



**DEKALB CITY COUNCIL AGENDA
NOVEMBER 23, 2020
6:00 P.M.**

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

REGULAR CITY COUNCIL MEETING

COVID-19 Notice: This meeting will be conducted in-person with a physically present quorum and open to the public. The corporate authorities of the City of DeKalb intend to conduct this meeting in compliance with all applicable social distancing and public health requirements. All persons attending this meeting in-person shall be required to wear protective face masks/coverings. Furthermore, the corporate authorities of the City of DeKalb intend to conduct this meeting pursuant to Illinois Governor JB Pritzker’s Executive Order 2020-62 dated October 23, 2020 (the “Executive Order”), which prohibits gatherings of more than 10 people, unless the City of DeKalb determines that it is necessary to invoke the Governmental Functions exemption contained in Section 4(c) of Executive Order 2020-43 “to ensure the operation of government agencies or to provide for or support the health, safety and welfare of the public.”

As a convenience to the public, the City of DeKalb may also provide video, audio, telephonic or internet access for the public to monitor this meeting. The provision of any such remote means of access is not intended to provide for attendance by a means other than physical presence due to the COVID-19 public health emergency, nor is it intended to provide an opportunity for the public to address public officials, make public comment or otherwise participate in the meeting.

Persons wishing to provide public comment or otherwise address public officials in person during this meeting must comply with all applicable rules governing the conduct of this meeting including, but not limited to, the aforementioned social distancing and face covering requirements.

The City of DeKalb is providing the following conveniences for the public to monitor and participate in this meeting:

- Persons wishing to view the meeting from home or elsewhere can tune in to Channel 14 or by following the link provided [here](#).
- Persons wishing to provide public comment but are unable to attend the meeting in person or remotely may forward their comments by clicking on the link provided [here](#). Note that all submissions must be received no later than 12:00 p.m. on the day of the meeting in order to ensure dissemination to the City Council before the meeting convenes.
- Zoom Meeting Information
Join Zoom Meeting: <https://us02web.zoom.us/j/88693897515?pwd=dFFSRXRvZVh2emUrenRyN3Ewb0RqQT09>
Meeting ID: 886 9389 7515
Passcode: 233628
One Tap Mobile: +13126266799,,88693897515#,,,,,0#,,233628# US (Chicago)
- For those participating via Zoom and wishing to comment during the public participation portion of the meeting, or prior to Council’s discussion of a particular item, please click on the link provided [here](#) and add in the Comment Section that you wish to address Council verbally. Note that all submissions must be received no later than 12:00 p.m. on the day of the meeting in order to ensure your name is added to the list of remote speakers.

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 November 9, 2020.](#)
2. [Accounts Payable and Payroll through November 23, 2020, in the Amount of \\$2,562,548.56.](#)
3. [Investment and Bank Balance Summary through September 2020.](#)
4. [Year-to-Date Revenues and Expenditures through September 2020.](#)
5. [Freedom of Information Act \(FOIA\) Report – October 2020.](#)
6. [Hospitality Recovery Program Update.](#)
7. [DeKalb Police Pension Fund Municipal Compliance Report for the Fiscal Year Ended December 31, 2019.](#)

H. PUBLIC HEARINGS

1. Public Hearing: 2020 Annual Property Tax Levy.

City Manager's Summary: This Truth in Taxation hearing is not required because the proposed levy that the Council supported on October 26 and November 9 does not exceed 105% of the 2019 levy. Nevertheless, a public hearing will provide another opportunity for public comment about the proposed City levy. The key facts that local residents and businesses should know are the following:

- The proposed aggregate and special service levy including the Library levy (\$2,366,378) and special purpose levies (Police and Fire pension levies which together equal \$6,522,456) totals \$8,888,834. This represents a 4.14% increase over the 2019 total of property taxes extended or abated (\$8,535,366).
- The proposed City corporate levy is \$6,522,456 and assumes the following:

- An allocation of \$3,569,403 to partially meet Fire pension obligations.
- An allocation of \$2,953,053 to partially meet Police pension obligations.
- The full abatement of the \$490,625 Library debt service.

