOWN AS TRUST NO. 03-6250 RECORDED JULY 8th, 2003 AS DOCUMENT 9318919010 OVER THAT PART OF LOT 1 IN DUKE REALTY NORTHLAKE SUBDIVISION AS SHOWN ON THE PLAT THEREOF.

PIN: 12-30-101-012-0000

Address: 11697 West Grand Avenue, Northlake, Illinois 60164

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, NANCY PAULETTO, DO HEREBY CERTIFY that I am the duly qualified and elected Clerk of the City of Northlake, Cook County, Illinois, and that as such Clerk I do have charge of and custody of the books and records of the City of Northlake, Cook County, Illinois.

I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true, and correct copy of Resolution No. R-07-2025, "A RESOLUTION SUPPORTING THE RENEWAL OF A CLASS 6b REAL ESTATE TAX ASSESSMENT APPLICATION BY FRG-XD-IL2, LP FOR THE PROPERTY LOCATED AT 11697 WEST GRAND AVENUE, NORTHLAKE, ILLINOIS," adopted and approved by the Mayor and City Council of the City of Northlake, Illinois on March 3, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the City of Northlake, Cook County, Illinois this 3rd day of March 2025.

NANCY PAULETTO
City Clerk
City of Northlake
Cook County, Illinois

SEAL

THE CITY OF NORTHLAKE

COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER R-08-2025

**A RESOLUTION APPROVING AN AGREEMENT
BETWEEN THE CITY OF NORTHLAKE AND
FRG-X-IL2, LP WITH RESPECT
TO THE PROPERTY LOCATED AT
11697 WEST GRAND AVENUE, NORTHLAKE, ILLINOIS**

**JEFFREY T. SHERWIN, Mayor
NANCY PAULETTO, Clerk**

**JAIME S. CONTRERAS
PENNY FELDMANN
RICHARD GROCHOWSKI
NORMAN JOHNSON
FRANCINE PATTI
ALEX SOSA
PAUL T. STRAUBE, SR.
JUAN URBINA
Aldermen**

RESOLUTION R-08-2025

**A RESOLUTION APPROVING AN AGREEMENT
BETWEEN THE CITY OF NORTHLAKE AND
FRG-X-IL2, LP WITH RESPECT
TO THE PROPERTY LOCATED AT
11697 WEST GRAND AVENUE, NORTHLAKE, ILLINOIS**

Be it resolved by the Mayor and City Council of the City of Northlake, Cook County, Illinois, in the exercise of Northlake's home rule powers as follows:

SECTION 1: The agreement between the City of Northlake and FRG-X-IL2, LP with respect to the property located at 112697 West Grand Avenue, Northlake, Illinois and identified as PIN 12-30-101-012-0000 in substantially the form attached hereto as Exhibit A and incorporated herein by reference, is hereby approved subject to such amendments as may be approved by the Mayor. The Mayor is hereby authorized to execute the said agreement on behalf of the City.

SECTION 2: If any section, paragraph, clause or provision of this resolution is held invalid, the invalidity thereof shall not affect any of the other provisions of this resolution.

SECTION 3: All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED this 3rd day of March 2025 pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Contreras				
Feldmann				
Grochowski				
Johnson				
Patti				
Sosa				
Straube				
Urbina				
(Mayor Sherwin)				
TOTAL				

APPROVED by the Mayor on March 3, 2025.

Jeffrey T. Sherwin
MAYOR

ATTEST

Nancy Pauletto
CITY CLERK

EXHIBIT A
AGREEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, NANCY PAULETTO, DO HEREBY CERTIFY that I am the duly qualified and elected Clerk of the City of Northlake, Cook County, Illinois, and that as such Clerk I do have charge of and custody of the books and records of the City of Northlake, Cook County, Illinois.

I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true, and correct copy of Resolution No. R-08-2025, "A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF NORTHLAKE AND FRG-X-IL2, LP WITH RESPECT TO THE PROPERTY LOCATED AT 11697 WEST GRAND AVENUE, NORTHLAKE, ILLINOIS," adopted and approved by the Mayor and City Council of the City of Northlake, Illinois on March 3, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the City of Northlake, Cook County, Illinois this 3rd day of March 2025.

NANCY PAULETTO
City Clerk
City of Northlake
Cook County, Illinois

SEAL

**AGREEMENT BETWEEN THE CITY OF NORTHLAKE AND
FRG-X-IL2, LP WITH RESPECT
TO THE PROPERTY LOCATED AT
11697 WEST GRAND AVENUE, NORTHLAKE, ILLINOIS**

This agreement ("Agreement") is made as of March 3, 2025 ("Effective Date") by and between the City of Northlake, Illinois ("City") and FRG-X-IL2, LP ("FRG").

WHEREAS, the City previously approved a Class 6b assessment status for the property commonly known as 11697 Grand Avenue, Northlake, Illinois, identified for property tax purposes by PIN 12-30-101-012-0000 and legally described on Exhibit "A" ("Property"); and

WHEREAS, the Cook County Assessor approved a Class 6b Assessment Classification on the Property in 2014; and

WHEREAS, FRG has requested the City to adopt a resolution ("Resolution") supporting the renewal of the Class 6b assessment classification pursuant to which the Property is assessed at ten percent (10%) of the Assessor's estimated annual market value on the Property ("Class 6b Incentive") for the tax year 2024 and extending for the number of years permitted under Cook County Ordinance for Class 6b classification provisions ("Class 6b Renewal"); and

WHEREAS, the Class 6b Renewal is subject to the final approval of the Cook County Assessor; and

WHEREAS, the City incurs the costs of government including police and other services ("City Services") with respect to the Property regardless of the classification of the Property for assessment purposes; and

WHEREAS, the City and FRG agree that the Class 6b Renewal is in the best interests of the City and FRG subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Recitals.** The foregoing preambles are restated and incorporated herein by reference as though fully set forth herein.

2. **Resolution.** Within thirty (30) days of the Effective Date of this Agreement, the City shall adopt the Resolution and provide a certified copy of the Resolution to FRG. Not less than thirty (30) days following receipt of the certified copy of the Resolution, FRG shall have made or will make application to the Cook County Assessor for renewal of the Class 6b Classification for the Property.

3. **Reimbursement.** Within thirty (30) days following approval by the Cook County Assessor of the Class 6b Renewal FRG will pay to the City the sum of Eighty-Six Thousand Six Hundred Seventy-One Dollars and Eighty-Three Cents (\$86,671.83) ("Reimbursement"), which is the agreed present value of the City Services. If, after payment of the Reimbursement, the Property loses the Class 6b Incentive during the renewal period, the City agrees to reimburse FRG, within ninety (90) days of notice from FRG, an amount proportionate to the Reimbursement for each tax year during the Class 6b Renewal that the Property does not receive the Class 6b Incentive.

