



**DEKALB CITY COUNCIL AGENDA
REGULAR MEETING
AUGUST 23, 2021
6:00 P.M.**

DeKalb Public Library
Yusunas Meeting Room
309 Oak Street
DeKalb, Illinois 60115

A. CALL TO ORDER AND ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF THE AGENDA

D. PUBLIC PARTICIPATION

E. PRESENTATIONS

None.

F. APPOINTMENTS

None.

G. CONSENT AGENDA

1. [Minutes of the Regular City Council Meeting of August 9, 2021.](#)
2. [Minutes of the Special Joint City Council and Finance Advisory Committee Meeting of August 16, 2021.](#)
3. [Accounts Payable and Payroll through August 23, 2021, in the Amount of \\$2,427,564.38.](#)
4. [Investment and Bank Balance Summary through June 2021.](#)
5. [Year-to-Date Revenues and Expenditures through June 2021.](#)
6. [Freedom of Information Act \(FOIA\) Report for July 2021.](#)

H. PUBLIC HEARINGS

1. **Public Hearing Notice for the Submittal of a Rebuild Illinois Grant Application for a Public Transportation Capital Assistance Grant as Required Under the Illinois Department of Transportation's General Authority to Make Such Grants.**

City Manager's Summary: Under Resolutions 2021-073 and 2021-074, the Council will consider (a) a contract with Stantec Architecture, Inc. to work with the Council and City staff to identify the best location for a new transit maintenance and operations facility within the DeKalb corporate limits; and (b) whether to apply for state grant support in the amount of \$12 million to design and build such a facility.

Federal and state funding in the amount of \$8.6 million has already been identified for the site selection, design, and construction of such a facility. The state portion of the grant assistance would be based on Rebuild Illinois bonds and the state funding program requires a public hearing at this stage to invite local residents and persons served by a future facility to be heard about the potential benefits and challenges of such a capital investment. ([click here for additional information](#))

I. CONSIDERATIONS

None.

J. RESOLUTIONS

1. **Resolution 2021-070 Authorizing an American Rescue Plan Grant to the DeKalb Park District in an Amount Not to Exceed \$50,000.**

City Manager's Summary: As the attached letter from DeKalb Park District Executive Director John Shea explains, the District experienced severe revenue losses of about \$611,000 during the COVID-pandemic in 2020. The loss of general revenues has diminished the District's ability to address growing public safety concerns in its community park and neighborhood parks. Specifically, the District's intention to combat vandalism by installing remote cameras integrated with the DeKalb Police Department's dispatch center has been deferred until it can rebuild its internal resources.

Given the District's recent heavy investments in park upgrades (including but not limited to Welsh Park), Executive Director Shea has requested City assistance from the ARP fund (Fund 110) for additional security equipment. The company currently under contract to the District for its security cameras – NICOMM of Machesney Park – has estimated that the needful upgrades would cost in the range of \$85,000 to \$100,000. Director Shea has requested City assistance for 50% of the cost of the 2021 upgrades, not to exceed \$50,000.

City Council approval is recommended. ([click here for additional information](#))

2. **Resolution 2021-071 Authorizing the Negotiation and Execution of a Municipal Electrical Aggregation Agreement for Residential Electricity for a Period Not to Exceed 36-Months.**

City Manager's Summary: For the past three years, the City of DeKalb has worked with Dynegy to offer an energy rate option for local residents through a state-authorized "aggregation" agreement. The agreement with Dynegy will expire in November 2021. Since energy prices are fluid and respond to daily market fluctuations, authorizing this resolution will allow the City Manager to lock in the best available price when a favorable quote is received.

If the Council approves this resolution, our staff will engage the brokerage services of Rock River Energy Services to seek quotes from various energy suppliers to secure the best available rate. According to ICC rules, if a new contract is not signed, the energy supplier for all City residential services will default to ComEd. Municipal electrical aggregation contracts are an “opt-out” agreement, meaning that if a contract is signed all residential electrical contracts would automatically transition to the new supplier unless the customer chose to opt out of the contract. Mailings to all customers will provide the opportunity to “opt out” or enter an agreement with the low energy rate bidder.

