

## 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 17, 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 17, 2025 AGENDA

**A) Call to Order**

**B) Approval of participation by aldermen via conference bridge.**

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

**C) Roll Call**

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

**D) Review and Approve Minutes of the March 3, 2025 Regular Meeting**

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

**E) Approval of Expenditures Over One Thousand Dollars**

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

**F) Approval of Warrants and Vouchers**

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

**G) Approval of Commission Expenditures**

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

**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 the Parking Lot Agreement with Celona Holdings.

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

- 2) Discussion and motion to approve Ordinance O-06-2025; An Ordinance Regulating the Transfer or Sale of Hemp-Derived THC Products and Kratom and Amending Title 3 of the Northlake City Code.

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

- 3) Discussion and motion to approve the Engineer's Recommendation to Accept the Bid from ALamp Concrete Contractors, Inc. in the amount of \$5,414,98.80 for the Railroad Avenue Improvements Project.

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

- 4) Discussion and motion to modify the Senior Citizen Sewer Repair Program.

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

**K) ADJOURNMENT**

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

**MINUTES OF THE FINANCE & RULES COMMITTEE OF THE  
WHOLE MEETING HELD ON MONDAY, MARCH 3, 2025**

Mayor Sherwin called for the roll.

**ROLL CALL:**

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

**PRESENT VIA CONFERENCE BRIDGE:   ALDERMAN URBINA**

**ABSENT:**                   **ALDERMAN CONTRERAS  
ALDERMAN SOSA**

**OTHERS PRESENT:**       **KEN BERES, CHIEF OF POLICE  
TONY FACIANO, PUBLIC WORKS SUPERINTENDENT**

Alderman Patti made a motion to approve Alderman Urbina 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 February 10, 2025 meeting. Alderman Patti made a motion to approve the minutes of the February 10, 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 Grochowski. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin opened a discussion 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. Alderman Patti made a motion to approve; seconded by Alderman Johnson. Mayor Sherwin called for the roll. All were in favor. The motion carried.

Mayor Sherwin opened a discussion 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. 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 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. 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-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. 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 for approval of Collective Bargaining Agreement with SEIU 73 for Public Works Employees. 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 Parking Lot Agreement Between City of Northlake and TW Constructors. 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 the appointment of Ismael Jimenez as Finance Director. Alderman Straube 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 for approval of route for supply main to main pumping station. The engineering firm gave four alternatives. It was agreed to approve Alternative #2. 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 6:48 P.M.**

**RESPECTFULLY SUBMITTED,**

**NANCY PAULETTO, CITY CLERK**

**JEFFREY T. SHERWIN**

MAYOR



**CITY OF NORTHLAKE**  
**FINANCE DEPARTMENT**  
NORTHLAKE, 60164

**CAROL LAMPARD**

FINANCE DIRECTOR

**TO:** City of Northlake Alderpersons  
City of Northlake Mayor

**FROM:** Carol Lampard, Finance Director

**RE:** Youth Commission Expenditures

**DATE:** March 12, 2025

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

Youth Commission: Valentine Craft \$235.82



City of Northlake  
55 E. North Avenue – Northlake, Illinois 60164  
Phone 708-343-8700 Fax 708-343-8708

PURCHASE ORDER

Department <i>youth commission</i>	Fund No. <i>00 21 93801</i>
---------------------------------------	--------------------------------

Vendor  
*Oriental Trading*

Requested by *Sheila Morgan*  
Date *3-10-25*

Quantity	Description	Unit Price	Total price
	<i>for our valentine craft.</i>		
Total			<i>235.82</i>

Funds Encumbered

Budget Officer

Date:

Authorized by:

*[Signature]*  
Dept. Head/Commission Chair



Invoice #: 735652341-01

\*\*\*\*\*

Date: 3/11/2025

\* COMMERCIAL INVOICE \*

Page #: 2

CUSTWEBMVC

**SOLD TO:**

SHIP TO:

CITY OF NORTHLAKE OFFICES  
ACCOUNTSPAYABLE  
55 E NORTH AVE  
NORTHLAKE, IL 60164

MARIA MARTINEZ  
60 WAGNER DR  
NORTHLAKE, IL 60164

Purchase Order Number 24368		Date Ordered 1/15/2025	Date Shipped 1/17/2025	Back Orders NO	Terms
Service Representative		Number of Cartons 2	Weight 56 LBS	Shipped Via FedEx - Home	
Item Number	Order Qty	Ship Qty	Description		Unit Price    Ext. Amount
IN-32/453	2 DZ	2	HEART-SHAPED SWIRL POPS ORIGIN: CN TARIFF: 1704.90.3550		
IN-13640379	2 UN	2	HOT PINK MINI TWISTY POPS ORIGIN: CN TARIFF: 1704.90.3550		
IN-13766297	1 UN	1	LIGHT PINK MINI CANDY STICKS (1LB) ORIGIN: CN TARIFF: 1704.90.3550		
IN-85/3513	1 UN	1	FROOTIES STRAWBERRY LEMONADE TOOTSIE ORIGIN: US TARIFF: 1704.90.3550		
IN-13628306	1 UN	1	VALENTINE PRINTED SUCKERS ORIGIN: US TARIFF: 1704.90.3550		
IN-13640377	1 UN	1	RED MINI TWISTY POPS ORIGIN: CN TARIFF: 1704.90.3550		
AO-14584419	1 PC	1	PACKAGE INSERT - GL OTC JAN ORIGIN: US TARIFF: 4910.00.6000		
AO-14548353	1 PC	1	CY25 PZ CATALOG 1 VALENTINE 5806A-OTC ORIGIN: US TARIFF: 4911.99.8000		
AO-14584422	1 PC	1	PACKAGE INSERT - DD OTC JAN ORIGIN: US TARIFF: 4911.99.8000		
*** CONTINUED ON NEXT PAGE ***					

**Oriental Trading** **MindWare.**

00900

Invoice #: 735652341-01

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\* COMMERCIAL INVOICE \*

\*\*\*\*\*

Date: 3/11/2025

CUSTWEBMVC

Page #: 3

**SOLD TO:****SHIP TO:**CITY OF NORTHLAKE OFFICES  
ACCOUNTS PAYABLE  
55 E NORTH AVE  
NORTHLAKE, IL 60164MARIA MARTINEZ  
60 WAGNER DR  
NORTHLAKE, IL 60164

Purchase Order Number 24368		Date Ordered 1/15/2025	Date Shipped 1/17/2025	Back Orders NO	Terms		
Service Representative		Number of Cartons 2	Weight 56 LBS	Shipped Via FedEx - Home			
Item Number	Order Qty	Ship Qty	Description			Unit Price	Ext. Amount
All Prices Are In US Dollars FOB Omaha, NE U.S.A.							
Certified true and correct by							
DATE 03/11/2025							

Call to speak to a customer service representative:

Merchandise	Shipping & Handling	Sales Tax	Total Amount	Certificate/Other	Payments	Balance Due
245.82			245.82	10.00		235.82

See Important Sales Tax Information Regarding the Tax You May Owe Directly to Your State on the Reverse Hereof

vv PLEASE DETACH AND RETURN WITH REMITTANCE vv

\*\* To Insure PROPER Payment to your ACCOUNT, Please Return the COUPON \*\*

Name: CITY OF NORTHLAKE OFFICES

Due Date: 2/16/2025

Account: 3372911

Order #: 735652341-01

Balance Due: 235.82

Please mail your payment to:

Amount

Paid: \$ \_\_\_\_\_

OTC Brands, Inc.  
PO Box 77119  
Minneapolis, MN 55480

Please do not write below this line. Do not fold, staple, or paper clip this coupon.