4. **Notices.** Any and all notices, demands, requests and other communications necessary or desirable to be served under this Agreement shall be in writing and shall be personally delivered or delivered to the Party or the Party's attorney by (i) email, (ii) prepaid same day or overnight delivery services (such as Federal Express or UPS), with proof of delivery requested, or (iii) United States registered or certified mail, return receipt requested, postage prepaid, or (iv) personally, in each case addressed as follows:

To FRG: FRG-X-IL2, LP
Attn: Ahmed Chapsi
5519 North Cumberland Avenue, Suite 1001
Chicago, Illinois 60656
Email: ahmed@faropoint.com

To Northlake: Mayor Jeffrey T. Sherwin
City of Northlake
55 East North Avenue
Northlake, Illinois 60164
Email: northlakemayor@comcast.net

Copy to: Mark H. Sterk
Ancel Glink
4544 West 103rd Street, Unit 2NE
Oak Lawn, Illinois 60453
Email: msterk@ancelglink.com

or such address or addresses or to such other party when any party entitled to receive notice hereunder may designate for itself from time to time in a written notice served upon the other parties hereto in accordance herewith. Any notice set as hereinabove provided shall be deemed to have been received (i) on the date it is personally delivered, if delivered in person, (ii) on the date it is electronically transmitted by email; (iii) on the first business day after the date it is deposited with the overnight courier service, if delivered by overnight courier service, or (iv) on the third (3rd) business day following the postmark date which it bears, if delivered by United States registered or certified mail, return receipt requested, postage prepaid.

5. Amendment. This Agreement may not be amended without the prior written consent of the City and FRG. The consent of the City must be by a motion passed by the Mayor and City Council.

6. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto and it supersedes all prior agreements, negotiations and discussions between the parties relative to the subject matter thereof.

7. Waiver of Breach. Waiver by the City or FRG with respect to any breach of this Agreement shall not be considered or treated as a waiver of its rights with respect to any other

default or with respect to any particular default, except to the extent specifically waived by the City or FRG in writing.

8. Enforcement. This Agreement shall be enforceable in the Circuit Court of Cook County by either of the parties by an appropriate action at law or in equity to secure the performance of the provisions and covenants herein described.

9. Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

10. Attorney's Fees. In the event of any litigation between the City and FRG to enforce any provision or right under this Agreement, the unsuccessful party of such litigation shall pay to the prevailing party all costs and expenses, including attorneys' fees, incurred therein. The prevailing party shall not be eligible for attorneys' fees under this provision unless, prior to instituting litigation, the non-prevailing party was given notice of its failure to perform or comply with this Agreement and such failure to perform or comply with the Agreement was not cured within thirty (30) days after notice was provided. In addition, if the City is made a party to any litigation instituted by any person (not a party to this Agreement) in connection with the Agreement, the City may appear and defend the Agreement on behalf of the City in which event FRG shall reimburse the City for all attorneys' fees and costs incurred in connection with said defense.

11. Waiver of Right to Trial by Jury. The City and FRG hereby waive any right to a trial by jury in any action or proceeding based upon, or related to, the subject matter of this Agreement. This waiver is knowingly, intentionally and voluntarily made by each of the parties hereto and each party acknowledges to the other that neither party nor any person acting on its respective behalf has made any representation to induce this waiver or trial by jury or in any way to modify or nullify its effects. The parties acknowledge that they have read and understand the meaning and ramifications of this waiver provision and have elected same of their own free will.

12. Third Parties. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other

persons other than the City and FRG, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to either the City or FRG, nor shall any provision give any third parties any rights of subrogation or action over or against the City or FRG. This Agreement is not intended to and does not create any third-party beneficiary rights whatsoever.

13. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective authorized successors and assignees. Nothing herein contained shall be construed as a prohibition against FRG leasing or conveying the Property. Any person taking title to the Property shall be subject to the terms and conditions of this Agreement.

14. Warranty of Authorized Signatures. The individuals executing this Agreement hereby represent and warrant that they are fully authorized to do so on behalf of the City and FRG.

15. No Covenant by City Officials. No agreement or undertaking of the City contained in this Agreement shall be deemed to be a personal covenant, agreement or undertaking of any officer, employee or agent of the City and no officer, employee or agent of the City shall be personally liable under this Agreement or be subject to any personal liability in connection with or arising out of the execution, delivery and performance or nonperformance of this Agreement.

16. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

[SIGNATURES ON NEXT PAGE]

In witness hereof, the parties hereto have executed and delivered this Agreement as of the Effective Date.

City of Northlake,

By: _____
Jeffrey T. Sherwin
Mayor

FRG-X-IL2, LP

By: _____
Ahmed Chapsi
Authorized Agent

LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN DUKE REALTY NORTHLAKE SUBDIVISION OF ALL THAT TRACT OF LAND SITUATED IN THE WEST FRACTIONAL HALF OF FRACTIONAL SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21st, 2003 AS DOCUMENT 0314144031, AS AMENDED BY PLAT RECORDED JUNE 20th, 2003 AS DOCUMENT 0317103052, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

10 FOOT EASEMENT FOR STORM SEWER AND STORMWATER DETENTION AREA FOR THE BENEFIT OF PARCEL 1 AS SHOWN IN PLAT OF DUKE REALTY NORTHLAKE SUBDIVISION RECORDED MAY 21st, 2003 AS DOCUMENT 0314144031, AS AMENDED BY PLAT RECORDED JUNE 20th 2003 AS DOCUMENT 0317103052 AND CREATED BY DEED FROM DUKE REALTY LIMITED PARTNERSHIP TO NORTH STAR TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 23rd, 2003 AND KNOWN AS TRUST NO. 03-6250 RECORDED JULY 8th, 2003 AS DOCUMENT 9318919010 OVER THAT PART OF LOT 1 IN DUKE REALTY NORTHLAKE SUBDIVISION AS SHOWN ON THE PLAT THEREOF.

PIN: 12-30-101-012-0000

Address: 11697 West Grand Avenue, Northlake, Illinois 60164

THE CITY OF NORTHLAKE
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER R-09-2025

**A RESOLUTION AUTHORIZING SUBMITTAL
OF A GRANT APPLICATION FOR COOK COUNTY
INVEST IN COOK FUNDS FOR THE
VICTORIA DRIVE RESURFACING PROJECT,
COOK COUNTY, ILLINOIS**

JEFFREY T. SHERWIN, Mayor
NANCY PAULETTO, Clerk

JAIME S. CONTRERAS
PENNY FELDMANN
RICHARD GROCHOWSKI
NORMAN JOHNSON
FRANCINE PATTI
ALEX SOSA
PAUL T. STRAUBE, SR.
JUAN URBINA
Aldermen

RESOLUTION R-09-2025

**A RESOLUTION AUTHORIZING SUBMITTAL
OF A GRANT APPLICATION FOR COOK COUNTY
INVEST IN COOK FUNDS FOR THE
VICTORIA DRIVE RESURFACING PROJECT,
COOK COUNTY, ILLINOIS**

WHEREAS, local grant funding is available through the Cook County Department of Transportation and Highways Invest in Cook Program, administered by Cook County, and;

WHEREAS, these Invest in Cook funds are to be utilized to fund projects which maintain and modernize the region's transportation infrastructure, and;

WHEREAS, the City of Northlake is requesting funding for the Victoria Drive Resurfacing Project in the amount of \$164,495 and;

WHEREAS, the proposed project is eligible for funding under the Invest in Cook Program.