For comparison purposes, ComEd’s rate is currently 6.997 cents per KWh (12-month running average) and the Dynegy rate is 6.739 cents per KWh. If the Council approves this resolution, new energy quotes will be solicited from various suppliers to determine if there is a potential savings to our residents when compared with the ComEd rate. If there does not appear to be any savings, a contract will not be signed, and residents will automatically default to ComEd as the supplier.

City Council approval is recommended. ([click here for additional information](#))

3. Resolution 2021-072 Authorizing an Engineering Services Agreement with Fehr-Graham & Associates, LLC for Construction Engineering of 2,800 Feet of Water Main Replacement on Joanne Lane in an Amount Not to Exceed \$48,000.

City Manager’s Summary: At its July 26 regular meeting, the City Council approved [Resolution 2021-062](#) awarding a bid to Fischer Excavating for the replacement of 2,800 feet of water main along Joanne Lane. To ensure the project is completed in accordance with design standards, standard engineering construction methods, and City specifications, the City Engineer requests approval of an engineering services agreement with Fehr-Graham & Associates, LLC in an amount not to exceed \$48,000 for construction engineering services related to water main replacement along Joanne Lane. The proposed engineering cost is roughly equivalent to 5.6% of the overall project cost and within industry standards.

City Council approval is recommended. ([click here for additional information](#))

4. Resolution 2021-073 Authorizing the Submittal of a Rebuild Illinois Grant Application for a Public Transportation Capital Assistance Grant Under the Illinois Department of Transportation’s General Authority to Make Such Grants.

City Manager’s Summary: The approval of the attached Resolution authorizes the City of DeKalb Transit Manager to submit a Rebuild Illinois Capital Grant Application to the Illinois Department of Transportation (IDOT).

The City’s Rebuild Illinois Capital Grant application requests \$12,000,000 in Rebuild Illinois capital funding to assist with architectural, engineering, and construction costs associated with the development of a Transit Maintenance and Operations Facility. Additionally, any funding received can also be utilized as the local match for future Federal Transit Administration (FTA) competitive grant applications.

Although the Council is just considering the professional services agreement with Stantec to define site options for the new transit facility, the opportunity to apply for the

state grant support that could design and build that facility is upon us! Approval of this Resolution will not hamstring the Council in its site selection process.

City Council approval is recommended. ([click here for additional information](#))

5. Resolution 2021-074 Authorizing a Professional Services Agreement with Stantec Architecture, Inc. for Site Selection Services on Behalf of a New Transit Facility in an Amount Not to Exceed \$264,153.

City Manager's Summary: Stantec was selected in 2019 to perform the architectural and engineering design work for a new maintenance and transit facility. In 2020, the firm worked with Public Works staff to identify and prioritize possible locations for the new transit facility and on December 14, 2020, the Council directed the staff to focus the site selection process on the City-owned Dresser Road parcel situated between the DeKalb County Health Department and the DeKalb High School. This 30-acre parcel has approximately 15 usable acres for a transit facility.

On April 12, 2021, the Council voted down a contract ([Resolution 2021-029](#)) with Stantec to perform a further evaluation of the Dresser Road site involving deadhead analysis, vehicular access, the impact of buses on adjacent roadways, access to utilities, drainage issues, soil testing, etc. prior to making a final recommendation to the Council.

The attached resolution authorizes a contract with Stantec to take a step backward and assess any and all potential available sites in a preliminary fashion, weighing their comparable development costs and impacts. The deliverable will be a report to be presented to the Council at a later date. The cost of this work is \$264,153.

City Council approval is recommended. It is important to make progress in our site selection process so the City can secure access to the state and federal-level resources that are available today for the eventual transit facility. ([click here for additional information](#))

6. Resolution 2021-075 Authorizing an Agreement with DeKalb Corn Classic and Kishwaukee Sunrise Rotary Club for the 2021 DeKalb Corn Classic 5k/10k and Taste of DeKalb Events on September 26, 2021.