0033729112 735652341 01 000000235821



## TERMS AND CONDITIONS OF ORDER

- Acceptance and Delivery.** Seller shall not be responsible for any delay in its performance beyond its control or beyond the control of its suppliers. The parties agree that, unless otherwise agreed to in writing and signed by both parties, shipping dates are approximate and that time is not of the essence. All orders by Buyer constitute offers to purchase which are subject to acceptance or rejection by Seller in Omaha, Nebraska and any contract for the sale of goods by Seller is formed and performed in Nebraska. Seller's acceptance of any order from Buyer is expressly conditional upon Buyer's assent to the terms and conditions set forth herein and Seller expressly limits its acceptance of Buyer's order to such terms and conditions and any additional or different terms proposed by Buyer, whether oral, written or electronic are expressly rejected. Notwithstanding any other quoted delivery time, Seller shall ship merchandise ordered by Buyer within 180 days or cancel the order for such merchandise. Unless and until Buyer cancels an order, Buyer consents to the backorder or delay in shipping of merchandise of up to 180 days. If an item is backordered, Buyer may cancel such order at any time by providing notice of cancellation to Seller.
- Payment Terms.** Payment terms shall be governed by the terms on the face of this order or invoice and the credit terms extended by Seller, if any. Any such credit terms may be revoked by Seller at any time. Payment shall be due and payable on the date so specified. Past due balances remaining unpaid will be subject to a delinquency charge at the rate of 1 1/4 percent per month or the maximum rate permitted by law, whichever is less; and Buyer shall pay all Seller's costs of collection of past due amounts, including but not limited to attorney fees and court costs. If credit terms are extended to Buyer, Buyer hereby grants a security interest in the merchandise purchased by Buyer and all proceeds from the sale or disposition of such merchandise and appoints Seller as Buyer's attorney-in-fact to execute on Buyer's behalf any Uniform Commercial Code financing statements Seller deems reasonably necessary to perfect Seller's security interest. Buyer agrees to pay \$40.00 per check on all returned or insufficient funds checks. Seller agrees and acknowledges that Buyer tenders payment for each order and Seller is authorized to charge Buyer's credit card or other charge account (whether Seller or a third party is the creditor) only as of the day Seller ships the order and only in respect to the merchandise shipped. Seller has no authorization or right to payment prior to the day Seller ships the merchandise ordered by Buyer.
- Warranty and Risk of Loss.** Seller shall, at its election, either repair, replace, or refund the purchase price, exclusive of shipping and handling charges, for any merchandise which is defective in workmanship or material and for which Buyer makes a claim within five (5) days after receipt of the merchandise. When making such a claim, Buyer must submit both the original packing slip and the defective merchandise itself (or a sample thereof), unless these conditions are waived by Seller in writing. This paragraph constitutes Seller's sole obligation as to the merchandise, and the Buyer acknowledges that this paragraph sets forth Buyer's exclusive remedy for any breach of warranty or other duty related to the merchandise or quality thereof. Any refund for merchandise shall not include shipping and handling, unless otherwise agreed by Seller in writing. At its discretion, Seller may charge a restocking fee, not to exceed twenty-five percent (25%) for returned merchandise. Title to the merchandise passes to Buyer at and Buyer bears all risk of loss from the time the merchandise is loaded onto common carrier to be shipped to Buyer, regardless of whether Seller pays freight. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, SELLER MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OR WITH RESPECT TO ANY APPROVALS, CHARACTERISTICS, CERTIFICATIONS, INGREDIENTS, BENEFITS, USES, STANDARDS, QUALITY OR GRADE OF ANY MERCHANDISE, OR ARISING BY CUSTOM OR TRADE USAGE AND, SPECIFICALLY, MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY WARRANTIES, CONDITIONS, REPRESENTATIONS, INDEMNITIES AND GUARANTEES WITH RESPECT TO THE MERCHANDISE ARE HEREBY SUPERCEDED, EXCLUDED AND DISCLAIMED. THE EXPRESS WARRANTY CONTAINED IN PARAGRAPH 9 HEREIN CONSTITUTES THE SOLE AND EXCLUSIVE WARRANTY MADE BY SELLER AND IS IN LIEU OF ALL OTHER WARRANTIES. IN NO EVENT SHALL SELLER BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, SPECIAL, PUNITIVE OR INCIDENTAL DAMAGES OR LOST PROFITS, EVEN IF SELLER IS ADVISED OF THE POSSIBILITY OF THE SAME IN ADVANCE. SELLER'S AGGREGATE LIABILITY IS LIMITED TO THE AMOUNT ACTUALLY PAID BY BUYER.
- Product Descriptions.** Seller periodically adds, changes, modifies and updates its catalogs and website, including without limitation these Terms and Conditions. Seller tries to be as accurate as possible, but makes no warranties or representations that (a) the content, including product descriptions, prices and depictions, are accurate, complete, reliable, current or error-free, (b) any merchandise has any particular approvals, certifications, characteristics, uses, ingredients, or benefits, or (c) any merchandise is of or meets any particular standard, certification, quality or grade. Seller assumes no liability with respect to any of the foregoing. If a product purchased is not as described or expected, Buyer's sole remedy is to return it in unused condition.
- Nonwaiver of Defaults.** Each shipment made under any order shall be treated as a separate transaction, but in the event of any default by Buyer, Seller may decline to make further shipments without in any way affecting Seller's rights under such order. If, despite a default by Buyer, Seller elects to continue to make shipments, or accept further orders from Buyer, such action(s) shall not constitute a waiver of any default by Buyer, or in any way affect Seller's legal or equitable remedies for any such default, or of any default at any prior or subsequent time. Any refund, credit, gift certificate or discount due Buyer may be offset against amounts owed to Seller.
- Dispute Resolution.** Buyer agrees that any action brought by Buyer to resolve any claim, dispute or controversy of any nature arising out of or related to any order or transaction between Buyer and Seller or any merchandise sold or distributed by Seller or any policy, statement, representation, advertisement, promotion, offer, customer information of Seller, or these Terms and Conditions shall be brought in a court of competent jurisdiction in Douglas County, Nebraska and Buyer hereby consents to the exclusive jurisdiction of such courts. All such claims, disputes or controversies shall be resolved individually and not as part of any class action or class arbitration and the right to commence or participate in any class proceedings is specifically waived by Buyer.
- Personalized Product.** If the order includes personalization of product or the printing or other reproduction of trademarks, service marks, trade names, logos, messages or business symbols ("Marks"), Buyer hereby grants to Seller the non-exclusive right and license to use such Marks on the products and to cause the products to be produced with the Marks. Buyer further grants permission and consents to Seller's use of a photograph or other likeness of the finished products for purposes of advertising or promoting Seller's business relating to such personalization production work and merchandise sales. Seller shall have no right, title or other interest in the Marks except as expressly granted herein. Buyer represents and warrants that it owns the Marks and is authorized to license the Marks to Seller. Buyer agrees to indemnify and hold harmless Seller from any loss, liability, damage, claims, demands, actions, costs or expenses of any nature (including attorney fees) arising out of or in any manner connected with Buyer's or Seller's use of the Marks. Seller reserves the right to reject or rescind any order for personalized product in its sole discretion.
- Compliance with Laws and Indemnification.** In addition, if Buyer intends to resell, distribute or export any product, Buyer agrees to bear all responsibility for compliance with the laws, rules and regulations of the jurisdiction in which the product is resold or to which the product is distributed or exported, and Buyer agrees to indemnify, defend and hold harmless Seller from and against any and all costs, damages, liability, fines, penalties and expenses (including attorney fees) arising out of any such resale, distribution or exportation.
- Electronic Communications.** WHEN BUYER PROVIDES SELLER WITH BUYER'S EMAIL ADDRESS OR TELEPHONE NUMBER, SENDS SELLER EMAILS OR VISITS THE SELLER'S WEBSITE OR SOCIAL MEDIA CHANNELS, BUYER IS COMMUNICATING WITH SELLER ELECTRONICALLY AND CONSENTS TO RECEIVE COMMUNICATIONS FROM SELLER ELECTRONICALLY. SELLER MAY COMMUNICATE WITH BUYER BY TELEPHONE, EMAIL, TEXT, FACSIMILE, SOCIAL MEDIA OR BY POSTING NOTICES ON SELLER'S WEBSITE. BUYER EXPRESSLY CONSENTS TO RECEIVE ANY SUCH COMMUNICATIONS AND AUTHORIZES SELLER TO DELIVER OR CAUSE TO BE DELIVERED ADVERTISEMENTS OR TELEPHONE MESSAGES USING AUTOMATIC DIALING SYSTEMS OR PRERECORDED VOICE TO THE TELEPHONE NUMBERS BUYER PROVIDES, AND BUYER HEREBY WAIVES ANY CLAIMS BASED ON SUCH COMMUNICATIONS. BUYER AGREES THAT ALL NOTICES, DISCLOSURES, AGREEMENTS OR OTHER COMMUNICATIONS SELLER PROVIDES ELECTRONICALLY SATISFY ANY LEGAL REQUIREMENT THAT SUCH COMMUNICATIONS BE IN WRITING.
- International Trade.** If Buyer is purchasing merchandise for delivery or importation to a country other than the United States, Buyer is solely responsible for and will comply with all applicable laws, rules, regulations, and treaties of the United States and the jurisdiction of the destination of the merchandise in connection with the transportation, exportation, importation, delivery, distribution and resale of the merchandise. Buyer is also solely responsible for and shall obtain all certifications, declarations, accreditations, registrations, tests, licenses, permits, inspections, or similar requirements of any jurisdiction of the destination of the merchandise and shall bear all costs and expenses related thereto and shall bear all costs and expenses relating to any taxes, duties, levies, or assessments associated with the transportation, exportation, and importation of the merchandise. Seller makes no representations or warranties with respect to the foregoing or that the merchandise is suitable for or will comply with applicable laws of any jurisdiction.
- California Prop 65 Compliance and Notice.** Buyers who are retail sellers of consumer products and intend to resell any product in California or to California residents are provided this notice: THE PACKING SLIP OR INVOICE ACCOMPANYING THE SHIPMENT OF PRODUCT PROVIDES INFORMATION REGARDING WHICH, IF ANY, PRODUCTS SELLER SHIPS TO BUYER MAY RESULT IN EXPOSURE TO ONE OR MORE OF THE PROP 65 LIST OF CHEMICALS, INCLUDING THE EXACT NAME OR DESCRIPTION OF THE PRODUCT, AND INCLUDES THE PROP 65 WARNING NECESSARY FOR LABELING, SHELF SIGNS, TAGS OR OTHER WARNING METHOD FOR RETAIL SALE OF THE PRODUCT. SELLER'S CONFIRMATION OF DELIVERY OF THE SHIPMENT TO BUYER CONSTITUTES CONFIRMATION OF RECEIPT OF THIS NOTICE BY BUYER UNLESS BUYER NOTIFIES THE SELLER IN WRITING WITHIN 15 DAYS OF THE DATE OF ANY SUCH SHIPMENT. BUYER UNDERSTANDS AND AGREES THAT IF BUYER INTENDS TO RESELL ANY OF THE PRODUCTS BUYER IS SOLELY RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF WARNING MATERIALS, INCLUDING WARNINGS FOR PRODUCTS BUYER SELLS OVER THE INTERNET. Buyer agrees to provide Seller with written notice prior to placing any order if Buyer intends to distribute any product into the state of California and acknowledges and agrees that any such distribution of product into the state of California may require appropriate Proposition 65 (Title 22 of the California Code of Regulations) warning labels. If Buyer fails to provide such notice or fails to provide appropriate Proposition 65 warnings and distributes any product into the state of California, Buyer agrees to indemnify, defend and hold harmless Seller from and against any and all costs, damages, liability and expenses (including attorney fees) arising out of any alleged Proposition 65 violations.
- Miscellaneous.** No amendment, modification or addition to these terms and conditions shall be binding unless expressly agreed to in writing and signed by Seller. These terms and conditions shall be binding upon Buyer, its permitted successors and assigns, and shall inure to the benefit of Seller. Any waiver by Seller of any part herein shall not constitute a waiver of any other part. These terms and conditions shall be construed under and governed by the substantive laws and not the choice of law rules of the state of Nebraska. Buyer consents to and agrees that any state or federal court in Douglas County, Nebraska shall have personal and subject matter jurisdiction over Buyer and this Agreement; that Nebraska has the most significant contacts with this Agreement, to the exclusion of any other state; and that any legal dispute brought by either Buyer or Seller relating to this Agreement will be instituted in Douglas County, Nebraska pursuant to section 6 above. Buyer expressly consents and agrees to receive communications regarding any order or transaction from Seller by electronic mail and facsimile.