NOW, THEREFORE, be it resolved by the Mayor and Council of the City of Northlake, Cook County, Illinois:

SECTION 1: That an application be made to the Cook County Department of Transportation and Highways for a financial assistance grant in the amount of \$164,495 to assist with the Victoria Drive Resurfacing Project, and;

SECTION 2: That the City of Northlake will provide \$217,135 worth of funding for a total of \$381,630 to complete this project, and;

SECTION 3: That the Mayor of the City of Northlake is hereby authorized and directed to execute and submit on behalf of the City of Northlake such an application.

ADOPTED this 3rd day of March, 2025 pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Contreras				
Feldmann				
Grochowski				
Johnson				
Patti				
Sosa				
Straube				
Urbina				
(Mayor Sherwin)				
TOTAL				

APPROVED by the Mayor on March 3, 2025.

Jeffrey T. Sherwin
MAYOR

ATTEST

Nancy Pauletto
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, NANCY PAULETTO, DO HEREBY CERTIFY that I am the duly qualified and elected Clerk of the City of Northlake, Cook County, Illinois, and that as such Clerk I do have charge of and custody of the books and records of the City of Northlake, Cook County, Illinois.

I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true, and correct copy of Resolution No. R-09-2025, "A RESOLUTION AUTHORIZING SUBMITTAL OF A GRANT APPLICATION FOR COOK COUNTY INVEST IN COOK FUNDS FOR THE VICTORIA DRIVE RESURFACING PROJECT, COOK COUNTY, ILLINOIS" adopted and approved by the Mayor and City Council of the City of Northlake, Illinois on March 3, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the City of Northlake, Cook County, Illinois this 3rd day of March, 2025.

NANCY PAULETTO
City Clerk
City of Northlake
Cook County, Illinois

SEAL

THE CITY OF NORTHLAKE
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER R-10-2025

**A RESOLUTION AUTHORIZING SUBMITTAL OF A
GRANT APPLICATION FOR COOK COUNTY COMMUNITY
DEVELOPMENT BLOCK GRANT FUNDS FOR THE VICTORIA
DRIVE WATER MAIN IMPROVEMENTS PROJECT,
COOK COUNTY, ILLINOIS**

JEFFREY T. SHERWIN, Mayor
NANCY PAULETTO, Clerk

JAIME S. CONTRERAS
PENNY FELDMANN
RICHARD GROCHOWSKI
NORMAN JOHNSON
FRANCINE PATTI
ALEX SOSA
PAUL T. STRAUBE, SR.
JUAN URBINA
Aldermen

RESOLUTION NO. R-10-2025

**A RESOLUTION AUTHORIZING SUBMITTAL OF A GRANT APPLICATION FOR
COOK COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE
VICTORIA DRIVE WATER MAIN IMPROVEMENTS PROJECT,
COOK COUNTY, ILLINOIS**

NOW, THEREFORE Be it resolved by the Mayor and City Council of the City of Northlake,
Cook County, Illinois:

SECTION 1: That a request is hereby made to the County of Cook, Illinois for Community
Development Block Grant ("CDBG") funds for Program Year 2025 in the amount of \$500,000 for
the following project as identified in Northlake's CDBG 2025 Program Year Application:

Project: Victoria Drive Water Main Improvements

Total Project Cost: \$1,297,675

SECTION 2: That the Mayor is hereby authorized to sign the application and various forms
contained therein, make all required submissions, and do all things necessary to complete the
application for the funds requested in Section 1 of this Resolution, a copy of which application is
on file with the Secretary.

SECTION 3: That the Mayor is hereby authorized to certify that matching funds which
have been identified as supporting its projects as set out within its application will be made
available upon the approval of the projects by the County of Cook, Illinois or the prorated share
thereof.

ADOPTED this 3rd day of March, 2025 pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Contreras				
Feldmann				
Grochowski				
Johnson				
Patti				
Sosa				
Straube				
Urbina				
(Mayor Sherwin)				
TOTAL				

APPROVED by the Mayor on March 3, 2025.

Jeffrey T. Sherwin
MAYOR

ATTEST

Nancy Pauletto
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Nancy Pauletto, do hereby certify that I am the duly qualified and elected Clerk of the City of Northlake, Cook County, Illinois, and that as such Clerk I do have charge of and custody of the books and records of the City of Northlake, Cook County, Illinois.

I do hereby further certify that the foregoing is a full, true, and correct copy of Resolution No. R--10-2025, "A RESOLUTION AUTHORIZING SUBMITTAL OF A GRANT APPLICATION FOR COOK COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE VICTORIA DRIVE WATER MAIN IMPROVEMENTS PROJECT, COOK COUNTY, ILLINOIS" adopted and approved by the Mayor and City Council of the City of Northlake, Illinois on March 3, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the City of Northlake, Cook County, Illinois this 3rd day of March, 2025.

NANCY PAULETTO
City Clerk
City of Northlake
Cook County, Illinois

SEAL

LEASE

TERM OF LEASE	
BEGINNING	ENDING
3/3/2025	9/30/2025
RENT	DATE OF LEASE
\$5,075.00	3/3/2025
LOCATION OF PREMISES	
Northwest Corner of North Wolf Road and Doyle Drive	
PURPOSE	
Parking Lot	

LESSEE		LESSOR	
NAME	TW Constructors	NAME	City of Northlake
ADDRESS	2030 Altom Court	ADDRESS	55 East North Avenue
CITY	St. Louis, Missouri 63146	CITY	Northlake, Illinois 60164

In consideration of the mutual covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City of Northlake ("Lessor") hereby leases to TW Constructors ("Lessee") and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

LEASE COVENANTS AND AGREEMENTS

1. **RENT.** Lessee shall pay Lessor as rent for the Premises the sum stated above, in monthly installments of \$725.00 except that the rent that would otherwise be due for the first month of the Lease, shall be due and payable on the date hereof. Thereafter one such monthly installment shall be due and payable without demand on or before the first day of each calendar month after the first month. Any rental payment for a fractional calendar month at the commencement or termination of the term of the Lease shall be prorated.