City Manager's Summary: The DeKalb Corn Classic has been a longstanding event in the DeKalb community and draws larger crowds every year to the downtown business district. In September 2018, the Corn Classic partnered with the Kishwaukee Sunrise Rotary Club to conduct the Corn Classic in coordination with the inaugural Taste of DeKalb. For 2021, the parties want to coordinate the two events again, with the closure of Van Buer Plaza for the Taste of DeKalb, and the temporary closure of a number of streets for the Corn Classic.

The DeKalb Corn Classic and DeKalb Sunrise Rotary Club event organizers have requested the waiver of all fees.

City Council approval is recommended, along with the waiver of fees as requested by the DeKalb Corn Classic and Kishwaukee Sunrise Rotary Club event organizers. ([click here for additional information](#))

7. Resolution 2021-076 Authorizing an Architectural Improvement Program (AIP) Grant for 151 N. Fourth Street in the Amount of \$25,000.

City Manager's Summary: The City's downtown "Architectural Improvement Program" (AIP) has been funded by the City's TIF program and, since 2019, the City's TIF #3 district (Fund 262). The FY2021 allocation for the AIP program totals \$70,000 and the Council has allocated \$25,250 to date including the carryover project at the Hillside Restaurant.

Sam Patterson has purchased the historic Wright Building at 151 N. Fourth Street (at the southwest corner of Fourth and Locust Streets). The building has an underground garage for tenant vehicles in the lower level, commercial offices on the ground level and apartments on the second level. Mr. Patterson plans to make substantial improvements totaling approximately \$500,000 over time, including tuckpointing, HVAC upgrades, electrical and plumbing upgrades, roof repairs, some window replacement, bathroom improvements, dry wall repair, and painting throughout. His objective is to clean up the underground garage, re-establish up to 8 commercial office units, and retain the five apartment units on the second floor (1 three-bedroom and 4 two-bedroom units).

Using the AIP sliding scale which allows for higher allocations for major structural, mechanical, electrical, and plumbing repairs and lesser allocations for minor capital improvements and deferred maintenance, Mr. Patterson's request would qualify for the maximum program allocation of \$25,000. Assistant City Manager Josh Boldt has worked closely with Mr. Patterson and supports his request for the maximum program allocation.

City Council approval is recommended. ([click here for additional information](#))

8. Resolution 2021-077 Authorizing an Agreement with the DeKalb Community Unit School District No. 428 to Provide Emergency Medical Services for DeKalb High School Home Football Games for the 2021-2022 School Year.

City Manager's Summary: The Fire Department has historically provided emergency medical services at DeKalb High School home football games. The attached resolution would continue that longstanding practice. According to the agreement, the City would be reimbursed \$550 per event in exchange for one (1) ambulance staffed with two (2) off-duty paramedics. Fire personnel who work such events are paid at the 7(g) hourly rate (an overtime rate that is less than the rates established for regular work normally performed by IAFF members).

City Council approval is recommended. ([click here for additional information](#))

9. Resolution 2021-078 Authorizing a Sales Tax Sharing Agreement with Brad Manning Ford, Inc.

City Manager's Summary: In December 2020, it was announced that one of DeKalb's oldest and most revered businesses, Brad Manning Ford, had purchased the franchise assets for the former Sycamore Ford to become the exclusive Ford dealership within DeKalb County. Since that time, Manning Ford has merged its assets and substantially expanded its sales at the dealership's current location on Manning Drive in DeKalb.

The growing success of the family firm in sales and service has attracted interest from neighboring municipalities interested in attracting the dealership to their communities.

