

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, April 21, 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 APRIL 21, 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 April 7, 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 Ordinance O-07-2025; An Ordinance Authorizing the Acquisition of Certain Real Property by Eminent Domain (320 East Morse Drive)

M _____ 2nd _____

- 2) Discussion and motion to approve Ordinance O-08-2025; An Ordinance Granting a Special Use Permit to Allow the Construction of an Automobile Service Station at the Property Commonly Known as 31 West North Avenue, Northlake, Illinois.

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, APRIL 7, 2025**

Mayor Sherwin called for the roll.

ROLL CALL:

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

PRESENT VIA CONFERENCE BRIDGE: **ALDERMAN CONTRERAS**
 ALDERMAN SOSA

ABSENT: **ALDERMAN JOHNSON**
 ALDERMAN URBINA

OTHERS PRESENT: **KEN BERES, CHIEF OF POLICE**
 TONY FACIANO, PUBLIC WORKS
 ISMAEL JIMENEZ, FINANCE DIRECTOR

Alderman Patti made a motion to approve Aldermen Contreras and Sosa participating in the meeting via conference bridge; seconded by Alderman Feldmann. Mayor Sherwin called for a voice vote. All were in favor.

The committee reviewed the minutes of the March 17, 2025 meeting. Alderman Patti made a motion to approve the minutes of the March 17, 2025 meeting; seconded by Alderman Grochowski. Mayor Sherwin called for a voice vote. All were in favor. The minutes were approved.

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

Mayor Sherwin presented the Commission Expenditures. Alderman Patti noted a typographical error in the report. It will be corrected. Alderman Patti made a motion to approve the Commission Expenditures; seconded by Alderman Feldmann. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin opened a discussion to approve the 2026 Infrastructure Going Forward. 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 Resolution R-11-2025; A Resolution Authorizing the Acquisition of Property Commonly Known as 200 East Fullerton Avenue in the City of Northlake, Cook County, Illinois. Alderman Grochowski made a motion to approve; seconded by Alderman Patti. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin opened a discussion to approve Resolution R-12-2025; A Resolution Approving an Intergovernmental Agreement for Water and Sanitary Utility Services Between the Town of Leyden and City of Northlake. Alderman Patti made a motion to approve; seconded by Alderman Feldmann. Mayor Sherwin called for the roll. All were in favor. The motion carried.

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. The motion carried.

MEETING ADJOURNED 6:37 P.M.