2. **WATER, GAS AND ELECTRIC CHARGES.** The Monthly Rent specified above includes any and all water rents, gas and electric lights and power bills as well as

any property taxes, levied or charged on the Premises, for and during the term of this Lease and Lessee shall have no duty or responsibility to pay for such costs all of which shall be the responsibility of the Lessor.

3. **SUBLETTING; ASSIGNMENT.** The Premises shall not be sublet in whole or in part to any person other than Lessee, and Lessee shall not assign this lease without, in each case, the consent in writing of Lessor first had and obtained; not permit to take place by any act or default of himself or any person within his control any transfer by operation of law of Lessee's interest created hereby; nor offer for lease or sublease the Premises, nor any portion thereof.

4. **LESSEE NOT TO MISUSE.** Lessee will not permit any unlawful or immoral practice, with or without his knowledge or consent, to be committed or carried on in the Premises by Lessee or by any other person. Lessee will not allow the Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinafter specified. Lessee will not keep or use or permit to be kept or used in or on the Premises or any place contiguous thereto any flammable fluids or explosives, without the written permission of Lessor first had and obtained. Notwithstanding anything contained herein to the contrary, the parties understand and agree that the Lessee shall use the property for parking, storage of materials and equipment and construction staging for a construction project during the term of the Lease.

5. **CONDITION OF POSSESSION.** Lessee has examined and knows the condition of the Premises and has received the same in good order and repair and acknowledges that no representations as to the condition and repair thereof, and no agreements or promises to decorate, alter, or improve the Premises, have been made by Lessor or his agent prior to or at the execution of this Lease that are not herein expressed.

6. **REPAIRS AND MAINTENANCE.** Lessee shall keep the Premises and appurtenances thereto in a clean, sightly and healthy condition, and in good repair, all according to the statutes and ordinances in such cases made and provided, and the directions of public officers thereunto duly authorized, all at Lessee's expense, and shall yield the same back to Lessor upon the termination of this Lease, whether such termination shall occur by expiration of the term, or in any other manner, whatsoever, in the same condition of cleanliness, repair and sightliness as at the date of the execution hereof, loss by fire and reasonable wear and tear excepted. During the term of this Lease, Lessee shall be responsible for all snow removal from the Premises. As additional consideration Lessee agrees to perform the following work all at Lessee's sole cost and expense:

7. **ACCESS TO PREMISES.** Lessee will allow Lessor, or any person authorized by Lessor free access to the Premises for the purpose of examining or exhibiting the same, or to make any repairs or alterations thereof, which Lessor may see fit to make. Such repairs or alterations shall not impede, restrict and/or reduce the Lessee's use and

enjoyment of the Premises and the costs associated with such repairs and/or alterations shall be bore by Lessor except to the extent otherwise provided in this Lease.

8. **NON-LIABILITY OF LESSOR.** Except as provided by Illinois statute, Lessor shall not be liable to Lessee for any damage or injury to him or his property occasioned by the failure of Lessor to keep the premises in repair, and shall not be liable for any injury done or occasioned by wind or by or from any defect of plumbing, electric wiring or in insulation thereof, gas pipes, water pipes, or from the backing up of any sewer pipe or down-spout, or from the bursting, leaking, or running of any tank, tub, waste pipe, drain, or any other pipe or tank in, upon or about the Premises all claims for any such damage or injury being hereby expressly waived by Lessee.

9. **RESTRICTIONS (SIGNS, ALTERATIONS, FIXTURES).** Except to the extent approved by Lessor, Lessee shall not attach, affix or exhibit or permit to be attached, affixed or exhibited any articles of permanent character or any sign, attached or detached, with any writing or printing thereon, in or about the Premises, or upon any of the appurtenances thereto.

10. **FIRE AND CASUALTY.** In case the Premises shall be rendered untenable by fire, explosion or other casualty, the Lease shall become null and void.

11. **TERMINATION; HOLDING OVER.** At the termination of the term of this Lease, by lapse of time or otherwise, Lessee will yield up immediate possession of the Premises to Lessor, in good condition and repair, loss by ordinary wear excepted. If Lessee retains possession of the Premises or any part thereof after the termination of the term serve written notice upon Lessee that such holding over constitutes either (c) creation of a tenancy at sufferance, at a rental of \$500.00 per day for the time Lessee remains in possession. If no such written notice is served, then a tenancy at sufferance with rental as stated at (c) shall have been created. Lessee shall also pay to Lessor all damages sustained by Lessor resulting from retention of possession by Lessee. The provisions of this paragraph shall not constitute a waiver by Lessor of any right of re-entry as hereinafter set forth; nor shall receipt of any rent or any other act in apparent affirmance of tenancy operate as a waiver of the right to terminate this Lease for a breach of any of the covenants herein. The Parties acknowledge and agree that the provisions of this paragraph shall not apply to Lessee's presence on the Premises pursuant to paragraph 6 above.

12. **LESSOR'S REMEDIES.** In case of Lessee's non-payment of the rent reserved hereby, or any part thereof, or of the breach of any covenant in this Lease contained, Lessee's right to the possession of the Premises thereupon shall be terminated upon five (5) days written notice to Lessee if such non-payment and/or breach is not cured by Lessee within three (3) days after receipt by Lessee of such notice and the mere retention of possession thereafter by Lessee shall constitute a forcible detainer of the Premises; and if the Lessor so elects, but not otherwise, and with written notice of such election or any notice or demand whatsoever, this Lease shall thereupon terminate, and upon termination of Lessee's right, as aforesaid, whether this

Lease be terminated, and upon the termination of Lessee's right of possession as aforesaid, Lessee agrees to surrender possession of the Premises immediately without the receipt of any further demand for rent, notice to quit or demand for possession of the Premises whatsoever, and hereby grants to Lessor full and free license to enter into and upon the Premises or any part thereof, take possession thereof, and to expel and to remove Lessee or any other person who may be occupying the Premises or any part thereof, and Lessor may use such force in and about expelling and removing Lessee and other persons as may be reasonably necessary, and Lessor may repossess himself of the Premises as of his former estate, but such entry of the Premises shall not constitute a trespass or forcible entry or detainer, nor shall it cause a forfeiture of rents due by virtue thereof, nor a waiver of any covenant, agreement or promise in this Lease contained, to be performed by Lessee. Subject to the provisions contained herein, the acceptance of rent, whether in a single instance or repeatedly, after it falls due, or after knowledge of any breach hereof by Lessee, or the giving or making of any notice or demand, whether according to any statutory provision or not, or any act or series of acts except an express written waiver, shall not be construed as a waiver of Lessor's right hereby given Lessor, or as an election not to proceed under the provisions of this Lease.