The prospect of losing the Manning dealership which has existed in DeKalb for 65 years has prompted discussions between City staff and the Manning family, which is interested in expanding its parts operation and upgrading its facility on Manning Drive, or relocating to a larger, vacant parcel at a prime location. The Manning dealership is presently on a 6-acre site consisting of two parcels that are zoned "General Commercial." The two parcels generated \$69,503 in aggregate property taxes in 2019 (payable in 2020). Mr. Manning estimates that the City's 1% sales tax on the net taxable sales for both vehicles and parts in 2021 will be in the range of \$250,000 to \$300,000.

As a result of competition from neighboring municipalities, the City Manager is proposing a sales tax sharing agreement with Manning Ford. Based on projected 2021 sales and a conservative projection of 2% sales growth per year, a 50/50 sharing of the annual 1% sales tax proceeds from all sales would generate an estimated incentive of \$1,675,307 over ten fiscal years. The attached resolution describes a 10-year incentive agreement that has the following essential terms:

- A 50/50 split of the aggregate 1% sales tax proceeds for all sales generated;
- The sales tax sharing does not begin until a temporary occupancy permit is issued for the proposed addition to the parts and service portion of the facility at 402 Manning Drive;
- The 50/50 sales tax sharing agreement shall extend until the total incentive of \$1,675,307 is reached. It is assumed that this will occur within a ten-year period. However, the agreement allows for two, consecutive five-year extensions to this term at the mutual agreement of the parties. The City's approval of such extensions shall not be unreasonably denied; and
- The sales tax sharing agreement will terminate when the \$1,675,307 incentive is reached, or once the extended term expires, whichever comes first.

The Manning name has been baked into the DeKalb community since the mid-1950s. Manning Motor Sales of Rochelle bought the assets of Vallas Motors in DeKalb in February 1956. The new dealership was first located where Delano's Home Decorating is presently located on N. Fourth Street and was called Brad Manning Ford Lincoln Mercury. Brad Manning expanded the family dealership by purchasing homes and gas stations in the immediate area. In the late 1960s, Brad Manning seriously considered the development of an auto mall with other local dealerships outside the downtown area. At that time, there were 16 dealerships in DeKalb and Sycamore selling new cars. In the hope of attracting other dealers to join him in an auto mall on DeKalb's south side, Brad Manning relocated the family dealership to 402 Manning Drive and completed the present building in 1974. The contemporaneous worldwide gas embargo and double-digit interest rates discouraged the mall concept.

The Manning family dealership is now in its fourth generation and the company's retention is important to the City as a whole, and especially the S. Fourth Street

corridor which splits the City's Fourth and Fifth Wards and has seen a general economic decline in the past ten years.

City Council approval is recommended. [\(click here for additional information\)](#)

K. ORDINANCES – SECOND READING

None.

L. ORDINANCES – FIRST READING

1. Ordinance 2021-031 Amending the Fiscal Year-End December 31, 2021, Budget.

City Manager's Summary: The attached ordinance identifies a number of FY2021 Budget revisions consistent with recent Council direction. The proposed revisions are identified in the table that follows:

FY2021 Budget Amendment				
Fund 100 - General Fund				
Line Item	Description	FY2021 Budget	Proposed Revision	Difference
100-00-00-39110	Transfer from ARPA Fund	\$ -	\$ 1,397,996	\$ 1,397,996
100-15-16-41100	Wages - Full-Time	\$ 68,382	\$ 94,257	\$ 25,875
100-15-16-41200	Wages - Part-Time	\$ 73,392	\$ 57,237	\$ (16,155)
100-15-16-42100	Employer Portion FICA	\$ 10,846	\$ 11,590	\$ 744
100-15-16-42200	Employer Portion IMRF	\$ 15,581	\$ 17,390	\$ 1,809
100-15-16-42500	Employee Health Insurance	\$ 21,352	\$ 22,771	\$ 1,419
100-55-00-91400	Transfer to Capital Projects Fund	\$ -	\$ 22,500	\$ 22,500
Net Revenue/Expenditures				\$ 1,361,804
Fund 110 - American Rescue Plan Fund				
110-00-00-91100	Transfer to General Fund	\$ 2,000,000	\$ 1,397,996	\$ (602,004)
Net Expenditures				\$ (602,004)
Fund 400 - Capital Projects Fund				
400-00-00-39100	Transfer from General Fund	\$ -	\$ 22,500	\$ 22,500
400-00-00-51600	Supplies/Parts Technology	\$ -	\$ 25,100	\$ 25,100
400-00-00-63800	Contracted Services	\$ -	\$ 43,500	\$ 43,500
Net Revenue/Expenditures				\$ (46,100)
Fund 620 - Water Capital Fund				
620-00-00-39110	Transfer from ARPA Fund	\$ -	\$ 1,000,000	\$ 1,000,000
620-00-00-85500	Water System Improvements	\$ 1,015,000	\$ 1,451,056	\$ 436,056
Net Revenue/Expenditures				\$ 563,944