RESPECTFULLY SUBMITTED,

NANCY PAULETTO, CITY CLERK

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN GENERAL ACCOUNT						
04/03/2025	GEN	80682	ATHENIAN	ATHENIAN FOODS	RETIREMENT LUNCH	450.00
04/03/2025	GEN	80683	T0001364	BERNARD CALVARESI	IPAC CONFERENCE REIMB.	293.04
04/03/2025	GEN	80684	BESTQ	BEST QUALITY CLEANING	CLEANING SUPPLIES CITY HALL	310.70
04/03/2025	GEN	80685	CON	CITY OF NORTHLAKE	REIMBURSE PETTY CASH AT CITY HALL	10.95
04/03/2025	GEN	80686	BIDDLE	ELIZABETH BIDDLE	REIMBURSEMENT FOR CAKE & PLATES FOR CAR	996.56
04/03/2025	GEN	80687	EN	ENHANCED NETWORKS, INC.	SECURITY AWARENESS TRAINING ANNUAL SUBSC	1,688.95
04/03/2025	GEN	80688	GARVEY	GARVEY'S OFFICE PRODUCTS	OFFICE SUPPLIES	127.13
04/03/2025	GEN	80689	GASVODA	GASVODA & ASSOCIATES INC	(7) CELL MODEM SERVICE	140.00
04/03/2025	GEN	80690	T0001416	GBJ SALES LLC	1 CASE OF GRAFFITI REMOVER	172.05
04/03/2025	GEN	80691	JGU	J. G. UNIFORMS INC.	UNIFORM ALLOWANCE:DARST	46.65
04/03/2025	GEN	80692	CASAS	JACQUELINE CASAS	INTERN 03-16-2025 TO 03-29-2025	252.00
04/03/2025	GEN	80693	JKSV	JKS VENTURES, INC.	7 TON CRUSHED LIMESTONE SCREENING	336.35
04/03/2025	GEN	80694	T0001296	KONICA MINOLTA BUSINESS	MONTHLY PRINTING BIZHUB C368	21.31
					MONTHLY PRINTING BIZHUB C368	15.06
					COVERAGE PERIOD OF 02/27/25-03/26/25 FO	30.59
					COVERAGE PERIOD OF 03/27/25-04/26/25	10.50
						77.46
04/03/2025	GEN	80695	LRS	LAKESHORE	WASTE SERVICES	46,173.00
04/03/2025	GEN	80696	T0001423	LIVING WATERS CONSULTANTS, INC	PROJECT CONSULTATION	2,073.80
					SILVER CREEK WATERSHED COMMITTEE COORDI	51.85
						2,125.65
04/03/2025	GEN	80697	MAB	MANNHEIM AUTOMOTIVE AND BRAKES INC	VEHICLE MAINT: SQUAD 906	82.20
					VEHICLE MAINT: SQUAD 918	54.70
						136.90
04/03/2025	GEN	80698	ROH	RAY O'HERRON CO. INC.	UNIFORM ALLOWANCE: MOWINSKI	204.96
					UNIFORM ALLOWANCE:PESOLI	147.60
					UNIFORM ALLOWANCE: VAZQUEZ	222.36
						574.92
04/03/2025	GEN	80699	SMITH	SMITHEREN PEST MANAGEMENT	REGULARLY SCHEDULED PC SERVICES	125.00
					REGULARLY SCHEDULED PC SERVICES	251.00
					REGULARLY SCHEDULED PC SERVICE	43.00
					REGULARLY SCHEDULED PC SERVICE	125.00
						544.00
04/03/2025	GEN	80700	TEIS	THOMPSON ELEVATOR INSPECTION	1 ELEVATOR PLAN REVIEW	100.00
04/03/2025	GEN	80701	ULINE	ULINE	OFFICE SUPPLIES	45.00
04/03/2025	GEN	80702	MISC	UNION PACIFIC RAILROAD COMPANY	PROJECT - 0799085 AT MILE POST 14.67 ON	28,480.00
04/03/2025	GEN	80703	USABB	USA BLUE BOOK	PAINT - UTILITY LOCATIONS	400.79
04/03/2025	GEN	80704	VERI	VERIZON	5 MOBILE BROADBAND	180.05
04/03/2025	GEN	80705	WD	WAREHOUSE DIRECT	INK TONER	575.50
04/03/2025	GEN	80706	WD	WAREHOUSE DIRECT	OFFICE SUPPLIES	399.07
					OFFICE SUPPLIES	211.33