13. **REAL ESTATE TAXES.** The parties jointly acknowledge that the Premises are presently tax exempt. In the event that the Premises loses its tax exempt status as a result of this lease, Lessee shall pay Lessor an amount equal to the real estate taxes assessed against the Premises during the term of this Lease.

14. **COSTS AND FEES.** Lessee shall pay upon demand all Lessor's costs, charges and expenses, including fees of attorneys, agents or others retained, incurred in enforcing any of the obligations under this Lease in the event Lessor prevails in the enforcement of the Lease.

15. **INSURANCE.** Lessee covenants and agrees that he will, during the entire existence of this Lease, maintain, at his own cost and expense, the following policies of insurance:

- A. Owner's, Lessor's and Tenant's Public Liability Insurance with Limits on liability for bodily injury of not less than Two Million and 00/100 (\$2,000,000) Dollars per occurrence and One Million and 00/100 (\$1,000,000) Dollars per person, and One Million Dollars (\$1,000,000) for property damage; and

All policies of insurance shall be written in companies reasonably acceptable to Lessor. All policies of insurance shall be issued in the name of the Lessor and Lessee, as their interest may appear. A certificate of said policy or policies shall be deposited with the Lessor on or before the date Lessee takes possession of the Premises and, thereafter, at least thirty (30) days prior to the expiration date of the original policies or renewal policies. All policies shall require not less than thirty (30) days written notice to Lessor prior to cancellation of same.

16. **EXTENSION OF TERM.** Provided that the Lessee is not in default, the Lessee may elect to extend this Lease for any additional monthly term up to an additional, consecutive cumulative total of one (1) year under the same terms and conditions contained herein.

17. **REMEDIES NOT EXCLUSIVE.** The obligation of Lessee to pay the rent reserved hereby during the balance of the term hereof, or during any extension hereof, shall not be deemed to be waived, released or terminated, by the service of any five-day notice, other notice to collect, demand for possession, or notice that the tenancy hereby created will be terminated on the date herein named, the institution of any action of forcible detainer or ejectment or any judgment for possession that may be rendered in such action, or any other act or acts resulting in the termination of Lessee's right to possession of the Premises. Lessor may collect and receive any rent due from Lessee, and payment or receipt thereof shall not waive or affect any such notice, demand, suit or judgment, or in any manner whatsoever waive, affect, change, modify or alter any rights or remedies which Lessor may have by virtue hereof.

18. **NOTICES.** Any and all notices, demands, requests and other communications necessary or desirable to be served under this Agreement shall be in writing and shall be either personally delivered or delivered to the Party or the Party's attorney by (i) personal delivery, (ii) email, (iii) prepaid same-day or overnight delivery service (such as Federal Express or UPS), with proof of delivery requested, or (iv) United States registered or certified mail, return receipt requested, postage prepaid, in each case addressed as follows:

To Lessee: TW Constructors
2030 Altom Court
St. Louis, Missouri 63146
Attn: Mark Barzal
barzalm@twc-stl.com

To Lessor: City of Northlake
55 East North Avenue
Northlake, IL 60164
Attn: Mayor Jeffrey T. Sherwin
Northlakemayor@comcast.net

With a copy to: Mark H. Sterk
Ancel Glink
4544 West 103rd Street, Unit 2NE
Oak Lawn, Illinois 60453
msterk@ancelglink.com

or such other address or addresses or to such other party when any party entitled to receive notice hereunder may designate for itself from time to time in a written notice served upon the other parties hereto in accordance herewith. Any notice sent as hereinabove provided shall be deemed to have been received (i) on the date it is personally delivered, if delivered in person, (ii) on the date it is emailed, (iii) on the first business day after the date it is deposited with the overnight courier service, if delivered by overnight courier service, or (iv) on the third (3rd) business day following the postmark date which it bears, if delivered by United States registered or certified mail, return receipt requested, postage prepaid.

19. MISCELLANEOUS.

- A. Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.
- B. All covenants, promises, representations and agreements herein contained shall be binding upon, apply and insure to the benefit of Lessor and Lessee and their respective heirs, legal representatives, successors and assigns.
- C. The rights and remedies hereby created are cumulative and the use of one remedy shall not be taken to include or waive the right to the use of another.
- D. The words "Lessor" and "Lessee" wherever used in this Lease shall be construed to mean Lessors or Lessees in all cases where there is more than one Lessor or Lessee, and to apply to individuals, male or female, or to firms or corporations, as the same may be described as Lessor or Lessee herein and the necessary grammatical changes shall be assumed in each case as though fully expressed.
- E. Venue for any legal proceeding arising in connection with this Lease shall be in the Fourth Municipal District of the Circuit Court of Cook County, Illinois.

20. SEVERABILITY. If any clause, phrase, provision or portion of this Lease or the application thereof to any person or circumstance shall be invalid, or unenforceable under applicable law, such event shall not affect, impair or render invalid or unenforceable the remainder of this Lease nor any other clause, phrase, provision or portion hereof, nor shall it affect the application of any clause, phrase, provision or portion hereof to other persons or circumstances.

21. No Personal Liability of City Officials. No covenant, agreement or undertaking of Seller contained in this Agreement shall be deemed to be a personal covenant,

agreement or undertaking of any officer, employee or agent of the City and no officer, employee or agent of the City shall be personally liable under this Agreement or be subject to any personal liability in connection with or arising out of the execution, delivery and performance or nonperformance of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this day and year first above written.

CITY OF NORTHLAKE

TW Constructors

By: _____
Mayor Jeffrey T. Sherwin

By: _____
Its: _____

**AGENDA
FOR THE 1,653rd MEETING OF THE CITY COUNCIL
OF THE CITY OF NORTHLAKE
TO BE HELD ON MARCH 3, 2025**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. **Approval of participation by aldermen via conference bridge.**

M _____ **2nd** _____

4. ROLL CALL:

MAYOR SHERWIN () CLERK PAULETTO ()

ALDERMEN:	STRAUBE	()	FELDMANN	()
	CONTRERAS	()	SOSA	()
	JOHNSON	()	URBINA	()
	GROCHOWSKI	()	PATTI	()

OTHERS:	CITY ATTORNEY	()	FINANCE DIRECTOR	()
	CHIEF BERES	()	PUB. WORKS DIR. FACIANO	()

5. MINUTES OF PREVIOUS MEETINGS

- 1) **A motion to accept the minutes of the regular meeting held February 10, 2025 as submitted.**