Narrative

- City Council approval is requested for the transfer of \$1,397,996 from the American Rescue Plan Fund (110). This transfer was discussed with the FAC on August 16. The \$1,397,996 represents the value of the City hiring freezes that were a direct response to the economic threats posed to the General Fund by the COVID-19 pandemic between March and August of 2020. The table below breaks down the \$1,397,996:

FY2020 Immediate Actions	2021 Wages	Clothing Allowance	FICA	Medicare	Employer Pension Obligation	Health*	Dental*	Total Employer Cost
Personnel								
Fire								
Firefighter/Paramedic	\$ 66,619	\$ 800	\$ -	\$ 978	\$ 77,858	\$ 19,000	\$ 1,047	\$ 166,302
Firefighter/Paramedic	\$ 66,619	\$ 800	\$ -	\$ 978	\$ 77,858	\$ 19,000	\$ 1,047	\$ 166,302
Firefighter/Paramedic	\$ 66,619	\$ 800	\$ -	\$ 978	\$ 77,858	\$ 19,000	\$ 1,047	\$ 166,302
Police								
Patrol Officer	\$ 73,382	\$ 800	\$ -	\$ 1,076	\$ 59,260	\$ 19,000	\$ 1,047	\$ 154,565
Patrol Officer	\$ 73,382	\$ 800	\$ -	\$ 1,076	\$ 59,260	\$ 19,000	\$ 1,047	\$ 154,565
Patrol Officer	\$ 73,382	\$ 800	\$ -	\$ 1,076	\$ 59,260	\$ 19,000	\$ 1,047	\$ 154,565
Telecommunicator (PT)	\$ 45,020	\$ -	\$ 2,791	\$ 653	\$ 6,546	\$ -	\$ -	\$ 55,010
Community Service Officer (PT)	\$ 20,919	\$ -	\$ 1,297	\$ 303	\$ -	\$ -	\$ -	\$ 22,519
Public Works								
Water Maintenance	\$ 49,447	\$ 600	\$ 3,058	\$ 715	\$ 7,172	\$ 19,000	\$ 1,047	\$ 81,039
Street Maintenance	\$ 49,447	\$ 600	\$ 3,058	\$ 715	\$ 7,172	\$ 19,000	\$ 1,047	\$ 81,039
Water Crew Leader	\$ 63,110	\$ 600	\$ 3,950	\$ 924	\$ 9,263	\$ 19,000	\$ 1,047	\$ 97,894
Street Crew Leader	\$ 63,110	\$ 600	\$ 3,950	\$ 924	\$ 9,263	\$ 19,000	\$ 1,047	\$ 97,894
								\$1,397,996
*Dependent on type of Insurance plan employee chooses								