11201 Giles Road LaVista, NE 68128  
Continental U.S. Call 1-800-228-0475  
Order Online at [www.orientaltrading.com](http://www.orientaltrading.com)

Sold To: CITY OF NORTHLAKE OFFICES  
55 E NORTH AVE  
NORTHLAKE, IL 60164-2489

Ship To: MARIA MARTINEZ  
60 WAGNER DR  
NORTHLAKE, IL 60164-1454

## Packing List

Invoice # . . . : 735652341-01

Customer # . . . : 3372911

Order Date . . . : 1/15/2025

P.O. # . . . : 24368

Salesperson . . : LPERDUE

Page . . . : 1

Date . . . : 1/16/25

Time . . . : 22:08:04

Ship Via . . : FedEx - Home

Terms . . . : NET 30

Phone . . . : (800) 228-7450

Placed By . : MARIA MARTINEZ

Qty Ord	Qty Shp	UN	Item #	Description	Unit Price	Ext. Amt
1	1	PC	AD-14584419	PACKAGE INSERT - GL OTC JAN		No Chars
1	1	PC	AD-14584353	CY25 PZ CATALOG 1 VALENTINE		No Chars
1	1	PC	AD-14584422	PACKAGE INSERT - DD OTC JAN		No Chars
2	2	UN	IN-/K6250	STRAWBERRY N' CREAM POPS	7.28	14.56
6	6	DZ	IN-32/1301	VALENTINES DAY CUPCAKE BOXES	4.98	29.88
4	4	UN	IN-48/6412	HEART PICTURE MAGNET CRAFT	6.98	27.92
4	4	UN	IN-14473374	BERRY FRIENDSHIP BRACELET C	6.98	27.92
1	1	UN	IN-32/200	MEGA VALENTINE NOVELTY ASSORTMENT - (250PC	24.98	24.98
1	1	UN	IN-13808272	1000 PC VALENTINE CANDY MIX	59.48	59.48
1	1	UN	IN-13645048	RED CANDY STRAWS		
1	1	UN	IN-/K2093	RED BUTTERMINTS		
1	1	UN	IN-14096118	Component of- 13808272 VDAY TOOTSIE POP EXCHANGE 2		
1	1	UN	IN-13628306	Component of- 13808272 VALENTINE PRINTED SUCKERS		

This is Pkg# 2 of 2

Some items may ship/invoice separately.

Thank you for your order! For questions or returns, please call (800) 228-0475 or email [orders@oriental.com](mailto:orders@oriental.com).

The new year brings new reasons to celebrate! Warm up with our winter crafts or have snow much fun with outdoor toys. Huddle up for the ultimate football bash essentials for the big game kick-off, and get a head start on Valentine's Day with 1000s of class exchanges and party supplies. Honor Black History Month with t-shirts and other colorful goods. Visit [orientaltrading.com](http://orientaltrading.com) for all your party needs!

Seq	LOCATION	ITEM #	QTY	UN	DESCRIPTION
021	A00 001 A 6	*14548353	1	PC	CY25 PZ CATALOG 1 VALENTINE 5806A-OTC PZ
020	A00 001 A 2	*14584419	1	PC	PACKAGE INSERT - GL OTC JAN
022	A00 001 A 5	*14584422	1	PC	PACKAGE INSERT - DD OTC JAN
012	-WA VE	/K2093	1	UN	RED BUTTERMINTS
001	-WA VE	/K6250	2	UN	STRAWBERRY N' CREAM POPS
018	-WA VE	13628306	1	UN	VALENTINE PRINTED SUCKERS
011	-WA VE	13645048	1	UN	RED CANDY STRAWS
013	-WA VE	14096118	1	UN	VDAY TOOTSIE POP EXCHANGE 25CT
006	-WA VE	14473374	4	UN	BERRY FRIENDSHIP BRACELET CK GIVEAWAY
003	-WA VE	32/1301	6	DZ	VALENTINES DAY CUPCAKE BOXES
008	-WA VE	32/200	1	UN	MEGA VALENTINE NOVELTY ASSORTMENT - (250PC
005	-WA VE	48/6412	4	UN	HEART PICTURE MAGNET CRAFT KIT

TOT QTY = 21

Seq	LOCATION	ITEM #	QTY	UN	DESCRIPTION
021	A00 001 A 6	*14548353	1	PC	CY25 PZ CATALOG 1 VALENTINE 5806A-OTC PZ
020	A00 001 A 2	*14584419	1	PC	PACKAGE INSERT - GL OTC JAN
022	A00 001 A 5	*14584422	1	PC	PACKAGE INSERT - DD OTC JAN
012	-WA VE	/K2093	1	UN	RED BUTTERMINTS
001	-WA VE	/K6250	2	UN	STRAWBERRY N' CREAM POPS
018	-WA VE	13628306	1	UN	VALENTINE PRINTED SUCKERS
011	-WA VE	13645048	1	UN	RED CANDY STRAWS
013	-WA VE	14096118	1	UN	VDAY TOOTSIE POP EXCHANGE 25CT
006	-WA VE	14473374	4	UN	BERRY FRIENDSHIP BRACELET CK GIVEAWAY
003	-WA VE	32/1301	6	DZ	VALENTINES DAY CUPCAKE BOXES
008	-WA VE	32/200	1	UN	MEGA VALENTINE NOVELTY ASSORTMENT (250PC
005	-WA VE	48/6412	4	UN	HEART PICTURE MAGNET CRAFT KIT

TOT QTY = 21



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## Packing List

Invoice # . . . : 735652341-01  
Customer # . . . : 3372911  
Order Date . . . : 1/15/2025  
P.O. # . . . : 24368  
Salesperson: . . : LPERDIUE

Page . . . : 1  
Date . . . : 1/16/25  
Time . . . : 22:08:04  
Ship Via . . : FedEx - Home  
Terms . . . : NET 30  
Phone . . . : (800)228-7450  
Placed By: . : MARIA MARTINEZ

Qty Ord	Qty Shp	UN	Item #	Description	Unit Price	Ext. Am
1	1	PC	A0-14584419	PACKAGE INSERT - GL OTC JAN		No Char
1	1	PC	A0-14584353	CY25 PZ CATALOG 1 VALENTINE		No Char
1	1	PC	A0-14584422	PACKAGE INSERT - DD OTC JAN		No Char
2	2	UN	IN-/K6250	STRAWBERRY N' CREAM POPS	7.28	14.
6	6	DZ	IN-32/1301	VALENTINES DAY CUPCAKE BOXE	4.98	29.
4	4	UN	IN-48/6412	HEART PICTURE MAGNET CRAFT	6.98	27.
4	4	UN	IN-14473374	BERRY FRIENDSHIP BRACELET C	6.98	27.
1	1	UN	IN-32/200	MEGA VALENTINE NOVELTY ASSO	24.98	24.
1	1	UN	IN-13808272	1000 PC VALENTINE CANDY MIX	59.48	59.
1	1	UN	IN-13645048	RED CANDY STRAWS		
1	1	UN	IN-/K2093	Component of- 13808272 RED BUTTERMINTS		
1	1	UN	IN-14096118	Component of- 13808272 VDAY TOOTSIE POP EXCHANGE 2		
1	1	UN	IN-13628306	Component of- 13808272 VALENTINE PRINTED SUCKERS		

ACCOUNTING DEPT@ORIENTAL.COM

800-228-1185

This is pkg# 2 of 2

Some items may ship/invoice separately.

Thank you for your order! For questions or returns, please  
call (800) 228-0475 or email [orders@oriental.com](mailto:orders@oriental.com).

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN GENERAL ACCOUNT						
02/27/2025	GEN	80454	AEPENERGY	AEP ENERGY	ELECTRIC BILL - 3017246189	1,233.74
02/27/2025	GEN	80455	ALO	ALONDRA DEL RIO	CLEANING OF COMMUNITY CENTER	900.00
02/27/2025	GEN	80456	APCO	APCO INTERNATIONAL	CALL SIGN RENEWAL	125.00
02/27/2025	GEN	80457	ATT	AT&T	PHONE BILL - 708 343-0084 623 0	1,091.64
02/27/2025	GEN	80458	BATTERYS	BATTERY SERVICE CORPORATION	AUTOMOTIVE BATTERY W-6	129.50
02/27/2025	GEN	80459	BESTQ	BEST QUALITY CLEANING	CLEANING SERVICE FOR PD & CITY HALL FOR	3,710.00
02/27/2025	GEN	80460	CMFP	CHICAGO METROPOLITAN FIRE	ANNUAL FIRE ALARM TEST/INSPECTION	150.00
02/27/2025	GEN	80461	COMED	COMMONWEALTH EDISON COMPANY	ELECTRIC BILL - 5794352000	673.66
02/27/2025	GEN	80462	COMCAST2	COMCAST	INTERNET SERVICES - 8771 20 169 0032259	405.80
02/27/2025	GEN	80463	COMCASTB	COMCAST BUSINESS	PHONE BILL - 962376285	415.11
02/27/2025	GEN	80464	COMCASTB	COMCAST BUSINESS	INTERNET 319 E. MORSE PUMP STATION	173.30
02/27/2025	GEN	80465	COMCASTB	COMCAST BUSINESS	INTERNET 100 W. PALMER	219.30
02/27/2025	GEN	80466	CTS	COMMERCIAL TIRE SERVICES INC.	FLAT TIRE REPAIR	40.00
02/27/2025	GEN	80467	T0001117	CONFIDENTIAL SERVICES PROGRAM	PLATE RENEWAL	151.00
02/27/2025	GEN	80468	CPSHR	CPS HR CONSULTING	FINANCE DIRECTOR	7,000.00
02/27/2025	GEN	80469	DE	DOBSON ENTERTAINMENT INC.	CONTROLLED BURN VIDEO	985.00
02/27/2025	GEN	80470	SNP&R	DONALD N. NOVELLE	CITY PROSECUTOR FEES	2,000.00
02/27/2025	GEN	80471	DES	DYNEGY ENERGY SERVICES	ELECTRIC BILL - 400001690191	11,480.11
02/27/2025	GEN	80472	BIDDLE	ELIZABETH BIDDLE	REIMBURSEMENT FOR MATS FOR PICTURES & F	54.29
					REIMBURSEMENTS FOR KEYS FOR CABINETS	31.69
02/27/2025	GEN	80473	EMOH	ELMHURST MEMORIAL	DOT MEDICAL TESTING	85.98
02/27/2025	GEN	80474	EN	ENHANCED NETWORKS, INC.	ANNUAL ANTI-VIRUS LICENSE	195.00
02/27/2025	GEN	80475	FMP	FACTORY MOTOR PARTS	DIESEL EXHAUST FLUID	299.94
02/27/2025	GEN	80476	FSL	FRANCISCO & SONS LANDSCAPING		77.94
					CITYWIDE GARBAGE CLEAN UP	2,000.00
					NORTHWEST AVE GARBAGE PICK UP	1,500.00
02/27/2025	GEN	80477	FRANCZEK	FRANCZEK		3,500.00
02/27/2025	GEN	80478	GARVEY	GARVEY'S OFFICE PRODUCTS	PROFESSIONAL SERVICES RENDERED THOROUGH	609.00
					OFFICE SUPPLIES	154.65
02/27/2025	GEN	80479	HP	HOWARD PRESS	FORMS(1000)	254.61
					COMMUNICATIONS FORMS (1,000)	199.01
02/27/2025	GEN	80480	IPACGH	ILLINOIS POLICE ACCREDITATION		453.62
02/27/2025	GEN	80481	ANYON	JOHN ANYON	ANNUAL CONFERENCE: CALVARESI	275.00
					UNIFORM ALLOWANCE:ANYON	154.95
02/27/2025	GEN	80482	KODA	KODA AUTO ELECTRONIC AND SERVICES	VEHICLE MAINT	375.00
					SERVICE CONTRACT : JAN 2025	1,000.00
02/27/2025	GEN	80483	LEMRI	LAW ENFORCEMENT RECORDS		1,375.00
02/27/2025	GEN	80484	MAB	MANNHEIM AUTOMOTIVE AND BRAKES INC	2025 LERMI CONFERENCE: COLON	50.00
					VEHICLE MAINT:SQUAD 906	909.93
					VEHICLE MAINT : SQUAD 910	100.96
					VEHICLE MAINT: 208	226.85
					VEHICLE MAINT: SQUAD 907	2,479.14
02/27/2025	GEN	80485	MMC	METROPOLITAN MAYORS CAUCUS	MEMBERSHIP DUES - 2024-2025 CACUS DUES	3,716.88
02/27/2025	GEN	80486	T0001460	MONTY'S ELEGANT BANQUETS	SENIOR DINNER DEPOSIT	577.80
						500.00