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
04/03/2025	GEN	80707	WCSP	WCS PHOTOGRAPHY	SITTING CHARGE	610.40
04/10/2025	GEN	80708	AEPENERGY	AEP ENERGY	3021355905 -ENERGY BILL 3017246189 - ENERGY BILL	175.00 9,314.32 1,052.20 10,366.52
04/10/2025	GEN	80709	STC	AMERICAN LEGAL PUBLISHING CORP	2025 SUPPLEMENT	664.10
04/10/2025	GEN	80710	CBB	CHRISTOPHER B BURKE	ENVIRONMENTAL RESOURCE SPECIALIST	3,597.01
04/10/2025	GEN	80711	COMCASTB	COMCAST BUSINESS	8771 20 169 0260793 - INTERNET SERVICES	133.30
04/10/2025	GEN	80712	DACRA	DACRA ADJUDICATION SYSTEM	MONTHLY SERVICE FEE (DACRA)	2,500.00
04/10/2025	GEN	80713	ELM OCC	ELMHURST OCCUPATIONAL HEALTH	DRUG TEST (2)	126.00
04/10/2025	GEN	80714	EN	ENHANCED NETWORKS, INC.	IT PROJECT 2: LICENSING	2,726.60
04/10/2025	GEN	80715	GARVEY	GARVEY'S OFFICE PRODUCTS	NEW OFFICE EQPT	99.99
					OFFICE SUPPLIES	77.47
					OFFICE SUPPLIES	418.85
						596.31
04/10/2025	GEN	80716	GRAINGER	GRAINGER CORP	VEHICLE EQPT: FLARES	490.30
04/10/2025	GEN	80717	HDPD	HOME DEPOT CREDIT SERVICES	ACCT 6035322536461548	111.86
04/10/2025	GEN	80718	T0001296	KONICA MINOLTA BUSINESS	PRINTING FOR BIZHUB 650I	10.50
					CONTRACT COVERAGE DATES - 08/30/241-08	103.39
						113.89
04/10/2025	GEN	80719	LRS	LAKESHORE	WASTE SERVICES	90.00
04/10/2025	GEN	80720	LOAG	LAW OFFICES ANCEL GLINK, P.C.	LEGAL SERVICES RENDERED	10,434.96
04/10/2025	GEN	80721	MAB	MANNHEIM AUTOMOTIVE AND BRAKES INC	VEHICLE MAINT: SQUAD 904	3,266.15
					VEHICLE MAINT: SQUAD 911	565.82
						3,831.97
04/10/2025	GEN	80722	MPCCOM	MPC COMMUNICATIONS AND LIGHTING INC	VEHICLE MAINT: SQUAD 901 & 909	453.50
04/10/2025	GEN	80723	NIGAS	NICOR GAS	37-62-39-0000 0 - GAS BILL - 02/20/25-0	173.71
					79-82-39-0000 0	154.10
					38-98-64-0000 0 - GAS BILL	267.78
					35-12-24-0849 1 - GAS BILL	462.00
						1,057.59
04/10/2025	GEN	80724	T0000472	NORTHLAKE FIRE DEPARTMENT	FIRE ALARMS	1,275.00
04/10/2025	GEN	80725	T0000268	PHILLIP GASKE	UNIFORM ALLOWAANCE: GASKE	211.69
04/10/2025	GEN	80726	ROH	RAY O'HERRON CO. INC.	UNIFORM ALLOWANCE: BADGES	199.04
04/10/2025	GEN	80727	MISC	ROBINN LANGE	SUMMER CONCERT	3,000.00
04/10/2025	GEN	80728	SLS	SEMMER LANDSCAPE	CH/PD LANDSCAPE MONTHLY SERVICES	940.00
04/10/2025	GEN	80729	SMITH	SMITHREEN PEST MANAGEMENT	REGULARLY SCHEDULED PEST CONTROL SERVIC	159.00
04/10/2025	GEN	80730	SL	SUBURBAN LABORATORIES INC.	WATER SAMPLE LAB TESTING FEES	614.00
04/10/2025	GEN	80731	TWOBILE	T MOBILE	ACCT 979804135 MONTHLY PHONES 2-21-25 T	174.71
04/10/2025	GEN	80732	TRADEPRINT	TRADE PRINT	BUSINESS CARDS FOR ISMAEL JIMENEZ	65.00
					BROCHURES	75.00
						140.00

Total of 55 Disbursements:

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
04/04/2025	GEN	80677	MAGGIO, CHRISTINE E.	170.00	156.99	0.00	Open
04/04/2025	GEN	80678	TRANSAMERICA RETIREMENT SOLUTIONS	4,215.51	4,215.51	0.00	Open
04/04/2025	GEN	80679	NATIONWIDE RETIREMENT SOLUTIONS	2,950.47	2,950.47	0.00	Open
04/04/2025	GEN	80680	SECURITY BENEFIT	2,333.84	2,333.84	0.00	Open
04/04/2025	GEN	80681	TRANSAMERICA RETIREMENT SOLUTIONS	1,332.98	1,332.98	0.00	Open

Totals:

Number of Checks: 005 11,002.80 10,989.79 0.00

Total Physical Checks:

5

Total Check Stubs:

JEFFREY T. SHERWIN
MAYOR

ISMAEL JIMENEZ
FINANCE DIRECTOR



CITY OF NORTHLAKE
FINANCE DEPARTMENT
NORTHLAKE, IL 60164

TO: City of Northlake Alderpersons
City of Northlake Mayor

FROM: Ismael Jimenez, Finance Director

RE: Senior Commission Expenditures

DATE: April 13, 2025

The following Commission expenditures are being submitted for Finance Committee review and approval:

Senior Commission: Food: \$500.00

55 E. NORTH AVE • NORTHLAKE, IL 60164
(708) 343-8700 • FAX (708) 343 8038



CITY OF NORTHLAKE

55 E. NORTH AVENUE • NORTHLAKE, ILLINOIS 60164

PHONE 708-343-8700 • FAX 708-343-8708

P.O.

4527

THIS ORDER NUMBER MUST
APPEAR ON ALL PACKAGE
AND PAPERS RELATING TO
THIS ORDER.

PURCHASE ORDER

DEPARTMENT

Northlake Senior Bingo

FUND NO.