It should be noted that \$1,865,280 will be paid out of General Fund revenues other than property taxes in FY2021 to relieve City taxpayers of an additional burden if all fiduciary obligations associated with the FY2021 pension payments and Library debt fell on the City levy. The General Fund allocation for these fiduciary obligations includes the following:

- **The Library GO debt payment of \$490,625;**
- **An additional \$1,374,655 to cover the balance due on the Fire pension obligation (\$712,827) and Police pension obligation (\$661,828).**

The City's rate-setting EAV is assumed to be \$611,750,000 in 2020, an increase of \$26,023,161 (4.44%) over the 2019 rate-setting EAV of \$585,726,839. **Assuming a rate-setting EAV of \$611,750,000 the proposed City levy of \$6,522,456 will result in a corporate tax rate of 1.0662%, which is 7.62% lower than the City rate of 1.1541% in 2019.** [\(Click here for additional information\)](#)

2. Public Hearing: Proposed FY2021 Budget.

City Manager's Summary: On August 17, 2020, the City Council and the Finance Advisory Committee held a joint meeting to discuss FY2021 City Budget goals, per the City's Budget Policy. On October 19, 2020, the Finance Advisory Committee met in public session to review raw, projected FY2021 Budget revenues and expenditures. On November 16, 2020, the Council and Finance Advisory Committee met in joint session to review the City Manager's proposed, detailed FY2021 City Budget. The proposed and complete FY2021 City Budget is posted on the City's website and reflects minor changes that were suggested in the course of the public deliberations in mid-November. This public hearing provides an opportunity for other members of the general public to express their opinions about the proposed City fiscal year budget.

The FY2021 City Budget comprises 30 funds with projected revenues of \$102,938,919 against \$98,369,544 in expenditures. All City funds are balanced in the FY2021 Budget.

The planning and creation of the City's 2021 fiscal year budget has been mightily impacted by the COVID-19 pandemic and its local effects in 2020. The impact of unparalleled government constraints on private business activity – especially the hospitality industry – as well as public services has posed unforeseen challenges for public budgeting. A case in point: Governor Pritzker's Executive Order 2020-56, issued on October 2, 2020, re-imposed business constraints in DeKalb County and other counties in Region 1 (northwestern Illinois) that had been eased when Phase Four of the Restore Illinois plan was put in place in June. The closing of indoor dining and bar use and the return to limited gathering limits until the positivity rate for DeKalb County averages less than or equal to 6.5 percent over a three-day period poses a very

uncertain fiscal year-end. Those hospitality businesses that are trying again to remain open with only-take-out orders are operating below 25% capacity.

Nevertheless, on the fiscal horizon is the promise of impressive business development in the Chicago West Business Park, where Ferrara is on the verge of opening its 1.6 million square foot distribution complex valued at an estimated \$100 million and Facebook is pressing ahead with over \$800 million in investment in the initial phase of its new data center, featuring a 907,000 square-foot data hall. Additionally, the continuing significant investment in DeKalb's downtown core, most notably Agora Tower (\$13 million) and the redevelopment of the former city hall property (\$5.3 million), will provide additional growth and diversity to the community tax base and employment levels. Unfortunately, much of this burgeoning economic growth will not be registered on the DeKalb EAV by the county assessor's office until the fall of 2021.

Most businesses and residents seeking information or assistance from their municipal government encounter services funded by the General Fund. The proposed 2021 General Fund expenditure budget totals \$35,553,522. These expenditures are balanced by \$35,639,761 in anticipated General Fund revenues. The revenues and expenditures reflect pension contributions for Fire and Police passing through the General Fund. The projected General Fund operating reserve or starting fund balance as of January 1, 2021 is \$10,993,053 or 30.9% of the budgeted 2021 General Fund expenditures. The projected FY2021 year-end reserve balance is projected to be \$11,079,292 or 31.16% of the FY2021 General Fund expenses of \$35,553,522. [\(Click here for additional information\)](#)

I. CONSIDERATIONS

None.

J. RESOLUTIONS

- 1. Resolution 2020-122 Appropriating the Sum of \$2,075,000 of Motor Fuel Tax Funds for Maintaining Various Streets and Highways Under the Applicable Provisions of the Illinois Highway Code (Section 21-00000-00-GM) from January 1, 2021 through December 31, 2021.**

City Manager's Summary: The Illinois Department of Transportation (IDOT) requires municipalities to pass a resolution estimating total expenditures of Motor Fuel Tax (MFT) funds for general street maintenance for the upcoming fiscal year. The City Engineer estimates this value at \$2,075,000 for road salt, engineering services, electricity for streetlights/traffic signals, and street resurfacing. The table below summarizes the anticipated MFT expenditures budgeted for 2020:

Operation	Estimated Costs
Road Salt	\$250,000
Engineering Services	\$125,000
Electricity – Street Lights and Traffic Signals	\$400,000
Street Supplies	\$100,000
Street Resurfacing	\$1,200,000
Total	\$2,075,000

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

2. **Resolution 2020-123 Authorizing an Intergovernmental Agreement with the Illinois Department of Transportation – Aeronautics for Construction Services for Project DKB-4800 to Rehabilitate Runway 2-20 at the DeKalb Taylor Municipal Airport at a Total Estimated Cost of \$2,741,893.90 with a City Contribution Towards Costs in an Amount Not to Exceed \$7,000.**

City Manager's Summary: On October 26, 2020, the City Council passed Resolution 2020-119 authorizing a standard agreement for consultant services at Illinois airports for design and construction phase engineering with Crawford, Murphy and Tilly, Inc. This is the agreement that had been authorized, and now encompasses the final revised estimate of the paving costs to be incurred in FY2021.

IDOT-DOA approved the DKB-4800 Resurface Runway 2/20 design and the project was submitted for bids during the July 31, 2020 bid letting. Two very competitive bids were received by IDOT-DOA, and they awarded the project to the lowest bidder. IDOT-DOA sent the master construction agreement to the City of DeKalb with the full project cost, which has the final revised estimate of \$2,741,893.90, based on the awarded low bid. The City's required share is the result of combining two separately funded projects, which were funded by two separate block grants in FY2019 and in FY2020. The City portion for the FY2019 grant is not to exceed \$7,000.00; the City will have no local share required for the FY2020 grant because full payments have been awarded for all FY2020 projects by federal CARES Act funds. The federal and state funding for this project is programed and secure through the FAA and IDOT-DOA.

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

3. **Resolution 2020-124 Authorizing the Award of a Contract to Anthem Excavation & Demolition, Inc. for the Abatement, Demolition and Restoration of 912 Edgebrook Drive in the Amount of \$295,680.**

City Manager's Summary: The property at 912 Edgebrook Drive was acquired by the City of DeKalb in 2016. The City's Public Works Department solicited bids for the abatement and demolition of the uninhabitable property in February 2018 at the direction of the City Council. The lowest bid at the time was submitted by Abel Plus Services in the amount of \$374,600, which exceeded the City's available funding for such purposes. At the direction of the City Manager, the City's Public Works and Community Development Departments prepared a new solicitation for bids on October 23, 2020. This request for bids (RFB) resulted in ten submissions (see the background report from Andy Raih, attached). Following the closing of the bidding process, Public Works conducted reference checks and recommends the award of a contract to Anthem Excavation & Demolition, Inc. in an amount not-to-exceed \$295,680.

The 912 Edgebrook Drive property features an uninhabitable 48,000 square foot, four-story apartment building of masonry construction, which once contained 47 dwelling units. The building occupies approximately 8,000 square feet of the lot. The parking lot pavement which will also be removed totals about 14,500 square feet and is in failing condition.

The October 2020 RFP attracted ten bids ranging from \$295,680 to \$555,700. The quotes included the removal of asbestos caulk between the pre-cast wall and floor panels.

City Council approval of the Anthem Excavation bid is recommended. ([Click here for additional information](#))

K. ORDINANCES – SECOND READING

None.

L. ORDINANCES – FIRST READING

1. Ordinance 2020-069 Authorizing the 2020 Levy and 2021 Collection of Taxes in and for the Corporate and Municipal Purposes and Special Service Areas of the City of DeKalb for Fiscal Year 2021.

City Manager’s Summary: As noted in the Public Hearing portion of this Agenda, the City Council concurs with the City Manager’s recommendation to establish a corporate levy of \$6,522,456 which includes \$3,569,403 to partially meet the City’s Fire pension obligations and \$2,953,053 to partially meet the City’s Police pension obligations. Based on a projected rate-setting City-wide EAV of \$611,750,000 this levy should result in a tax rate of 1.0662%, a 7.62% decrease from the 2019 City rate of 1.1541%.

The City will not levy for its IMRF obligations, Social Security obligations, general corporate purposes, or the Library GO bond obligation. These obligations will be paid from other General Fund revenues – primarily sales and use taxes.