M _____ **2nd** _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

6. APPOINTMENTS/RE-APPOINTMENTS AND OATH:

7. PRESENTATIONS/AWARDS/PROCLAMATIONS:

8. MOTION TO ACCEPT THE WARRANTS & VOUCHERS

- 1) **A motion to accept the warrants and vouchers.**

M _____ **2nd** _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

9. MAYOR CALLS REPORTS OF STANDING COMMITTEE

10. PRESENTATION OF PETITIONS, COMMUNICATIONS, ORAL COMMENTS FROM MAYOR, CITY CLERK AND ALDERMEN

11. UNFINISHED BUSINESS:

12. NEW BUSINESS:

- 1) **Motion to approve Resolution R-07-2025; A Resolution Supporting the Renewal of a Class 6b Real Estate Tax Assessment Application by FRG-XD-IL2, LP for the Property Located at 11697 West Grand Avenue, Northlake, Illinois.**

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

- 2) **Motion to approve Resolution R-08-2025; A Resolution Approving an Agreement Between the City of Northlake and FRG-X-IL2, LP with Respect to the Property Located at 11697 West Grand Avenue, Northlake, Illinois**

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

- 3) **Motion to approve Resolution R-09-2025; A Resolution Authorizing Submittal of a Grant Application for Cook County Invest in Cook Funds for the Victoria Drive Resurfacing Project, Cook County, Illinois.**

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

- 4) **Motion to approve Resolution R-10-2025; A Resolution Authorizing Submittal of a Grant Application for Cook County Community Development Block Grant Funds for the Victoria Drive Water Main Improvements Project, Cook County, Illinois.**

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

- 5) **Motion for approval to have 2 vehicles sold by public auction through Obenhaf Auction Service.**

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

- 6) **Motion to approve Ordinance O-04-2025; An Ordinance Regulating Solicitation and Amending Section 3-5-4 of the Northlake City Code.**

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

- 7) **Motion to approve Ordinance O-05-2025, An Ordinance Regulating the Repair of Roofs on Single Family Residences and Amending Title 8, Chapter 2 of the Northlake City Code.**

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

- 8) **Motion for approval of Collective Bargaining Agreement with SEIU 73 for Public Works Employees.**

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

- 9) **Discussion and motion to approve Parking Lot Agreement Between City of Northlake and TW Constructors.**

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

- 10) **Motion to approve the appointment of Ismael Jimenez as Finance Director.**

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

- 11) **Approval of route for supply main to main pumping station.**

_____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

13. **OTHER NEW BUSINESS** *(Items May be Fast Tracked from Finance Committee)*

14. **ADJOURNMENT**

A motion to adjourn.

M _____ 2nd _____

Straube	_____	Feldmann	_____	Contreras	_____	Sosa	_____
Johnson	_____	Urbina	_____	Grochowski	_____	Patti	_____

**MINUTES OF THE 1,652nd MEETING OF THE CITY COUNCIL OF THE
CITY OF NORTHLAKE HELD ON MONDAY, FEBRUARY 10, 2025**

The meeting was called to order at 7:00 p.m.

Mayor Sherwin called for the roll.

ROLL CALL:

PRESENT: **ALDERMAN STRAUBE
ALDERMAN FELDMANN
ALDERMAN SOSA
ALDERMAN JOHNSON
ALDERMAN GROCHOWSKI
ALDERMAN PATTI**

PRESENT VIA CONFERENCE BRIDGE: **ALDERMAN CONTRERAS**

ABSENT: **ALDERMAN URBINA**

OTHERS PRESENT: **KEN BERES, CHIEF OF POLICE
TONY FACIANO, PUBLIC WORKS SUPERINTENDET
CAROL LAMPARD, FINANCE DIRECTOR
MARK STERK, CITY ATTORNEY**

Mayor Sherwin presented the minutes of the city council meeting held on January 13, 2025. Alderman Patti made a motion to accept the minutes of the city council meeting held on January 13, 2025; seconded by Alderman Grochowski. Mayor Sherwin asked if there were any additions or corrections. Mayor Sherwin called for a voice vote. All were in favor.

**MOTION TO ACCEPT THE MINUTES OF THE CITY COUNCIL
MEETING HELD ON JANUARY 13, 2025 CARRIED**

Alderman Patti made a motion to reappoint Maria Martinez to the Youth Commission; seconded by Alderman Feldmann. Mayor Sherwin called for the roll.

ROLL CALL: **ALDERMEN STRAUBE, FELDMANN, CONTRERAS, SOSA, JOHNSON,
GROCHOWSKI AND PATTI**

ABSENT: **ALDERMAN URBINA**

NAYS: **NONE**

MOTION TO REAPPOINT MARIA MARTINEZ TO THE YOUTH COMMISSION CARRIED

Mayor Sherwin stated that new members are needed for the Youth Commission, as the current chairman, Sheila Morgan, may be moving out of Northlake.

Alderman Patti made a motion to accept the Warrants and Vouchers; seconded by Alderman Sosa. Mayor Sherwin called for the roll.

ROLL CALL: **ALDERMEN STRAUBE, FELDMANN, CONTRERAS, SOSA, JOHNSON, GROCHOWSKI AND PATTI**

ABSENT: **ALDERMAN URBINA**

NAYS: **NONE**

MOTION TO ACCEPT THE WARRANTS AND VOUCHERS CARRIED

Mayor Sherwin noted that in March, we are back to the two council meetings a month schedule.

Alderman Patti made a motion to approve Resolution R-05-2025; A Resolution Approving a Grant of Easement for Commonwealth Edison Company; seconded by Alderman Grochowski. Mayor Sherwin called for the roll.

ROLL CALL: **ALDERMEN STRAUBE, FELDMANN, CONTRERAS, SOSA, JOHNSON, GROCHOWSKI AND PATTI**

ABSENT: **ALDERMAN URBINA**

NAYS: **NONE**

MOTION TO APPROVE RESOLUTION R-05-2025; A RESOLUTION APPROVING A GRANT OF EASEMENT FOR COMMONWEALTH EDISON COMPANY CARRIED

Alderman Patti made a motion to approve Ordinance O-02-2025; An Ordinance Proposing the Establishment of Special Service Area No. 6 by the City of Northlake for the Condominium Building Located at 22 King Arthur Court, and Providing for a Public Hearing and Other Procedures in Connection Therewith; seconded by Alderman Grochowski. Mayor Sherwin called for the roll.

ROLL CALL: **ALDERMEN STRAUBE, FELDMANN, CONTRERAS, SOSA, JOHNSON, GROCHOWSKI AND PATTI**

ABSENT: **ALDERMAN URBINA**

NAYS: **NONE**

MOTION TO APPROVE ORDINANCE O-02-2025; AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 6 BY THE CITY OF NORTHLAKE FOR THE CONDOMINIUM BUILDING LOCATED AT 22 KING ARTHUR COURT, AND PROVIDING FOR A PUBLIC HEARING AND OTHER PRODURES IN CONNECTION THEREWITH CARRIED

Alderman Patti made a motion to approve Ordinance O-03-2025; An Ordinance Opting Leyden Community High School District 212 Out of the Cook County Paid Leave Ordinance (Section 42-1 through 42-10 of the Cook County Code); seconded by Alderman Straube. Mayor Sherwin called for the roll.