CHECK REGISTER FOR CITY OF NORTHLAKE  
CHECK DATE FROM 02/26/2025 - 03/12/2025

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
02/27/2025	GEN	80487	NIGAS	NICOR GAS	GAS BILL - 37-62-39-0000 0 GAS BILL - 79-82-39-0000 0	220.44 31.71 <u>252.15</u>
02/27/2025	GEN	80488	ROH	RAY O'HERRON CO. INC.	UNIFORM ALLOWANCE: POLLARD UNIFORM ALLOWANCE: WHITSON	35.90 279.99 <u>315.89</u>
02/27/2025	GEN	80489	BD REFUND	RICH SIMPSON	BD Bond Refund	167.50
02/27/2025	GEN	80490	ROSSI	ROSSI CONTRACTORS INC	76.67 TON C&G RECYCLED GRAVEL	996.71
02/27/2025	GEN	80491	SCD	SAMS CLUB DIRECT	CLEANING SUPPLIES	253.38
02/27/2025	GEN	80492	T0000383	SHOWCASE LLC	CAR SHOW PACKAGE	1,250.00
02/27/2025	GEN	80493	SIGNCO	SIGNCO INC	VEHICLE GRAPHICS	1,185.00
02/27/2025	GEN	80494	MISC	THE BLUEPRINT SHOPPE, INC.	NL MAPS	51.00
02/27/2025	GEN	80495	TW	THOMSON REUTERS - WEST	MONTHLY SUBSCRIPTION	255.58
02/27/2025	GEN	80496	WD	WAREHOUSE DIRECT	OFFICE SUPPLIE OFFICE SUPPLIES	211.33 64.54 <u>275.87</u>
02/27/2025	GEN	80497	WCCSWA	WEST COOK COUNTY SOLID	WASTE SERVICES	20,259.91
02/27/2025	GEN	80498	KOLLMAN	KOLLMAN LANDSCAPING AND TRUCKING	500 GALLONS OF BRINE 1000 GALLONS STREET DEICER 700 GALLONS STREET DEICER	325.00 650.00 455.00 <u>1,430.00</u>
03/06/2025	GEN	80505	AEPENERGY	AEP ENERGY	ELECTRIC BILL - 3021355905	9,638.22
03/06/2025	GEN	80506	T0001488	At&T	ACCT 293332740 MONTHLY INTERNET	161.81
03/06/2025	GEN	80507	BESTQ	BEST QUALITY CLEANING	CLEANING SUPPLIES FOR PD & CITY HALL	1,212.60
03/06/2025	GEN	80508	CJ	CHICAGO JACK SERVICE	FLOOR JACK INSPECTION	220.00
03/06/2025	GEN	80509	CON	CITY OF NORTHLAKE	REIMBURSEMENT FOR PETTY CASH	26.19
03/06/2025	GEN	80510	CONPC	CITY OF NORTHLAKE	PUBLIC WORKS PETTY CASH	193.67
03/06/2025	GEN	80511	COMED	COMMONWEALTH EDISON COMPANY	ELECTRIC BILL - 2993582222	352.12
03/06/2025	GEN	80512	EDOH	EDWARD OCCUPATIONAL HEALTH	MEDICAL SERVICES RENDERED TO ROBERTO HE	274.00
03/06/2025	GEN	80513	EDWEH	EDWARD-ELMHURST HEALTH	MEDICAL SERVICES RENDERED TO ROBERTO HE	848.30
03/06/2025	GEN	80514	BIDDLE	ELIZABETH BIDDLE	PICTURES	70.91
03/06/2025	GEN	80515	EN	ENHANCED NETWORKS, INC.	QUARTERLY SUPPORT SERVICE ANNUAL SERVER CLOUD UPDATE ANNUAL CLOUD SERVER SERVICES 100 HOURS LABOR (IT) ACROBAT YEARLY SUB	3,934.50 168.00 1,800.00 12,900.00 2,734.80 <u>21,537.30</u>
03/06/2025	GEN	80516	FAE	FOREST AWARDS & ENGRAVING	RETIREMENT ID AND PLAQUE (BANNEY)	143.40
03/06/2025	GEN	80517	FSL	FRANCISCO & SONS LANDSCAPING	SENIOR SNOW PLOY 2/15/25	1,350.00
03/06/2025	GEN	80518	HDPD	HOME DEPOT CREDIT SERVICES	ACCT 603522536461548 VEHICLE CLEANING	131.23
03/06/2025	GEN	80519	IDOTFS	ILLINOIS DEPARTMENT OF	TRAFFIC SIGNAL @ NORTH AVE & HILLSIDE A	1,543.71
03/06/2025	GEN	80520	INTEGRA	INTEGRA BODY SHOP	VEHICLE MAINT: SQUAD 908 VEHICLE MAINT: SQUAD 911	507.18 251.31 <u>758.49</u>
03/06/2025	GEN	80521	JGU	J. G. UNIFORMS INC.	UNIFORM ALLOWANCE: MENDOZA UNIFORM ALLOWANCE: DELROSARIO UNIFORM ALLOWANCE: PESOLI	275.49 86.40 265.49

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
03/06/2025	GEN	80522	CASAS	JACQUELINE CASAS	UNIFORM ALLOWANCE: GASKE	195.80
03/06/2025	GEN	80523	JS	JEFF SHERWIN	UNIFORM ALLOWANCE: DARST	215.00
					UNIFORM ALLOWANCE: POLLARD	275.00
					UNIFORM ALLOWANCE: DELROSARIO	245.00
						1,558.18
03/06/2025	GEN	80524	T0001296	KONICA MINOLTA BUSINESS	02-16-2025 TO 03-01-2025 INTERN WORKED: REIMBURSEMENT FOR PARKING	180.00
						61.00
03/06/2025	GEN	80525	LRS	LAKE SHORE	COVERAGE PERIOD 02/27/25-03/26/25	10.50
03/06/2025	GEN	80526	UB REFUND	LAW OFFICES OF IRA T. NEVEL, LLC	COVERAGE PERIOD - 01/27/25 - 02/26/25	60.58
						71.08
03/06/2025	GEN	80527	MAB	MANNHEIM AUTOMOTIVE AND BRAKES INC	WASTE SERVICES 02/01/25 TO 02/28/25	46,173.00
					UB refund for account: 0201000221-00	21.84
03/06/2025	GEN	80528	MEADE	MEADE	VEHICLE MAINT: SQUAD 902	239.41
03/06/2025	GEN	80529	MENARDS	MENARDS	VEHICLE MAINT: SQUAD 905	81.61
03/06/2025	GEN	80530	T0001081	NANCY PAULETTO	VEHICLE MAINT: SQUAD 903	54.11
					VEHICLE MAINT: SQUAD 920	38.60
					VEHICLE MAINT: SQUAD 906	1,093.31
						1,507.04
03/06/2025	GEN	80531	NIGAS	NICOR GAS	STREET LIGHT CABLE LOCATE	346.70
					JUMPER CABLES	42.27
					REIMBURSEMENT FOR OFFICE EXPENSE	372.08
03/06/2025	GEN	80532	ROH	RAY O'HERRON CO. INC.	GAS BILL - 35-12-24-0849 1	628.87
					GAS BILL - 38-98-64-0000 0	306.41
						935.28
03/06/2025	GEN	80533	SK	SAFETY KLEEN INC	UNIFORM ALLOWANCE: FOWLER	32.22
03/06/2025	GEN	80534	SCD	SAMS CLUB DIRECT	UNIFORM ALLOWANCE: PESOLI	75.51
03/06/2025	GEN	80535	T0001511	SIKICH, LLP	UNIFORM ALLOWANCE: LETTERI	233.94
					UNIFORM ALLOWANCE: QUINN	161.95
					UNIFORM ALLOWANCE: POREBSKI	213.26
						716.88
03/06/2025	GEN	80536	SMITH	SMITHREEN PEST MANAGEMENT	PARTS WASHER SERVICE	351.23
					ACCT 040257263209 9 OFFICE SUPPLIES	150.54
					ACCOUNTING SERVICES PROGRESS BILLING 1 F	16,500.00
03/06/2025	GEN	80537	SUNSET	SUNSET	REGULARLY SCHEDULED PC SERVICE - 55 E N	43.00
03/06/2025	GEN	80538	TW	THOMSON REUTERS - WEST	REGULARLY SCHEDULED PC SERVICE - S. 44T	251.00
03/06/2025	GEN	80539	USPS	UNITED STATES POSTAL SERVICE	REGULARLY SCHEDULED PC SERVICE - 105,11	125.00
03/06/2025	GEN	80540	VERTOWER	VERIZON	REGULARLY SCHEDULED PC SERVICE - 160,1	125.00
03/06/2025	GEN	80541	VOMP	VILLAGE OF MELROSE PARK		544.00
03/06/2025	GEN	80542	VOMP	VILLAGE OF MELROSE PARK	TRAINING AMMO	513.45
03/06/2025	GEN	80543	WD	WAREHOUSE DIRECT	MONTHLY INVEST SUBSCRIPTION (CLEAR)	513.45
03/06/2025	GEN	80544	WCMC	WEST CENTRAL MUNICIPAL	PERMIT FEE 52	255.58
03/06/2025	GEN	80545	T0000833	ZOEPAZ INCORPORATED	INVESTIGATION: TOWER DUMP	350.00
					WATER BILL - 414801-001 - USE OF MAIN S	95.00
					WATER BILL- 414800-001 - USE OF MAIN N	129,341.54
					SUPPLIES FOR CITY HALL	132,778.84
					LEGISLATIVE BREAKFAST - 02/8/25	86.75
					FIRE ALARM - AES RADIO	130.00
						150.00