The City’s aggregate levy includes a pass-through amount (\$2,366,378) for DeKalb Public Library operations. The aggregate 2020 City levy is displayed in the table below:

2020 Aggregate & Special Purpose Levies	2019 Tax Levy Extensions (\$)	2020 Tax Levy After Abatements (\$)	Increase / Decrease Over Prior Year’s Extension (\$)	Increase / Decrease Over Prior Year’s Extension (%)
Corporate	\$0	\$0	\$0	0.00%
IMRF	\$0	\$0	\$0	0.00%
Social Security	\$0	\$0	\$0	0.00%
Fire Pension	\$3,322,914	\$3,569,403	\$246,489	7.42%
Police Pension	\$2,946,735	\$2,953,053	\$6,318	5.37%
Public Library (pass-through)	\$2,265,717	\$2,366,378	\$100,661	4.44%
Total Aggregate & Special Purpose Levy	\$8,535,366	\$8,888,834	\$353,468	4.14%

In 2020, the City will also levy for seven special service areas (SSA), an increase of two over the 2019 levy. SSA #29 was activated in April 2020 to fund road repairs in the Market Square Shopping Center. SSA #30 will be activated in December to fund public safety and security improvements at Hunter Ridgebrook. All other SSAs are levied at the same amounts as 2019 and are detailed in the following table:

2020 Estimated Tax Levy	2019 Tax Levy Extensions (\$)	2020 Tax Levy After Abatements (\$)	Increase / Decrease Over Prior Year's Extension (\$)	Increase / Decrease Over Prior Year's Extension (%)
<i>Special Service Area Levies</i>				
SSA #3 - Heritage Ridge	\$1,000	\$1,000	\$0	0.00%
SSA #4 - Knolls	\$5,501	\$5,501	\$0	0.00%
SSA #6 - Greek Row	\$16,400	\$16,400	\$0	0.00%
SSA #14 - Heartland Fields	\$2,500	\$2,500	\$0	0.00%
SSA #28 - 924 Greenbrier	\$8,704	\$8,704	\$0	0.00%
SSA #29 - Market Square	NA	\$200,000	NA	NA
SSA #30 - Hunter Ridgebrook	NA	\$100,000	NA	NA
Total Special Service Area Levies	\$34,105	\$334,105	\$0	0.00%

The City is also required to levy for the principal and interest of bonds issued by the municipality. It is standard practice to abate all debt service levies immediately after their adoption, with the exception of debt related to the 2013 Library expansion project. **For the 2020 levy year, the debt service payment (\$490,625) for the Library debt will be paid from General Fund revenues, in order to hold the City tax rate down in light of DeKalb Township's 4.09% multiplier.**

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

2. Ordinance 2020-070 Abating Taxes Levied for Corporate Purposes of the City of DeKalb, Illinois for the Tax Year 2020 (Bonds).

City Manager's Summary: When a municipality issues bonds, a Bond Order is filed with the County Clerk that determines the amount to be levied each year until the bond is paid off. The City currently holds a number of bonds which automatically levy property taxes for the debt service. It has been the past practice of the City to use other revenue sources to pay for annual principal and interest payments. As a result, the City is able to abate the taxes levied for debt upon approval of the annual tax levy. Historically, the only debt payment that is not abated is the principal and interest for the 2013 Library expansion project (\$490,625 in 2020). While this debt is actually paid by the Library, the debt issuance is in the City's name and the City has historically

levied these dollars. In 2020 the Library GO debt service will not be levied by the City but will be paid by the City to the Library from other General Fund revenues.

In addition, for the 2020 tax year, the General Fund’s general obligation debt service levies will be adjusted to reflect the Council’s recent debt management decisions. The Refunding Bond of 2020, approved by the Council on September 28, 2020 (Ordinance 2020-063) “scooped” the January 1, 2021 and July 1, 2021 debt service on four of the City’s GO bonds payable from the General Fund and “tossed” them to 2028, 2029, and 2030 when the principal was sharply less. This will result in one fiscal-year hiatus in GO debt payments to digest the harsh fiscal impacts of the COVID-19 pandemic. The City’s GO Debt historically payable from the General Fund is briefly summarized below:

- **GO Refunding Bonds of 2010C.** In December 2010, the City issued \$5,415,000 of General Obligation Refunding Bonds to refinance prior debt at a lower interest cost. The original obligations were issued to finance storm sewer construction, road reconstruction, park land, and initial costs for the Police station.
- **GO Bonds of 2012A.** In October 2012, the City issued \$9,905,000 of G.O. Refunding Bonds for the purpose of construction of the new Police Station on West Lincoln Highway.
- **GO Bonds of 2013B.** In June 2013, the City issued \$2,380,000 of G.O. Bonds for the purpose of completing construction of the new Police Station.
- **GO Refunding Bonds of 2019.** In October 2019, the City issued \$3,925,000 of G.O. Refunding Bonds to refinance the 2010B bonds at a lower interest cost.
- **GO Refunding Bond of 2020.** On November 19, 2020 the City issued \$1,900,000 of GO Refunding Bonds. See description above. The debt impact of the Refunding Bond of 2020 based on the fiscal year is provided in the table below:

General Fund Supported Debt			
Fiscal Year	Principal	Interest	Aggregate
2020	\$1,380,000	\$371,532	\$1,751,532
2021	\$0	\$0	\$0
2022	\$1,535,000	\$318,291	\$1,853,291
2023	\$1,595,000	\$256,919	\$1,851,919
2024	\$1,650,000	\$212,841	\$1,862,841
2025	\$1,680,000	\$181,121	\$1,861,121
2026	\$1,715,000	\$148,782	\$1,863,782
2027	\$1,750,000	\$115,256	\$1,865,256
2028	\$1,375,000	\$83,244	\$1,458,244
2029	\$1,405,000	\$52,211	\$1,457,211
2030	\$1,440,000	\$18,000	\$1,458,000
	\$15,525,000	\$1,758,197	\$17,283,197

The table below illustrates that 100% of all GO Bond debt service will be abated in levy year 2020:

Series	Fund	2019 Levy Year		2020 Levy Year		Notes
		Levy	Abatement	Levy	Abatement	
2010A	TIF	\$1,195,000	100%	\$1,190,800	100%	Matures 12/1/2021.
2010C	General	\$834,700	100%	\$795,545	100%	Certificate of abatement to be filed for 7/1/21 interest refunded. Still need to levy and abate 1/1/22 P&I.
2012A	General	\$130,682	100%	\$65,341	100%	Certificate of abatement to be filed for 7/1/21 interest refunded. Still need to levy and abate 1/1/22 P&I.
2013A	Library 2019/ General 2020	\$490,075	0%	\$490,625	100%	Paid from Library debt service levy in 2019 but will be paid from the General Fund in 2020.
2013B	General	\$769,100	100%	\$756,175	100%	Certificate of abatement to be filed for 7/1/21 interest refunded. Still need to levy and abate 1/1/22 P&I.
2014	Water/ Airport	\$350,327	100%	\$0	100%	Matures 1/1/2021.
2019	General	\$91,435	100%	\$70,536	100%	Certificate of abatement to be filed for 7/1/21 interest refunded. Still need to levy and abate 1/1/22 P&I.
2020	General	NA	NA	\$23,055	100%	No levy filed for capitalized interest through 7/1/21. Still need to levy and abate 1/1/22 interest.

The 2020 levy will extend the debt service for the TIF General Obligation Refunding Bonds of 2010A, and then abate the levy. The last year of debt service (2021) on the 12-year amortization schedule will be paid from TIF #1 before the TIF #1 termination on December 31, 2021.

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

3. Ordinance 2020-071 Adopting the Annual Budget of the City of DeKalb, Illinois for the Fiscal Year Beginning January 1, 2021, and Ending December 31, 2021.

City Manager's Summary: A general overview of the proposed FY2021 City Budget for the period beginning on January 1, 2021 and ending on December 31, 2021 is offered in the Public Hearing portion of this Agenda.

According to the City's budget policy, the preparation of the annual City budget begins after the Comprehensive Annual Financial Report (CAFR) for the previous fiscal year has been presented to the City Council and filed with County and state authorities. The FY2019 CAFR was received and filed by the City Council on June 22, 2020 and subsequently reviewed by the City's finance team. On August 17, 2020, the City Council and the Finance Advisory Committee held a joint meeting to discuss FY2021 City Budget goals. On October 19, 2020, the Finance Advisory Committee met in public session to review raw, projected FY2021 Budget revenues and expenditures. On November 16, the Council and Finance Advisory Committee met in joint session

to review the City Manager's proposed, detailed FY2021 City Budget. The proposed and complete FY2021 City Budget is posted on the City's website and reflects minor changes that were suggested in the course of the public deliberations on November 16.

At the joint meeting of the City Council and Finance Advisory Committee on Monday, November 16, the FAC unanimously voted to recommend Council approval of the proposed FY20221 City Budget.