00-20-83799

IS. 04/17/2025

VENDOR

K 7C Chikens
3141 Mannheim Rd.
7 Park Ave Plk. cell
1-847-678 4330

Requested By:

Christina Maggio

Date:

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
50		10 pc chicken meals for Easter @ \$10.00 each. See attached bill	10.00	500.00
Make check payable to Christina Maggio 416 Hershey Ave Northlake, IL 60164 708 5637478				
TAX EXEMPTION NBR. E9998-1440-02				
TOTAL				500.00

INSTRUCTIONS TO VENDORS:

1. UNLESS OTHERWISE STATED ON THIS PURCHASE ORDER, ALL PRICES ARE F.O.B. NORTHLAKE, ILLINOIS

2. SEND INVOICES TO:
CITY OF NORTHLAKE
55 EAST NORTH AVENUE
NORTHLAKE, ILLINOIS 60164

White Copy Original — Vendor's Copy

Pink Copy — Department File

Goldenrod Copy — Department return to Finance Department
after goods have been received

FUNDS ENCUMBERED

BUDGET OFFICER

Authorized By:

Christina Maggio

Department Head/Commission Chairman

AUTHORIZED BY:

MAYOR

DATE

Ticket #4221

G135267 4 19 4221
 000

Customer Information

A

*** Modify Order Used ***

Side Only	5.29
-----------	------

A La Carte	6.99
------------	------

17 4pc Meal	170.00
-------------	--------

2 Ind Mac & Chs

2 Biscuit

2 4pc Meal	20.00
------------	-------

Ind Mac & Chs

Ind Mash/ Gvy

2 Biscuit

31 4pc Mea1	310.00
-------------	--------

OR Wing

2 Ind Mash/ Gvy

2 Biscuit

CARRY OUT	\$512.28
-----------	----------

CASH PRE-KEYED	\$520.28
----------------	----------

Change	\$8.00
--------	--------

Feedback or Questions?

kfc.com/contact

How are we doing?

Let us know at www.kfc1istens-usa.com
We appreciate your feedback. Your voice
helps us improve the KFC experience.
Survey responses accepted within 3 days
of original purchase date.

Thanks * Don't be a Stranger!

**THE CITY OF NORTHLAKE
COOK COUNTY, ILLINOIS**

**ORDINANCE
NUMBER O-07- 2025**

**AN ORDINANCE AUTHORIZING THE ACQUISITION
OF CERTAIN REAL PROPERTY BY EMINENT DOMAIN
(320 EAST MORSE DRIVE)**

**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-07-2025

**AN ORDINANCE AUTHORIZING THE ACQUISITION
OF CERTAIN REAL PROPERTY BY EMINENT DOMAIN
(320 EAST MORSE DRIVE)**

WHEREAS, the City of Northlake is interested in acquiring certain property in order to facilitate the development of open space; and

WHEREAS, Section 5/11-61-1 of the Illinois Municipal Code (65 ILCS 5/11-61-1), authorizes the City to acquire property for its corporate purposes; and

WHEREAS, pursuant to this statutory authority the City seeks to acquire fee simple title to certain property commonly known as 320 East Morse Drive (the "Subject Property") which is legally described on Exhibit "A" attached hereto and incorporated herein by reference, either with or without the consent of the owner(s), by eminent domain or otherwise, and to pay the amount of any award made in an eminent domain proceeding; and

WHEREAS, the laws of this state permit the City to exercise the right of eminent domain to take any lot or parcel of land, when needed as a site for a public purpose, whenever compensation for the lot or parcel of land cannot be agreed upon between the owners thereof and the City; and

WHEREAS, the City Council finds that the acquisition of the Subject Property will serve a corporate purpose.

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

SECTION 1: The City Council hereby finds that all of the recitals contained in the preamble to this ordinance are full, true and correct and hereby incorporate the same herein by reference as though fully set forth herein.

SECTION 2: The City Council finds that the acquisition of the Subject Property will serve a corporate purpose specifically the creation of open space adjacent to a public grammar school.

SECTION 3: The law firm of Ancel Glink is hereby engaged, authorized and directed to attempt to negotiate a reasonable compensation for the parcel of the Subject Property with the owner(s) or their authorized agents.

SECTION 4: Should the owner(s) of the Subject Property and Ancel Glink be unable to agree upon reasonable compensation for the purchase the Subject Property, Ancel Glink is hereby authorized and directed to initiate eminent domain proceedings with respect to the Subject Property and the owner(s) thereof in accordance with Northlake's eminent domain and condemnation authority.