For Check Dates 02/26/2025 to 03/12/2025

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
03/07/2025	GEN	80501	KOHN LAW FIRM	93.44	93.44	0.00	Open
03/07/2025	GEN	80499	MAGGIO, CHRISTINE E.	170.00	157.00	0.00	Open
03/07/2025	GEN	80502	NATIONWIDE RETIREMENT SOLUTIONS	2,900.47	2,900.47	0.00	Open
03/07/2025	GEN	80503	SECURITY BENEFIT	2,333.84	2,333.84	0.00	Open
03/07/2025	GEN	80500	TRANSAMERICA RETIREMENT SOLUTIONS	4,219.64	4,219.64	0.00	Open
03/07/2025	GEN	80504	TRANSAMERICA RETIREMENT SOLUTIONS	1,081.21	1,081.21	0.00	Open
Totals:				10,798.60	10,785.60	0.00	

Total Physical Checks:

6

Total Check Stubs:



## **LEASE AGREEMENT**

This lease agreement ("Agreement") is made as of March 12, 2025, ("Effective Date") between the of City of Northlake ("Lessor") and Celona Holdings, LLC ("Lessee").

**WHEREAS**, Lessor is the owner of the right of way ("Property") adjoining as 155 to 159 East North Avenue, Northlake, IL, which is improved with a paved parking lot; and

**WHEREAS**, Lessee desires to lease the Property from Lessor and Lessor desires to lease the Property to Lessee pursuant to the terms 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. The foregoing preambles are restated and incorporated herein by reference as a substantive part of this Agreement as though fully set forth herein.
2. Lessor agrees to lease the Property to Lessee for a term of 10 years beginning on November 1, 2024 and ending on October 31, 2034. Lessee shall pay Lessor for the use of the Property \$1.00 per year.
3. Lessee intends to use the Property for the parking of patron vehicles in connection with the businesses located in it's building at 155 to 159 East North Avenue, Northlake, Illinois. The Premises shall not be occupied or used by Lessee for other than the purpose without prior written approval of Lessor which may be withheld at the sole discretion of Lessor.
4. Signs and displays shall be subject to the prior approval of Lessor which may be withheld at the sole discretion of Lessor.
5. Lessee shall obtain at its own expense any permits, licenses and/or certificates of either a temporary or a permanent nature as may be required for the use of the Property.

6. Lessee shall keep the Property in a neat, clean and orderly condition at all times, and not cause, permit or suffer rubbish, junk cars, garbage or any other refuse to accumulate thereon premises.

7. Lessee assumes liability for all losses, expenses, costs, actions, cause of action, demands, damages and claims in connection with or arising out of any injuries, or claimed or alleged, including, but not being limited to, death, to any person, or any damage or claimed or alleged damage, to any property of any person, including, but not being limited to Lessor, sustained, or claimed, or alleged to have been sustained in connection with, or to have arisen out of or to have resulted from, whether directly or indirectly, the use of the Property by Lessee, or by any of its contractors, agents, servants or employees, and Lessee agrees to indemnify and hold harmless Lessor, its agents, servants and employees, from any and all such losses, expenses, costs, actions, causes of action, demands, damages and claims and agrees to defend any suit or action brought against any one or more of them based on any such alleged injury or damage, and to pay all damages, costs, losses and expenses incurred, including but not limited to, attorneys' fees, in connection therewith or resulting therefrom.

8. Lessor reserves to itself and its employees the right to enter, inspect and view the Property at all times.

9. Lessee at Lessee's own cost and expense shall maintain the Property, including all driveways, fences and guardrails, if any, heretofore or hereafter erected. Lessee shall take all steps necessary to effectively protect and maintain the driveways, fences, guardrails from damage incident to the Lessee's use of the Property, all without expense to Lessor. Lessor shall not be bound to perform any maintenance, repairs, replacements or improvements to the Property or any appurtenances thereto.

10. Lessee shall, at its own expense, take out and keep in force during its tenancy (a) public liability insurance, in a company or companies approved by Lessor to protect against any

liability to the public incident to the use of, or resulting from injury to, or death of, any person occurring in or about the Property, in the amount of not less than \$1,000,000.00 to indemnify against claim of one person, and in the amount of not less than \$2,000,000.00, against the claims of two or more persons resulting from any one accident, and (b) property damage or other insurance, in a company or companies to be approved by Lessor, to protect Lessor and any and every cause occurring in, or about, the Property, including any and all liability of Lessor for damage to vehicles parked on the Property. Said policies shall not be cancelable without thirty (30) days prior written notice to Lessor. Lessee shall furnish to Lessor with a certified copy of such policy within ten (10) days of the Effective Date.

11. No holding over by Lessee shall operate to renew this Agreement without the written consent of the Lessor. Should Lessee hold over after the expiration of the term of this Agreement, with the consent of the Lessor, said tenancy shall be deemed to be a tenancy month to month, subject otherwise to all the terms and conditions of this Agreement.

12. Lessee agrees to abide by such other rules and regulations as may be established by Lessor

13. Lessee agrees and understands that under the provisions of 35 ILCS 200/15.10 and 200/15.55, property leased, subleased, or rented from the state, or any political subdivision thereof, may be assessed to the Lessee by the Cook County Assessor and the taxes thereon extended and Lessee shall be responsible for the payment of any real estate taxes.

14. 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) email, (ii) prepaid same-day or overnight delivery service (such as Federal Express or UPS), with proof of delivery requested, or (iii) United States registered or certified mail, return receipt requested, postage prepaid, in each case addressed as follows:

To Lessee: Celona Holdings LLC  
Attn: Sameer Chhabria  
300 Saunders Road, Suite 100  
Riverwoods, Illinois 60015  
Email: [SCRealEstateLLC@gmail.com](mailto:SCRealEstateLLC@gmail.com)

To Lessor: Mayor Jeffrey T. Sherwin  
City of Northlake  
55 East North Avenue  
Northlake, Illinois 60164  
Email: [northlakemayor@comcast.net](mailto:northlakemayor@comcast.net)

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 electronically transmitted if delivered 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 (3<sup>rd</sup>) business day following the postmark date which it bears, if delivered by United States registered or certified mail, return receipt requested, postage prepaid.

15. This Agreement may not be amended without the prior written consent of the Lessor and the Lessee. Consent of the Lessor must be by motion passed by the Mayor and City Council.

16. 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 hereof.

17. No official, agent or employee of the Lessor shall be personally liable to the Lessee in the event of any default or breach by the Lessor for the breach of any obligation under this Agreement.

18. Waiver by Lessor with respect to any breach of this Agreement shall not be considered or treated as waiver of Lessor's rights with respect to any other default or with respect to any particular default, except to the extent specifically waived in writing.

19. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to its conflicts of law principles save for any litigation arising in connection with this Agreement shall be in the Fourth Municipal District of Cook County, Illinois.

20. 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 person other than the Lessor and the Lessee. This Agreement is not intended to and does not create any third-party beneficiary rights whatsoever.

21. Lessee shall not assign this Agreement and shall not sublet the whole or any portion of the Property without the prior written consent of the Lessor which may be withheld at the sole discretion of Lessor. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective authorized successors and assignees.


22. The individuals executing this Agreement hereby represent and warrant that they are fully authorized to do so on behalf of the Lessor and the Lessee.

23. 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.

City of Northlake,

Celona Holdings, LLC

By: \_\_\_\_\_  
Jeffrey T. Sherwin  
Mayor

By:  \_\_\_\_\_  
Its authorized agent

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

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**ORDINANCE  
NUMBER O-06-2025**

**AN ORDINANCE REGULATING THE TRANSFER OR SALE  
OF HEMP-DERIVED THC PRODUCTS AND KRATOM  
AND AMENDING TITLE 3 OF THE  
NORTHLAKE CITY CODE**

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

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

**ORDINANCE NO. O-06-2025**

**AN ORDINANCE REGULATING THE TRANSFER OR SALE  
OF HEMP-DERIVED THC PRODUCTS AND KRATOM  
AND AMENDING TITLE 3 OF THE  
NORTHLAKE CITY CODE**

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**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 as follows:

**SECTION 1:** Section 3-28-1 of the Northlake City Code is amended by adding the following underlined language to read as follows:

It is the intent and purpose of this chapter to provide regulations regarding the cultivation, processing and dispensing of adult-use cannabis, hemp-derived THC products, and kratom occurring within the City of Northlake. Such facilities and businesses shall comply with all regulations provided in the Act and the requirements of this chapter. In the event that the Act is amended, the more restrictive of the state or City regulations shall apply.