- The City Manager seeks City Council approval to amend the Human Resources (HR) Personnel Budget to increase the staff recruitment capabilities of our City HR Department. Presently, our City HR Department has 2.0 Full Time Equivalents (FTE) in the form of one full-time and two part-time. If approved by the City Council, the HR Department will grow to 3 FTEs (+50% work capacity) in the form of two full-time and two part-time employees. The General Fund total personnel expense increase for the remainder of FY2021 will be \$13,692. The expanded HR staffing would be carried over into FY2022 to sustain the needed fire and police hiring processes.
- Through Council action on [Resolution 2021-053](#), a film contract was authorized with IMCA-TV in the amount of \$22,500. The chart on Page 7 recognizes this expenditure through a General Fund (100) transfer to the Capital Projects Fund (400) and the actual expense will be noted under Contracted Services.
- “Contracted Services” also contains an expense for the settlement of an easement dispute between ComEd and the City of DeKalb along Macom Drive. In order to build Macom Drive in 2004 to develop Park 88 area for industrial users, an easement was required across a ComEd-owned right-of-way adjacent to Peace Road. While the City has produced documentation to affirm approval for the roadway, ComEd claims the proper legal easement documentation does not exist and is demanding that the claimed deficiency be rectified. It is standard and customary to provide "just compensation" to a landowner when securing an easement and installing a permanent improvement that arguably impedes their full use of the land. ComEd asserts that the value in this case is approximately \$21,000 and that their stockholders are entitled to such funds from the City. City Engineer Zachary Gill has worked diligently to resolve this dispute and has requested the recognition of this expense in the Contracted Services line item of the Capital Projects Fund so the dispute can be finally resolved.
- Fire Department Deputy Chief Bart Gilmore received notification that the Fire Department will be awarded a grant in the amount of \$251,008 for use in the purchase of new SCBA compressor and air pack equipment. A 10% local share

requirement is part of this grant and \$25,100 is requested for Supplies/Parts Technology in the Capital Projects Fund.

- To match the actions taken by Council on [Ordinance 2021-023](#), the Water Capital Fund (620) needs to recognize \$1,000,000 as an incoming transfer from the American Rescue Plan Fund.
- On July 26, 2021, Council approved [Resolution 2021-063](#), which allowed for an additional \$440,000 expense for the South water tower painting and repair project. The FY2021 Budget called for \$1,015,000. At this time, \$1,451,056 is needed to complete the painting project.

City Council approval is recommended. ([click here for additional information](#))

2. Ordinance 2021-032 Authorizing a Zoning Map Amendment from the “GC” General Commercial District and the “MFR2” Multi-Family Residential District to the “PD-C” Planned Development Commercial District and Approval of a Preliminary Development Plan for 1221 W. Lincoln Highway (Blue Ridge LLC – 1221).

City Manager’s Summary: Blue Ridge LLC-1221 is a vacant site across from Fatty’s Pub & Grill and is represented by Jeff Dobie who has submitted a petition to rezone 1221 W. Lincoln Highway from the “GC”, General Commercial District and “MFR2”, Multi-Family Residential District to the “PD-C”, Planned Development Commercial District. The parking area at the northwest portion of the site is zoned “MFR2” with the remainder zoned “GC”. The subject site is 0.79 acres and is located on the north side of W. Lincoln Highway, approximately 1,100 feet west of Annie Glidden Road.

On October 12, 2020, the City Council approved [Resolution 2020-111](#) and [Resolution 2020-112](#) to authorize a package liquor license with a supplemental drive-thru license for the site as well as a bar liquor license with supplemental licensure for video gaming. The Resolutions had a 1-year time frame (from 10-12-20) to obtain the necessary zoning authorizations.

The structure previously on the property was demolished in about 2006-2007. The applicant is also requesting approval of a preliminary development plan to allow for the construction of an approximate 6,090 sq. ft. building to create a package liquor store with drive-through, video gaming, and three 2-bedroom apartments with a shop/storage area. The apartment units will be on the second level of the building over the liquor store/video gaming area. The storage area will be for the catering business of Fatty’s Pub & Grill, which is owned by the petitioner.

The petitioner is also requesting approval of waivers to the Unified Development Ordinance for a Planned Development less than two acres, reduction of the parking setback along the interior lot lines and a reduction of the 50-foot perimeter buffer requirement between a PD-C district and a residential district. The proposed waivers are detailed in the background memorandum by Principal Planner Dan Olson.