SECTION 5: Ancel Glink is further authorized and directed to take any other action necessary to complete condemnation and/or eminent domain proceedings including, but not limited to, hiring a licensed surveyor to survey the Subject Property, hiring a licensed appraiser to appraise the Subject Property, engaging a title company to determine all of the owners of record of the Subject Property and any other parties in interest, retaining co-counsel and engaging expert witnesses to testify on behalf of the City at said condemnation proceedings.

SECTION 6: 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 7: All ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 8: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED this 21st day of April 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 April 21, 2025.

Jeffrey T. Sherwin
MAYOR

ATTEST:

Nancy Pauletto
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 12 IN BLOCK 2 IN TOWN MANOR, A SUBDIVISION OF THE NORTH 100 ACRES OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-05-212-011-0000

COMMONLY KNOWN AS: 320 East Morse Drive, 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 Ordinance No. O-07-2025, "AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY BY EMINENT DOMAIN (320 EAST MORSE DRIVE)," adopted and approved by the Mayor and City Council of the City of Northlake, Illinois on April 21, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the City of Northlake, Cook County, Illinois this 21st day of April 2025.

Nancy Pauletto
City Clerk
City of Northlake
Cook County, Illinois

SEAL

THE CITY OF NORTHLAKE
COOK COUNTY, ILLINOIS

ORDINANCE
NUMBER O-08-2025

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO ALLOW THE CONSTRUCTION OF AN AUTOMOBILE SERVICE
STATION AT THE PROPERTY COMMONLY KNOWN AS
31 WEST NORTH 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**

ORDINANCE NO. O-08-2025

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO ALLOW THE CONSTRUCTION OF AN AUTOMOBILE
SERVICE STATION AT THE PROPERTY COMMONLY KNOWN AS
31 WEST NORTH AVENUE
NORTHLAKE, ILLINOIS**

WHEREAS, an application has been filed by IRP Northlake, LLC and Take 5 Northlake Welms Group ("Petitioner") requesting a special use permit to allow the construction of an automobile service station at the property commonly known as 31 West North Avenue which is legally described on Exhibit A attached hereto and incorporated herein by reference ("Subject Property") and

WHEREAS, on April 10, 2025 the Zoning Board of Appeals, Planning and Economic Development Commission ("Commission") conducted a public hearing on the requested special use permit pursuant to the required legal notice; and

WHEREAS, the Commission recommended approval of the requested special use permit; and

WHEREAS, the Commission found that the Petitioner satisfactorily addressed the factors required for approval of the requested special use permit and made findings, including that the special use permit would be operated so that the public health, safety and welfare will be protected, and that there will be no injury to other property in the neighborhood; and

WHEREAS, the Mayor and City Council have reviewed the recommendations of the Commission and deem the special use permit to be in the best interests of the City.

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

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

SECTION 2: The Petitioner is hereby granted a special use permit to allow the construction of an automobile service station on the Subject Property subject to the conditions that the Subject Property shall be developed in conformance with the plans presented to the Commission which are incorporated herein by reference and in accordance with all applicable statutes and ordinances.

SECTION 3: The special use permit and the scope of this ordinance are limited to the Subject Property.

SECTION 4: 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 5: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

ADOPTED this 21st day of April 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 April 21, 2025.

Jeffrey T. Sherwin
MAYOR

ATTEST:

Nancy Pauletto
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 5 (EXCEPT THE WEST 2.18 FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES OF LOT 5), 6,7 AND THE VACATED 20 FOOT ALLEY LYING SOUTH AND ADJOINING LOTS 5 (EXCEPT THE WEST FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES OF LOT 5), 6, AND 7 ALL IN BLOCK 2 IN THE H.O. STONE NORTHLAKE ADDITION, A SUBDIVISION OF ALL THAT PART (EXCEPT THE RAILROAD) NORTH OF LAKE STREET OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-06-206-005-0000
15-06-206-006-0000
15-06-206-007-0000

COMMONLY KNOWN AS: 31 West North 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 Ordinance O-082025, **"AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION OF AN AUTOMOBILE SERVICE STATION AT THE PROPERTY COMMONLY KNOWN AS 31 WEST NORTH AVENUE, NORTHLAKE, ILLINOIS,"** adopted and approved by the Mayor and City Council of the City of Northlake, Illinois on April 21, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the City of Northlake, Cook County, Illinois this 21st day of April 2025.