**SECTION 2:** Section 3-28-2 of the Northlake City Code is amended by adding the following underlined language to read as follows:

**3-28-2: Definitions:**

CANNABIS: "Cannabis" means marijuana, hashish, and other substances that are identified as including any parts of the plant Cannabis sativa and including derivatives or subspecies, such as indica, of all strains of cannabis, whether growing or not; the seeds thereof, the resin extracted from any part of the plant; and any compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin, including tetrahydrocannabinol (THC) and all other naturally produced cannabinol derivatives, whether produced directly or indirectly by extraction; however, "cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted from it), fiber, oil or cake, or the sterilized seed of the plant that is incapable of germination. "Cannabis" does not include industrial hemp as defined and authorized under the Industrial Hemp Act. "Cannabis" also means cannabis flower, concentrate, and cannabis-infused products.

DERIVED PSYCHOACTIVE CANNABIS PRODUCTS or DPCP: "DPCP" means any product containing or infused with cannabis or cannabis concentrate that may cause a psychoactive effect when consumed or ingested.

HEMP-DERIVED THC PRODUCTS or HDTP: "HDTP" means any product that both:

- A. Is intended for human or animal consumption by any means including, without limitation: oral ingestion; inhalation; smoking; and topical absorption; and
- B. Contains a total THC concentration greater than:
1. 0.3 percent by dry weight for any intermediate or finished plant product or material or for any product intended for consumption by inhalation or smoking.
  2. For all other products, more than 0.5 milligrams per serving or individual product unit, or more than two milligrams per retail package.

KRATOM: "Kratom" means any parts of the plant Mitragyna speciosa, whether growing or not, and any compound, manufacture, salt, derivative, mixture, or preparation of that plant, including but not limited to mitragynine and 7-hydroxymitragynine.

SMOKE SHOP: "Smoke Shop" means a permanent place of business engaged in the retail sale of DPCP, HDTP, or Kratom in packages or original containers for consumption outside the premises where sold.

TETRAHYDROCANNABINOL or THC: "THC" means any naturally occurring or synthetic tetrahydrocannabinol, including its salts, isomers, and salts of isomers whenever the existence of such salts, isomers, and salts of isomers is possible within the specific chemical designation and any preparation, mixture, or substance containing, or mixed or infused with, any detectable amount of tetrahydrocannabinol or tetrahydrocannabinolic acid, including, but not limited to, delta-8-tetrahydrocannabinol, delta-9-tetrahydrocannabinol, delta-10-tetrahydrocannabinol, tetrahydrocannabinolic acid, tetrahydrocannabiphenol, or hexahydrocannabinol, however derived. As used in this definition, "isomer" means the optical, position, and geometric isomers.

**SECTION 3:** Section 3-28-3 of the Northlake City Code is amended by adding the following underlined language to read as follows:

**3-28-3: LICENSES REQUIRED:**

It shall be unlawful for any person to sell or offer to sell cannabis, derived psychoactive cannabis products, hemp-derived THC products, or kratom without having any license required by the Act and the local license required by this chapter, however, nothing in this chapter shall regulate the sale or distribution of cannabis which is being sold or distributed pursuant to the Compassionate Use of Medical Cannabis Program Act, 410 ILCS 130.

**SECTION 5:** Section 3-28-5 of the Northlake City Code is amended by adding the following underlined language to read as follows:



**3-28-5: RESTRICTION ON NUMBER OF LICENSES:**

A. The City Clerk shall not issue more than the number of licenses set forth hereinbelow for each class:

LICENSE	NUMBER
Adult-Use cannabis craft grower	1
Adult-Use cannabis cultivation center	1
Adult-Use cannabis dispensing organization	1
Adult-Use cannabis infuser organization or infuser	1
Adult-Use cannabis processing organization or processor	1
Adult-Use cannabis transporting organization or transporter	1
<u>Smoke Shops</u>	<u>3</u>

**SECTION 6:** Section 3-28-6 of the Northlake City Code is amended by adding the following underlined language and removing the stricken language to read as follows:

**3-28-6: LICENSE FEES:**

A. Fees Enumerated: The fee for the various classes licenses authorized herein for the administration hereof shall be as follows:

LICENSE	FEE
Adult-Use cannabis craft grower	\$1,000.00
Adult-Use cannabis cultivation center	1,000.00
Adult-Use cannabis dispensing organization	1,000.00
Adult-Use cannabis infuser organization or infuser	1,000.00
Adult-Use cannabis processing organization or processor	1,000.00
Adult-Use cannabis transporting organization or transporter	1,000.00
<u>Smoke Shops</u>	<u>1,500.00</u>

B. Application Fee: At the time application is made for the issuance of a license of any class, the applicant shall pay to the City a non-refundable license application fee ~~of one thousand dollars (\$1,000.00)~~ according to the fees enumerated herein which shall be in addition to all other license fees required by the City Code.

C. License Revocation; Forfeiture Of Fee: Whenever any license hereunder has been revoked as provided for in this chapter, the licensee shall incur a forfeiture of all monies that have been paid for said license.

D. Proration Of License Fees: The license fee for a new applicant shall be prorated when said applicant files an application following the expiration of the first quarter of the license year. The license fee shall be prorated by quarters. Such prorations shall not apply to special event licenses.

E. Renewal Applications: All renewal applications for liquor licenses shall be filed by November 30.

**SECTION 7:** 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 8:** All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 9:** This ordinance shall take effect on March 17, 2025 and shall be in full force and effect from and after its passage, approval and publication as provided by law.

**ADOPTED** this 17<sup>th</sup> day of March 2025, pursuant to a roll call as follows:

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

**APPROVED** by the Mayor on March 17, 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.

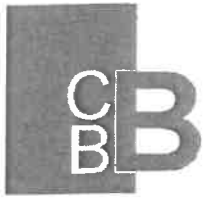
I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true and correct copy of Ordinance No. O-06-2025, "AN ORDINANCE REGULATING THE TRANSFER OR SALE OF HEMP-DERIVED THC PRODUCTS AND KRATOM AND AMENDING TITLE 3 OF THE NORTHLAKE CITY CODE," adopted and approved by the Mayor and City Council of the City of Northlake, Illinois on March 17, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the City of Northlake, Cook County, Illinois this 17<sup>th</sup> day of March, 2025.

---

NANCY PAULETTO  
City Clerk  
City of Northlake  
Cook County, Illinois

**SEAL**



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

March 13, 2025

City of Northlake  
55 E North Avenue  
Northlake, IL 60164

Attention: Mayor Jeffrey Sherwin

Subject: Railroad Avenue Improvements Project  
**Bid Results / Letter of Recommendation**  
(IDOT Section No. 23-00100-00-FP)  
(DCEO Agreement No. 22-203099 & 22-203525)  
(CBBEL Project No. 940032.HR360)

Dear Mayor Sherwin:

On Friday, February 14, 2025 at 10:00 A.M. bids were received and opened for the Railroad Avenue Improvements Project. Eight (8) bids were received and have been summarized below in Table 1.

*Table 1: Summary of As-Read and As-Corrected Bid Results*

<b>Company</b>	<b>Bid as Read</b>	<b>Bid as Corrected</b>
Schroeder Asphalt Services, Inc.	\$5,260,750.55	
Everlast Blacktop Inc.	\$5,299,076.73	\$5,283,896.35
Acqua Contractors	\$5,370,000.00	
A Lamp Concrete Contractors, Inc.	\$5,414,958.80	
R.W. Dunteman	\$5,445,000.00	
Bolder Contractors	\$5,828,023.00	
John Neri Construction Co., Inc.	\$5,833,579.25	
Trine Construction Corp.	\$6,650,000.00	\$6,617,980.00
<i>Engineer's Estimate</i>	<i>\$6,428,802.50</i>	

Illinois Department of Commerce and Economic Opportunity (DCEO) funds in the amount of \$3,122,000.00, Rebuild Illinois (RBI) funds in the amount of \$812,134.20, and local funds are earmarked for this project. Therefore, this project is subject to the requirements set forth by DCEO and the Illinois Department of Transportation (IDOT).

**DCEO Requirements**

Per the City's grant Agreement with DCEO (22-203099) and page 6 of the Bid Documents, an overall Business Enterprise Program (BEP) utilization requirement of 30% was determined with 25% of the grant dollars (\$3,122,000) going to minority owned business enterprises (MBEs) and 5% of the grant dollars (\$3,122,000) going to women-owned business enterprises (WBEs). Per DCEO requirements, only subcontractors / suppliers certified through the Commission on Equity and Inclusion (CEI) Business Enterprise Program will count towards meeting the BEP requirements. Christopher B. Burke Engineering, Ltd. (CBBEL) analyzed the utilization plans

submitted by each contractor in their bid proposal to determine if said contractor was in compliance with the BEP requirements for the project. The results of CBBEL's analysis were provided to DCEO staff for review and approval and are summarized in *Table 2* below.

#### **IDOT Requirements**

Per Section 108 of the IDOT Standard Specifications for Road and Bridge Construction, "the Contractor shall perform with the Contractor's own organization, work amounting to not less than 50 percent of the total contract cost, and with materials purchased or produced by the Contractor." CBBEL analyzed the utilization plans submitted by each contractor in their bid proposal and/ or the list of subcontractors submitted by each contractor to determine if said contractor is performing 50 percent of the total contract cost. The results are summarized in *Table 2* below.

In addition, per Title 44, Section 650.30 of the Illinois Administrative Code, "As required by Subpart B, each contractor shall be prequalified, or deemed eligible, prior to being granted Authorization to Bid on contracts advertised by the Department." CBBEL requested Certificates of Eligibility from each of the lowest four (4) bidders to determine if said contractor was prequalified through IDOT to perform the work for the project. The results are summarized in *Table 2* below.

*Table 2* below summarizes the lowest four (4) bidders and their compliance with the DCEO and IDOT requirements noted above.