ROLL CALL: **ALDERMEN STRAUBE, FELDMANN, CONTRERAS, SOSA, JOHNSON, GROCHOWSKI AND PATTI**

ABSENT: **ALDERMAN URBINA**

NAYS: **NONE**

MOTION TO APPROVE ORDINANCE 0-03-2025; AN ORDINANCE OPTING LEYDEN COMMUNITY HIGH SCHOOL DISTRICT 212 OUT OF THE COOK COUNTY PAID LEAVE ORDINANCE (SECTION 42-1 THROUGH 42-10 OF THE COOK COUNTY CODE) CARRIED

Alderman Patti made a motion to approve the Engineers' Recommendation to accept a bid from Cerniglia Co. in the amount of \$581,077.50 for Franklin Park Interconnect Water Main Improvements; seconded by Alderman Feldmann. Mayor Sherwin called for the roll.

ROLL CALL: **ALDERMEN STRAUBE, FELDMANN, CONTRERAS, SOSA, JOHNSON, GROCHOWSKI AND PATTI**

ABSENT: **ALDERMAN URBINA**

NAYS: **NONE**

MOTION TO APPROVE THE ENGINEERS' RECOMMENDATION TO ACCEPT A BID FROM CERNIGLIA CO. IN THE AMOUNT OF \$581,077.50 FOR FRANKLIN PARK INTERCONNECT WATER MAIN IMPROVEMENTS CARRIED

Alderman Patti made a motion to approve the Engineers' Recommendation to accept the bid from Joseph J. Henderson & Son, Inc. in the amount of \$10,052,000.00 for Main Pump Station Modifications; seconded by Alderman Straube. Mayor Sherwin called for the roll.

ROLL CALL: **ALDERMEN STRAUBE, FELDMANN, CONTRERAS, SOSA, JOHNSON, GROCHOWSKI AND PATTI**

ABSENT: **ALDERMAN URBINA**

NAYS: **NONE**

MOTION TO APPROVE THE ENGINEERS' RECOMMENDATION TO ACCEPT THE BID FROM JOSEPH J. HENDERSON & SON, INC. IN THE AMOUNT OF \$10,052,000.00 FOR MAIN PUMP STATION MODIFICATIONS CARRIED

Alderman Patti made a motion to approve limiting the group rental of the Rossi Pavilion to 150 people, and to require a certificate of insurance for groups over 100. Mayor Sherwin called for the roll.

ROLL CALL: **ALDERMEN STRAUBE, FELDMANN, CONTRERAS, SOSA, JOHNSON, GROCHOWSKI AND PATTI**

ABSENT: **ALDERMAN URBINA**

NAYS: **NONE**

MOTION TO APPROVE LIMITING THE GROUP RENTAL OF THE ROSSI PAVILION TO 150 PEOPLE AND REQUIRING A CERTIFICATE OF INSURANCE FOR GROUPS OVER 100 CARRIED

A resident came forward with questions regarding the American Legion Bingo license.

There being no further business, Alderman Straube made a motion to adjourn; seconded by Alderman Patti. Mayor Sherwin called for a voice vote. All were in favor.

MOTION TO ADJOURN CARRIED

MEETING ADJOURNED 7:13 P.M.

RESPECTFULLY SUBMITTED,

NANCY PAULETTO, CITY CLERK

CITY OF NORTHLAKE

Public Works

TO: Mayor Jeffrey T. Sherwin & City Council

FROM: Anthony A. Faciano
Supt. of Public Works

DATE: February 13, 2025

RE: Surplus Equipment

Dear Mayor & City Council:

I am seeking approval to have the following vehicles listed below to be sold by public auction through Obenhaus Auction Service. The repairs needed and high maintenance costs have made both vehicles no longer cost effective to continue to own.

#1 2004 Chevy Silverado
VIN # 1GCEC14X75Z121010
Mileage: 92,302

#2 2011 Ford F150
VIN # 1FTMF1CM5BKD52924
Mileage: 73,553

Sincerely,



Anthony A. Faciano
Superintendent of Public Works



2011 Ford F150 Regular Cab Pricing Report

Style: XL Pickup 2D 8 ft

Mileage: 73,553

KBB.com Consumer Rating: 4.5/5

VIN #
1FTMF1CM5BKD52924

Sell to Private Party

Private Party Range

\$4,720 - \$7,789

Private Party Value

\$6,255



Valid for ZIP code 60164 through 02/11/2025





Value valid as of **02/10/2025**

Factors That Impact Value

Check that yours are correct below.

Mileage: **92,302** ZIP Code: **60164**

Condition
Fair

[Edit Options](#)