The DeKalb Planning & Zoning Commission reviewed the rezoning petition and preliminary plan at their regular meeting on August 16 and recommended Council approval by a vote of 4 to 0. **City Council approval of the Planning and Zoning**

Commission's recommendation is requested. The petitioner, Jeff Dobie, has requested the Council's consideration on second reading. ([click here for additional information](#))

3. Ordinance 2021-033 Approving the Final Plat of Subdivision and Plat of Easement of the ChicagoWest Business Center – Phase 2 (TC Pursuit Services, Inc. – DeKalb 343, LLC).

City Manager's Summary: The applicants, TC Pursuit Services, Inc., and DeKalb 343 LLC are requesting approval of a one-lot final subdivision plat and plat of easement for the Project Barb site in the Chicago West Business Center along Gurler Road. The plat will allow for the construction of an approximate 700,000 sq. ft. warehouse and distribution center. On July 26, 2021, the City Council approved the second amendment to the ChicagoWest Business Center annexation agreement to allow for the development and approved a preliminary development plan.

The approved preliminary plan indicated three access points along Gurler Road, with two for employee/visitor access drives and one for semi-truck exiting (with a guard house). Trucks entering the site will use Crego Road and will enter at the far northeast portion of the property to a guard house. Road improvements to Crego Road will be needed along with a turn lane added to Gurler Road, and these improvements will be made by the developer.

The final plat includes the dedication of a 50-foot of right-of-way along the north side of Gurler Road and the west side of Crego Road to accommodate the proposed road improvements. The plat of easement shows an access easement at the far northeast corner of the property to accommodate a turnaround that will be constructed on the subject site along the west side of Crego Road. Access from Crego Road to the Oasis employee parking area will be maintained as well as access to an electrical substation.

The final plat also shows a 20-foot public utility easement along the north side of Gurler Road and the west side of Crego Road. In addition, a 30-foot sanitary sewer easement lies to the north of the 20-foot utility easement along Gurler Road. Finally, a 55-foot-wide stormwater management easement runs along the east side of the lot that will overlay a proposed stormwater conveyance swale.

At its regular meeting on August 16, the DeKalb Planning & Zoning Commission reviewed the proposed final plat and plat of easement and by a vote of 4 to 0 recommended their approval. **City Council approval of the Planning and Zoning Commission recommendation is requested. The petitioner, Project Barb, has requested approval on second reading to support the accelerated development of their parcel. ([click here for additional information](#))**

4. Ordinance 2021-034 Approving a Purchase and Sale Agreement with Blackhawk Road LLC to Transfer a Portion of 912 Edgebrook Drive to 1114 Blackhawk Drive.

City Manager's Summary: On May 22, 2017, the City Council approved [Ordinance 2017-028](#) which re-zoned the 0.7-acre site at 1114 Blackhawk Road to the "PD-R" Planned Development Residential District to allow for the re-establishment of a fraternity (Sigma Nu) of up to 45 residents. The parcel had previously housed a fraternity and the owners had argued at the time that the requirement of additional

parking over and above what had been required when the previous fraternity was in place would dramatically diminish the lot's open space. Nevertheless, as part of the rezoning, the City required the expansion of the parking lot and access points to meet newer UDO requirements. Additionally, the City's Building department required the installation of an elevator and other repairs not because of a change in use, but a change in local code requirements.

In April 2021 the owners of the fraternity, Blackhawk Road LLC, approached the City about the possible transfer of a portion of the adjacent City-owned 912 Edgebrook Drive property to restore open space for their tenants, while maintaining the expanded number of parking spaces. In consideration of the loss in revenue experienced due to unforeseen construction delays in 2017, the owners have requested a transfer of a portion of the adjacent City property at 912 Edgebrook before the City considers a potential transfer of the open space to the Park District.