NANCY PAULETTO
City Clerk
City of Northlake
Cook County, Illinois

SEAL

AGENDA
FOR THE 1,656TH MEETING OF THE CITY COUNCIL
OF THE CITY OF NORTHLAKE
TO BE HELD ON APRIL 21, 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 April 7, 2025 as submitted.**

M _____ **2nd** _____

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

6. APPOINTMENTS/RE-APPOINTMENTS AND OATH:

- 1) **Motion to appoint Ismael Jimenez to the Police Pension Board**

M _____ **2nd** _____

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

7. PRESENTATIONS/AWARDS/PROCLAMATIONS:

- 1) **Presentation by Commissioner Frank Aguilar.**

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 Ordinance O-07-2025; An Ordinance Authorizing the Acquisition of Certain Real Property by Eminent Domain (320 East Morse Drive)**

M _____ 2nd _____

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

2) **Motion to approve Ordinance O-08-2025; An Ordinance Granting a Special Use Permit to Allow the Construction of an Automobile Service Station at the Property Commonly Known as 31 West North Avenue, Northlake, Illinois.**

M _____ 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 1,655th MEETING OF THE CITY COUNCIL OF THE
CITY OF NORTHLAKE HELD ON MONDAY, APRIL 7, 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 GROCHOWSKI
ALDERMAN PATTI**

PRESENT VIA CONFERENCE BRIDGE: **ALDERMAN CONTRERAS
ALDERMAN SOSA**

ABSENT: **ALDERMAN JOHNSON
ALDERMAN URBINA**

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

Alderman Patti made a motion to approve Aldermen Contreras and Sosa participating in the meeting via conference bridge; seconded by Alderman Feldmann. Mayor Sherwin called for a voice vote. All were in favor.

**MOTION TO APPROVE ALDERMEN CONTRERAS AND SOSA PARTICIPATING
IN THE MEETING VIA CONFERENCE BRIDGE CARRIED**

Mayor Sherwin presented the minutes of the city council meeting held on March 17, 2025. Alderman Patti made a motion to accept the minutes of the city council meeting held on March 17, 2025; seconded by Alderman Feldmann. 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 MARCH 17, 2025 CARRIED**

Mayor Sherwin presented the minutes of the Special Meeting held on March 21, 2025. Alderman Grochowski made a motion to accept the minutes of the Special Meeting held on March 21, 2025; seconded by Alderman Patti. Mayor Sherwin called for a voice vote. All were in favor.

**MOTION TO ACCEPT THE MINUTES OF THE SPECIAL MEETING
HELD ON MARCH 21, 2025 CARRIED**

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

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

ABSENT: ALDERMEN JOHNSON AND URBINA

NAYS: NONE

MOTION TO ACCEPT THE WARRANTS AND VOUCHERS CARRIED

Alderman Patti congratulated all city officials who were voted back into office on April 1, 2025.

Alderman Grochowski made a motion to approve the 2026 Infrastructure, Infrastructure Going Forward; seconded by Alderman Patti. Mayor Sherwin called for the roll.

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

ABSENT: ALDERMEN JOHNSON AND URBINA

NAYS: NONE

**MOTION TO APPROVE THE 2026 INFRASTRUCTURE,
INFRASTRUCTURE GOING FORWARD CARRIED**

Alderman Patti made a motion to approve Resolution R-11-2025; A Resolution Authorizing the Acquisition of Property Commonly Known as 200 East Fullerton Avenue in the City of Northlake, Cook County, Illinois; seconded by Alderman Feldmann. Mayor Sherwin called for the roll.

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

ABSENT: ALDERMEN JOHNSON AND URBINA

NAYS: NONE

**MOTION TO APPROVE RESOLUTION R-11-2025; A RESOLUTION AUTHORIZING
THE ACQUISITION OF PROPERTY COMMONLY KNOWN AS 200 EAST FULLERTON
AVENUE IN THE CITY OF NORTHLAKE, COOK COUNTY, ILLINOIS CARRIED**

Alderman Patti made a motion to approve Resolution R-12-2025; A Resolution Approving an Intergovernmental Agreement for Water and Sanitary Services Between the Town of Leyden and City of Northlake; seconded by Alderman Grochowski. Mayor Sherwin called for the roll.

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

ABSENT: ALDERMEN JOHNSON AND URBINA

NAYS: NONE

MOTION TO APPROVE RESOLUTION R-12-2025; A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR WATER AND SANITARY SERVICES BETWEEN THE TOWN OF LEYDEN AND CITY OF NORTHLAKE CARRIED

A resident came forward to comment on the danger of people panhandling at Wolf Road & North Avenue.

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 7:11 P.M.

RESPECTFULLY SUBMITTED,

NANCY PAULETTO, CITY CLERK