City Council approval on first reading is recommended. ([Click here for additional information](#))

4. **Ordinance 2020-072 Amending Chapter 23 "Unified Development Ordinance", Article 5.07 "LC" Light Commercial District, Article 5.08 "GC" General Commercial District", and Article 5.11 "LI" Light Industrial District", by Adding Automobile, Truck, Trailer and Recreational Sales to the "LC" Light Commercial District as a Special Use and Adding Trailer Rental and Sales as a Permitted Use to the "GC" General Commercial District and "LI" Light Industrial District.**

City Manager's Summary: A number of text amendments to Chapter 23, Unified Development Ordinance (UDO), of the Municipal Code have been proposed by Principal Planner Dan Olson in the direction of more business-friendly practices. One amends the "LC" Light Commercial District to add truck and trailer rental to the list of special uses. Amendments to the "GC" General Commercial District and "LI" Light Industrial District are also proposed to add trailer rental to the list of permitted uses. The renting of trucks is currently a permitted use in the "GC" and "LI" District.

More specifically, the following articles of the UDO would be amended if the Council approves:

- Article 5.07.03. Adds to the list of special uses in the "LC" District automobile, truck, trailer, and recreational vehicle sales and rental, except automobile sales on property greater than three (3) acres that derives a majority of annual sales from new vehicles. Such uses are currently permitted in the "GC" District and could, upon approval, be permitted in the LC districts but only after a Planning & Zoning Commission review and a Council permit by ordinance.
- Article 5.08.02. Expands the permitted use list in the "GC" General Commercial District to add "trailer" to the existing uses making it clear that all types of vehicles (powered and unpowered) are included in this use category.
- Article 5.11.02. Expands the permitted use list in the "LI" Light Industrial District to add "trailer" to the category "Automobile, truck and recreational vehicle sales and rental."

The Planning and Zoning Commission held a public hearing regarding the petition at their meeting on November 16, 2020. By a vote of 5 to 0 the Commission recommended approval of the foregoing text amendments to the Unified Development Ordinance.

City Council approval of the Planning & Zoning Commission recommendation is requested. ([Click here for additional information](#))

5. Ordinance 2020-073 Approving a Special Use Permit to Allow Truck and Trailer Rental Storage at 1011-1027 W. Hillcrest Drive (U-Haul).

City Manager's Summary: The petitioner, Brian Fleming, is requesting a special use permit for truck and trailer parking in relation to an existing U-Haul business at 1023 ½ W. Hillcrest Drive. U-Haul trucks and trailers are currently located in the parking lot of the multi-tenant building at 1011-1027 W. Hillcrest Drive. The site is zoned "LC" Light Commercial District, and the renting of trailers and trucks is not a permitted or special use in that district. In conjunction with this special use, Ordinance 2020-072 (see above) would potentially add truck and trailer rental to the "LC" District as a special use, if approved by the Council.

The U-Haul business has been in operation for a few years, but not zoned properly for it. The rental of trucks and trailers may have been determined in the past to be accessory to a previous discount furniture store that was in the space with the U-Haul business.

The Police Department has requested the number of U-Haul trucks that are parked in the parking aisle along Hillcrest Drive to be limited so that visibility to the building is maintained. City Planner Dan Olson has worked with the petitioner and property owner and they have agreed to limit the number of trailers and trucks on the site to a total of 10. In addition, they have agreed to a limit of three trucks (10 ft. and over) in the 25-parking space area along Hillcrest Drive and in the 9-space area along the east side of the site. A survey over the last few weeks at the site has revealed an average of about 2-4 trucks and 1-2 trailers being parked at the site at any one time.

Based upon a survey and aerial photos, there are 142 parking spaces on the site leaving plenty of spaces for the storage of trucks and trailers. One of the conditions of approval is the placement of handicap signs, per state and local regulations, in front of the handicap spaces next to the building.

The Planning and Zoning Commission held a public hearing regarding the petition at their meeting on November 16, 2020. By a vote of 4 to 1 the Commission recommended Council approval of the special use permit for a truck and trailer rental at 1011-1027 W. Hillcrest Drive per the conditions noted above.

City Council approval of the Planning & Zoning Commission recommendation is requested. ([Click here for additional information](#))

M. REPORTS AND COMMUNICATIONS

- 1. Council Member Reports**
- 2. City Clerk Report**
- 3. City Manager Report**

N. EXECUTIVE SESSION

- 1. Approval to Hold an Executive Session in Order to Discuss Collective Bargaining as Provided for in 5 ILCS 120/2(c)(2).**

O. ADJOURNMENT

[FULL AGENDA PACKET](#)