The owners have requested the transfer of about 6,000 sq. ft. or about 20% of the lot at 912 Edgebrook. The attached Ordinance has a parcel dimension of 55' x 110' or 6,050 sq. ft. to be transferred to Blackhawk Road LLC for \$10. The Ordinance also has language requiring the area to be maintained as open space with no buildings and only allowing a shed no larger than 120 sq. ft. The provisions also require the area to be enclosed with a fence or landscaping with the approval of the City Manager.

City Council approval is recommended. [\(click here for additional information\)](#)

5. Ordinance 2021-035 Approving a Purchase and Sale Agreement with 1011-1027 Hunter Hillcrest LLC for the Hunter Hillcrest Property (1011-1027 Hillcrest Drive).

City Manager's Summary: On Monday, May 10, 2021, the City notified Sam Okner and Gary Ashman, representing Hunter Properties, that the City was exercising its option to purchase the Hunter Hillcrest property at 1011-1027 Hillcrest Drive, in DeKalb. The option was defined in a Settlement and Release Agreement dated April 21, 2021. According to that settlement, once the City had exercised its option on Hunter Hillcrest, the two parties would attempt to agree on an appraiser to establish the fair market value of the property. Failing that, the appraisers chosen by the two parties would choose an agreed appraiser. After following this process, an agreed appraiser, Valu Pros of Byron, Illinois, was selected to establish the fair market value. The appraisal prepared by Valu Pros was shared with the City and Hunter Properties on July 31, or within the 60-day window established in the settlement agreement. The parties are further bound to execute a purchase and sale agreement within 30 calendar days of the delivery of the agreed appraiser's final appraisal.

The Valu Pros appraisal concluded that the "As-Is" market value of Hunter Hillcrest is \$1,185,000. This valuation includes the 2.05-acre site (including an asphalt parking lot with 140 parking spaces), and a 33,316 square foot mixed-use commercial building with 9 commercial units and 14 apartments. The main subject parcel was last transferred by warranty deed on July 30, 2014, for a purchase price of \$1,162,500. A second smaller parcel was purchased on July 28, 2015, for a purchase price of \$4,700, according to assessor records. These parcels were combined to form a single parcel known as PIN #08-15-151-014.

The purchase of the Hunter Hillcrest property is one of the high priority projects identified in the 2018 Annie Glidden North (AGN) Plan. The Plan states that the “Hillcrest/Blackhawk area provides a potential location for a significant mixed-use redevelopment that can help provide shopping, services, and other community amenities to both surrounding families and the local student population.” The Plan recommends “focused reinvestment” in this area to make it “significantly more attractive, walkable, and supportive of businesses and services that can benefit area residents.”

Mayor Barnes and the City Council have actively supported the principal goals of the AGN Plan, including the redevelopment of the Hillcrest/Blackhawk area. The American Recovery Act allocation to the City of DeKalb can be used for the purchase of the property, the relocation of tenants, and the razing of the structure to prepare the Hillcrest/Blackhawk area for purposeful redevelopment in keeping with the direction of the AGN Plan.

City Council approval of the attached ordinance is recommended on both readings. ([click here for additional information](#))

6. **Ordinance 2021-036 Amending Chapter 51 “Traffic”, Schedule B “Through Streets, Stop Intersections and Yield Intersections”, to Establish a Stop Condition for Both Alpha Court East and Alpha Court West as They Intersect Williams Way.**

City Manager’s Summary: Concerned residents of Edens Garden have requested the Council’s support for a pair of intersecting streets along Williams Way to full stop signs to provide additional safety for school children along the roadway. Contributing factors for the request are the proximity of Alpha Court to a Williams Way school bus loading zone as well as line-of-sight issues arising from on-street parking near the intersection. Typically, the warrants for such additional stop signs cannot be easily established; however, the addition of the stop signs will not impede traffic flow on the primary street (Williams Way). Additionally, safety concerns merit the higher level of control. City Engineer Zac Gill has studied the proposed change and supports the measure.

City Council approval is recommended. ([click here for additional information](#))

M. REPORTS AND COMMUNICATIONS

1. **Council Member Reports.**

N. EXECUTIVE SESSION

None.

O. ADJOURNMENT