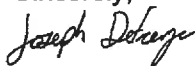
*Table 2: Summary of Contractor Compliance with DCEO and IDOT Requirements*

<b><u>Company</u></b>	<b><u>DCEO</u> <u>Requirements Met</u></b>	<b><u>IDOT</u> <u>Requirements Met</u></b>
Schroeder Asphalt Services, Inc.	Yes	No
Everlast Blacktop Inc.	No	No
Acqua Contractors	No	Yes
A Lamp Concrete Contractors, Inc.	Yes	Yes

Based on the results summarized in *Table 2* above, Schroeder Asphalt Services, Inc., Everlast Blacktop Inc. and Acqua Contractors did not submit responsible bid proposals. Therefore, ALamp Concrete Contractors, Inc. is the lowest, responsible bidder with a bid amount of \$5,414,958.80. ALamp has performed contracts for the City of Northlake in the past, on time and under budget. Therefore, our office recommends accepting the ALamp bid for the amount of **\$5,414,958.80**. Please find a copy of the bid tabulation for your review and files.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Joseph DeFrenza, PE  
Project Manager

cc: Tony Faciano – City of Northlake (w/ encl.)  
Mark Sterk – Ancel Glink (w/ encl.)  
Mark Wrzeszcz – CBBEL (w/ encl.)  
Eric Taraska – CBBEL (w/ encl.)

**AGENDA  
FOR THE 1,653<sup>rd</sup> MEETING OF THE CITY COUNCIL  
OF THE CITY OF NORTHLAKE  
TO BE HELD ON MARCH 17, 2025**

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

**M**\_\_\_\_\_ **2<sup>nd</sup>** \_\_\_\_\_

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 March 3, 2025 as submitted.**

**M**\_\_\_\_\_ **2<sup>nd</sup>** \_\_\_\_\_

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

6. APPOINTMENTS/RE-APPOINTMENTS AND OATH:

7. PRESENTATIONS/AWARDS/PROCLAMATIONS:

- 1) **Swearing in of Brett Darst to Sergeant.**

8. MOTION TO ACCEPT THE WARRANTS & VOUCHERS

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

**M**\_\_\_\_\_ **2<sup>nd</sup>** \_\_\_\_\_

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 the Parking Lot Agreement with Celona Holdings**

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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

**2) Motion to approve Ordinance O-06-2025; An Ordinance Regulating the Transfer or Sale of Hemp-Derived THC Products and Kratom and Amending Title 3 of the Northlake City Code.**

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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

**3) Motion to approve the Engineer's Recommendation to Accept the Bid from ALamp Concrete Contractors, Inc. in the amount of \$5,414,98.80 for the Railroad Avenue Improvements Project.**

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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

**4) Motion to modify the Senior Citizen Sewer Repair Program.**

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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

**5) To be referred to the City of Northlake Zoning Board of Appeals and Plan Commission. To Request Approval of 31 W. North Ave. in Existing Zoning (B-2) Retail and Service Business District to a Special Use.**

M \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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**\_\_\_\_\_ **2<sup>nd</sup>**\_\_\_\_\_

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



**MINUTES OF THE 1,653rd MEETING OF THE CITY COUNCIL OF THE  
CITY OF NORTHLAKE HELD ON MONDAY, MARCH 3, 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 JOHNSON  
ALDERMAN GROCHOWSKI  
ALDERMAN PATTI**

**PRESENT VIA CONFERENCE BRIDGE:**        **ALDERMAN URBINA**

**ABSENT:**                    **ALDERMAN CONTRERAS  
ALDERMAN SOSA**

**OTHERS PRESENT:**        **KEN BERES, CHIEF OF POLICE  
TONY FACIANO, PUBLIC WORKS SUPERINTENDENT  
KEVIN STERK, CITY ATTORNEY**

Mayor Sherwin presented the minutes of the city council meeting held on February 10, 2025. Alderman Patti made a motion to accept the minutes of the city council meeting held on February 10, 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 FEBRUARY 10, 2025 CARRIED**

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

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

**ABSENT:**                    **ALDERMAN CONTRERAS  
ALDERMAN SOSA**

**NAYS:**                    **NONE**

**MOTION TO ACCEPT THE WARRANTS AND VOUCHERS CARRIED**

Alderman Patti made a 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; seconded by Alderman Grochowski. Mayor Sherwin called for the roll.

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

**ABSENT:** ALDERMAN CONTRERAS  
ALDERMAN SOSA

**NAYS:** NONE

**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 CARRIED**

Alderman Patti made a 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; seconded by Alderman Feldmann. Mayor Sherwin called for the roll.

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

**ABSENT:** ALDERMAN CONTRERAS  
ALDERMAN SOSA

**NAYS:** NONE

**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 CARRIED**

Alderman Patti made a 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; seconded by Alderman Urbina. Mayor Sherwin called for the roll.

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

**ABSENT:** ALDERMAN CONTRERAS  
ALDERMAN SOSA

**NAYS:** NONE

**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 CARRIED**

Alderman Patti made a 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; seconded by Alderman Grochowski. Mayor Sherwin called for the roll.

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

**ABSENT:** ALDERMAN CONTRERAS  
ALDERMAN SOSA

**NAYS:** NONE

**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 CARRIED**

Alderman Patti made a motion to approve having 2 Public Works vehicles sold by public auction through Obenhaus Auction Service; seconded by Alderman Feldmann. Mayor Sherwin called for the roll.

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

**ABSENT:** ALDERMAN CONTRERAS  
ALDERMAN SOSA

**NAYS:** NONE

**MOTION TO APPROVE HAVING 2 PUBLIC WORKS VEHICLES SOLD BY PUBLIC  
AUCTION THROUGH OBENHAUS AUCTION SERVICE CARRIED**

Alderman Patti made a motion to approve Ordinance O-04-2025; An Ordinance Regulating Solicitation and Amending Section 3-5-4 of the Northlake City Code; seconded by Alderman Feldmann. Mayor Sherwin called for the roll.

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

**ABSENT:** ALDERMAN CONTRERAS  
ALDERMAN SOSA

**NAYS:** NONE

**MOTION TO APPROVE ORDINANCE O-04-2025; AN ORDINANCE REGULATING SOLICITATION  
AND AMENDING SECTION 3-5-4 OF THE NORTHLAKE CITY CODE CARRIED**

Alderman Patti made a 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; seconded by Alderman Grochowski. Mayor Sherwin called for the roll.

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

**ABSENT:** ALDERMAN CONTRERAS  
ALDERMAN SOSA

**NAYS:** NONE

**MOTION TO APPROVE ORDINANCE 0-05-2025; AN ORDINANCE REGULATING  
THE REPAIR OF ROOFS ON SINGLE FAMILY RESIDENCES AND AMENDING TITLE 8,  
CHAPTER 2 OF THE NORTHLAKE CITY CODE CARRIED**

Alderman Patti made a motion for approval of Collective Bargaining Agreement with SEIU 73 for Public Works Employees; seconded by Alderman Grochowski. Mayor Sherwin called for the roll.

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

**ABSENT:** ALDERMAN CONTRERAS  
ALDERMAN SOSA

**NAYS:** NONE

**MOTION FOR APPROVAL OF COLLECTIVE BARGAINING AGREEMENT WITH  
SEIU 73 FOR PUBLIC WORKS EMPLOYEES CARRIED**

Alderman Patti made a motion to approve Parking Lot Agreement Between City of Northlake and TW Constructors; seconded by Alderman Feldmann. Mayor Sherwin called for the roll.

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

**ABSENT:** ALDERMAN CONTRERAS  
ALDERMAN SOSA

**NAYS:** NONE

**MOTION TO APPROVE PARKING LOT AGREEMENT BETWEEN CITY  
OF NORTHLAKE AND TW CONSTRUCTORS CARRIED**

Alderman Patti made a motion to approve the appointment of Ismael Jimenez as Finance Director; seconded by Alderman Straube. Mayor Sherwin called for the roll.

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

**ABSENT:** ALDERMAN CONTRERAS  
ALDERMAN SOSA

**NAYS:** NONE

**MOTION TO APPROVE THE APPOINTMENT OF ISMAEL JIMENEZ  
AS FINANCE DIRECTOR CARRIED**

Alderman Patti made a motion to approve route for supply main to main pumping station; seconded by Alderman Straube. Mayor Sherwin called for the roll.

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

**ABSENT:**                      **ALDERMAN CONTRERAS  
ALDERMAN SOSA**

**NAYS:**                      **NONE**

**A MOTION TO APPROVE ROUTE FOR SUPPLY MAIN TO MAIN PUMPING STATION CARRIED**

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

A resident came forward to convey interest in participating in any conservation messaging within the City.

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

**MOTION TO ADJOURN CARRIED**

**MEETING ADJOURNED 7:21 P.M.**

**RESPECTFULLY SUBMITTED,**

**NANCY PAULETTO, CITY CLERK**



# CITY OF NORTHLAKE

55 E. NORTH AVENUE • NORTHLAKE, IL 60104 • (708) 343-8700

## APPLICATION FOR PUBLIC HEARING BEFORE THE NORTHLAKE ZONING BOARD OF APPEALS PLAN COMMISSION

SPECIAL USE X AMENDMENT \_\_\_\_\_  
VARIATIONS \_\_\_\_\_ APPEAL \_\_\_\_\_ FEE \$250 DATE FEE PAID 03/12/2025  
(City Clerk will check 1 only) Peter Eisenberg (Property Owner - IRP Northlake LLC)  
NAME OF APPLICANT: Mark Madigan (Lessee - Take 5 Northlake / Welms Group)  
IRP Northlake LLC - 1460 Techny Road, Northbrook, IL 60062  
ADDRESS OF APPLICANT: Take 5 Northlake / Welms Group - 9584 SE Sandpine Lane, Hobe Sound, FL 33455  
IRP Northlake LLC - 847-349-4540  
TELEPHONE NUMBER OF APPLICANT: Take 5 Northlake / Welms Group - 312-961-6285  
COMMON ADDRESS OF PROPERTY FOR HEARING REQUEST: 31 W. North Avenue  
INDEX NUMBER: 15-06-206-005-0000, 15-06-206-006-0000, 15-06-206-007-0000

### LEGAL DESCRIPTION OF PROPERTY AS CONTAINED ON DEED OR TITLE POLICY.

Lots 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 2.18 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.