PRIVATE SELLER Exchange



Reach millions of buyers on Autotrader and KBB.com



Free vehicle history report



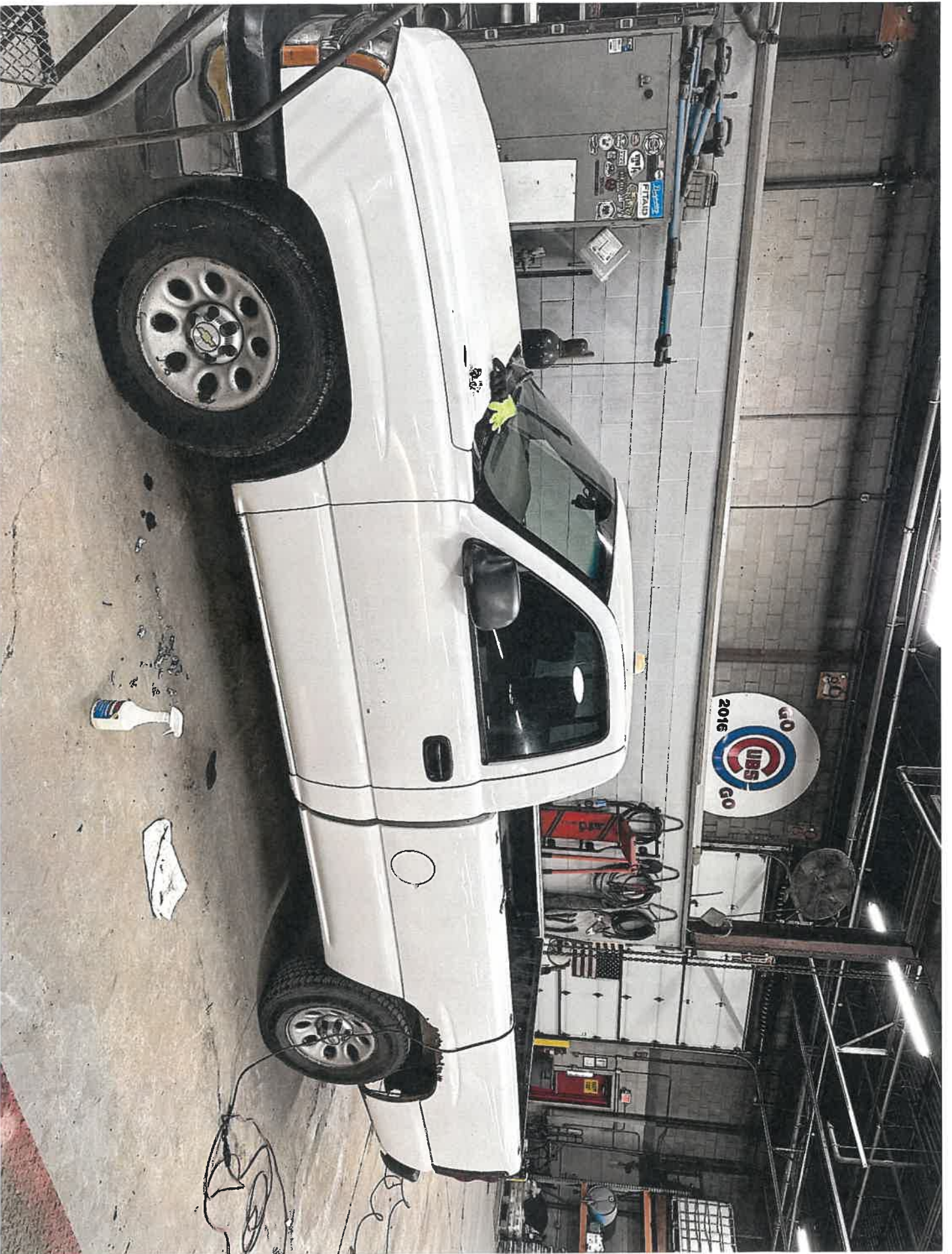
Secure transactions and financing



Verified buyers and sellers

Verified buyers get a clean title every time. Verified sellers get secure payment.

Advertisement



THE CITY OF NORTHLAKE
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER O-04-2025

**AN ORDINANCE REGULATING
SOLICITATION AND AMENDING
SECTION 3-5-4 OF THE NORTHLAKE CITY CODE**

JEFFREY T. SHERWIN, Mayor
NANCY PAULETTO, Clerk

JAIME S. CONTRERAS
PENNY FELDMANN
RICHARD GROCHOWSKI
NORMAN JOHNSON
FRANCINE PATTI
ALEX SOSA
PAUL T. STRAUBE, SR.
JUAN URBINA
Aldermen

ORDINANCE NO. O-04-2025

**AN ORDINANCE REGULATING
SOLICITATION AND AMENDING
SECTION 3-5-4 OF THE NORTHLAKE CITY CODE**

BE IT ORDAINED, by the Mayor and City Council of the City of Northlake, Cook County, Illinois, in the exercise of the City's home rule powers, as follows:

SECTION 1: Section 3-5-4 of the Northlake City Code is amended by deleting the existing text and substitution following in lieu of:

No person may conduct any type of solicitation from any operator or occupant of any vehicle traveler upon any street or highway located in the City.

SECTION 2: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

SECTION 3: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED this 3rd day of March 2025 pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Contreras				
Feldmann				
Grochowski				
Johnson				
Patti				
Sosa				
Straube				
Urbina				
(Mayor Sherwin)				
TOTAL				

APPROVED by the Mayor on March 3, 2025

Jeffrey T. Sherwin
MAYOR

ATTEST

Nancy Pauletto
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, NANCY PAULETTO, DO HEREBY CERTIFY that I am the duly qualified and elected Clerk of the City of Northlake, Cook County, Illinois, and that as such Clerk I do have charge of and custody of the books and records of the City of Northlake, Cook County, Illinois.

I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true, and correct copy of ordinance No. O-04-2025, "AN ORDINANCE REGULATING SOLICITATION AND AMENDING SECTION 3-5-4 OF THE NORTHLAKE CITY CODE", adopted and approved by the Mayor and City Council of the City of Northlake, Illinois on March 3, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the City of Northlake, Cook County, Illinois this 3rd day of March 2025.

NANCY PAULETTO
City Clerk
City of Northlake
Cook County, Illinois

SEAL

THE CITY OF NORTHLAKE
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER O-05-2025

**AN ORDINANCE REGULATING THE REPAIR OF
ROOFS ON SINGLE FAMILY RESIDENCES AND AMENDING
TITLE 8, CHAPTER 2 OF THE NORTHLAKE CITY CODE**

JEFFREY T. SHERWIN, Mayor
NANCY PAULETTO, Clerk

JAIME S. CONTRERAS
PENNY FELDMANN
RICHARD GROCHOWSKI
NORMAN JOHNSON
FRANCINE PATTI
ALEX SOSA
PAUL T. STRAUBE, SR.
JUAN URBINA
Aldermen

ORDINANCE NO. O-05-2025
AN ORDINANCE REGULATING THE REPAIR OF
ROOFS ON SINGLE FAMILY RESIDENCES AND AMENDING
TITLE 8, CHAPTER 2 OF THE NORTHLAKE CITY CODE

BE IT ORDAINED, by the Mayor and City Council of the City of Northlake, Cook County, Illinois, in the exercise of the City's home rule powers, as follows:

SECTION 1: Title 8, Chapter 2 of the Northlake City Code is amended by adding the following as Section 8-2-10.

Section 8-2-10 Repair of Roofs of Single-Family Residences:

Whenever the roof of a single family residence is damaged by less than fifty percent (50%) the roof may be repaired with roofing materials of a similar composition and color, to match as closely as possible, an exact match not being required.

SECTION 2: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

SECTION 3: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED this 3rd day of March 2025 pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
Contreras				
Feldmann				
Grochowski				
Johnson				
Patti				
Sosa				
Straube				
Urbina				
(Mayor Sherwin)				
TOTAL				

APPROVED by the Mayor on March 3, 2025

Jeffrey T. Sherwin
MAYOR

ATTEST

Nancy Pauletto
CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

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I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true, and correct copy of ordinance No. O-05-2025, "AN ORDINANCE REGULATING THE REPAIR OF ROOFS ON SINGLE FAMILY RESIDENCES AND AMENDING TITLE 8, CHAPTER 2 OF THE NORTHLAKE CITY CODE", adopted and approved by the Mayor and City Council of the City of Northlake, Illinois on March 3, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the City of Northlake, Cook County, Illinois this 3rd day of March 2025.

NANCY PAULETTO
City Clerk
City of Northlake
Cook County, Illinois

SEAL