### DESCRIPTION OF THE REQUEST:

Seeking a Special Use Permit to allow Automobile Service Station within B-2 Zoning Class

### EVIDENCE TO SUPPORT HEARING REQUEST.

1. INDIVIDUAL REQUESTING HEARING MUST APPEAR AT HEARING IN PERSON.
2. PROOF OF OWNERSHIP OR CONTRACTS THAT PERTAIN TO HEARING.
3. DRAWINGS, RENDERINGS, BLUEPRINTS, PLAT OF SURVEY, ETC., MUST CONTAIN ALL DIMENSIONS AND PERTINENT INFORMATION.
4. DRAWINGS, RENDERINGS, BLUEPRINTS, LETTERS, PETITIONS, ETC., THAT SHOW EXACTLY WHAT REQUEST IS FOR.
5. HAVE SUPPORTERS OF YOUR REQUEST PRESENT.
6. PHOTOGRAPHS, IF APPLICABLE.
7. IF REQUEST IS MADE BECAUSE OF ALLEGED HARDSHIP OR PRACTICAL DIFFICULTIES, A WRITTEN EXPLANATION OF SAME.
8. NAME SPECIFIC SUBSECTIONS OF ZONING CODE THAT ARE APPLICABLE.
9. ATTORNEY, IF YOU THINK IT IS NECESSARY.

ALL THIS MUST BE MADE AVAILABLE 10 DAYS PRIOR TO THE DATE OF PUBLICATION OF THE NOTICE FOR PUBLIC HEARING.

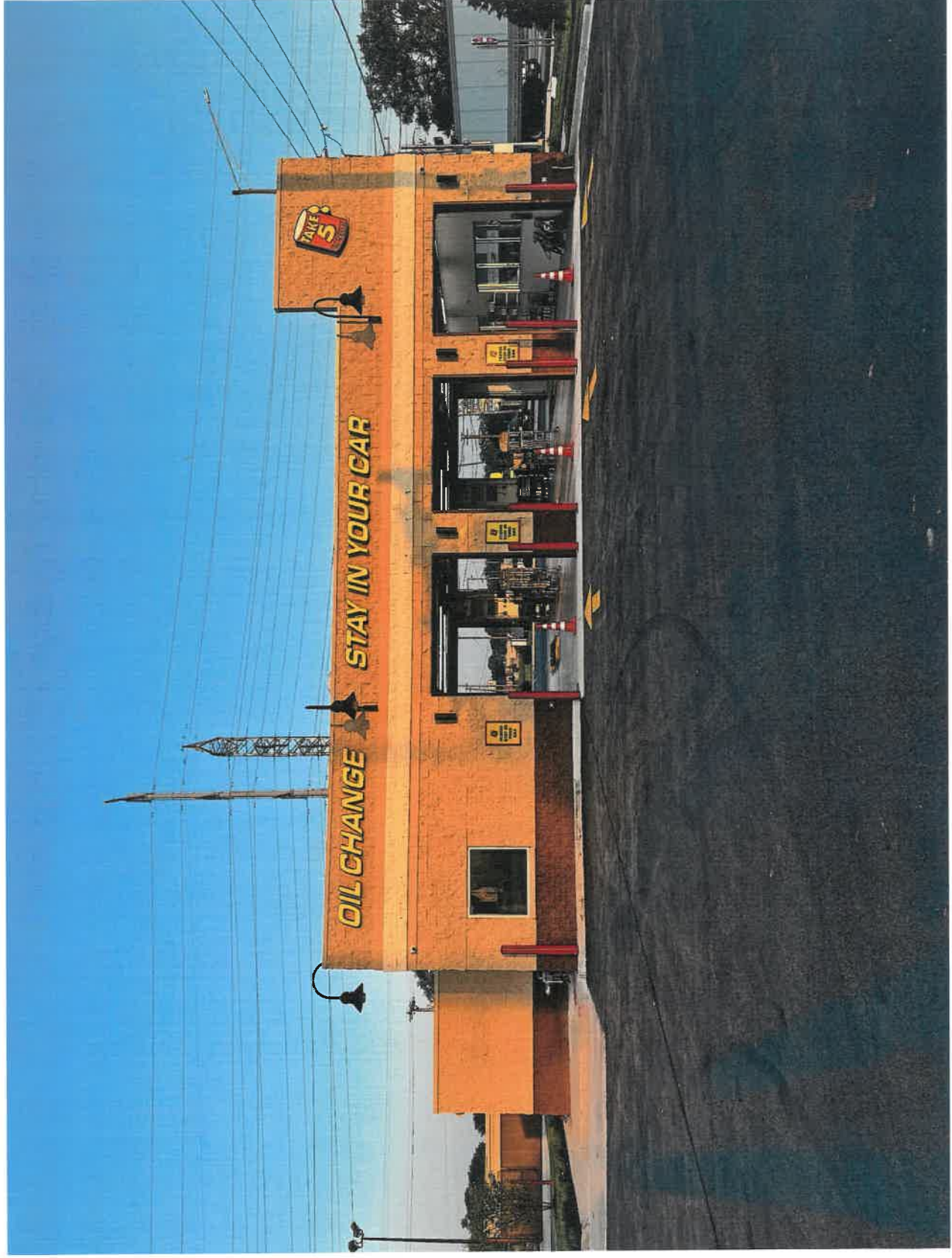
I ATTEST THAT THE ABOVE INFORMATION AND ATTACHMENTS ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE OF APPLICANT: Mark Madigan Peter Eisenberg DATE: 03/12/2025

Received by City Clerk Debra Rado FOR OFFICE USE ONLY Date: 3-13-25  
Deputy

# EXAMPLE OF TAKE 5 OIL CHANGE

WAUKEGAN, IL





## EXAMPLE OF TAKE 5 OIL CHANGE

SCHAUMBURG, IL





## EXAMPLE OF TAKE 5 OIL CHANGE

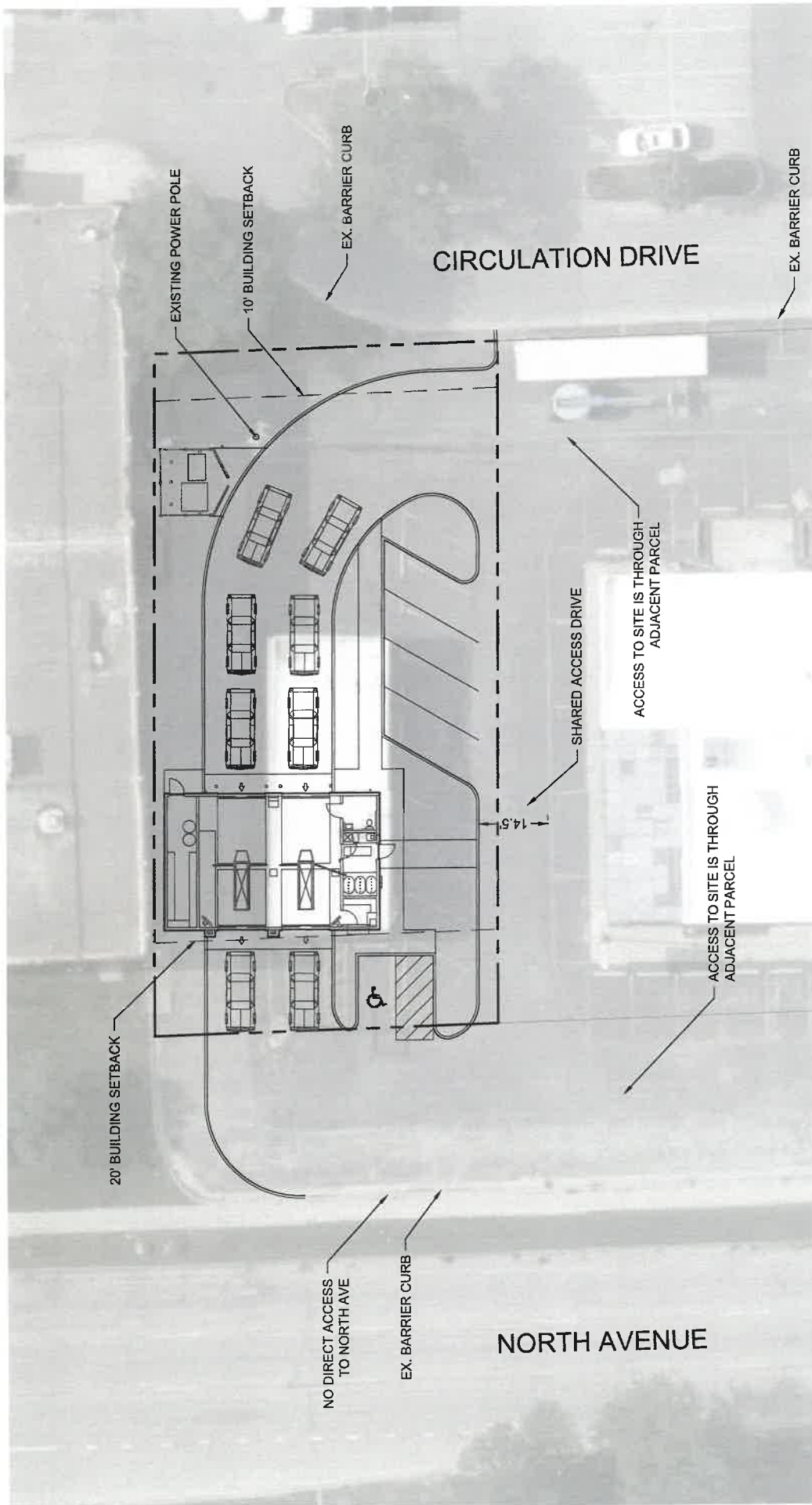
NILES, IL



## EXISTING BUILDING

31 W. NORTH AVE., NORTHLAKE, IL





TAKE 5 OIL CHANGE  
31 NORTH AVE  
NORTHLAKE, IL

# CONCEPTUAL SITE PLAN - A

SCALE: 1"=20' (11x17)



01.20.2025

C.1

