



**DEKALB CITY COUNCIL AGENDA  
DECEMBER 9, 2019  
6:00 P.M.**

DeKalb Municipal Building  
City Council Chambers  
Second Floor  
200 S. Fourth Street  
DeKalb, Illinois 60115

**REGULAR CITY COUNCIL MEETING**

- A. CALL TO ORDER AND ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF THE AGENDA**
- D. PUBLIC PARTICIPATION**
- E. PRESENTATIONS**
  - 1. [Proclamation: Egyptian Theatre 90<sup>th</sup> Anniversary.](#)
  - 2. [Certificate of Recognition: 50<sup>th</sup> Anniversary of the Toys for Tots Drive Event – Gary Mullis.](#)
- F. APPOINTMENTS**
  - 1. **Reappointment of William Oleckno to the Citizens' Environmental Commission for a Two-Year Term from January 1, 2020 through December 31, 2022.**
  - 2. **Reappointment of Evelina Cichy to the Board of Fire and Police Commissioners for a Three-Year Term from January 1, 2020 through December 31, 2023.**
  - 3. **Reappointment of Mark Sawyer to the Economic Development Commission for a Three-Year Term from January 1, 2020 through December 31, 2023.**
  - 4. **Reappointment of Norden Gilbert to the Human Relations Commission for a Three-Year Term from January 1, 2020 through December 31, 2023.**

Assistive services available upon request.

Hearing assistance devices are available in the Information & Technology Office, which is located to the right, just before entering Council Chambers.

5. **Reappointment of Bernard Pupino to the Airport Advisory Board for a Four-Year Term from January 1, 2020 through December 31, 2024.**
6. **Reappointment of Tom Teresinski to the Finance Advisory Committee for a Four-Year Term from January 1, 2020 through December 31, 2024.**
7. **Reappointment of Ron Klein to the Planning and Zoning Commission for a Five-Year Term from January 1, 2020 through December 31, 2025.**

#### **G. CONSENT AGENDA**

1. [Minutes of the Regular City Council Meeting of November 25, 2019.](#)
2. [Accounts Payable and Payroll through December 9, 2019 in the Amount of \\$3,069,983.00.](#)
3. [Approval of the Notice of the 2020 Annual Schedule of Meetings \(Council/Boards/Commissions/Committees\).](#)
4. [Freedom of Information Act \(FOIA\) Report – November 2019.](#)
5. [Resolution 2019-155 Authorizing the Continuation of Health Insurance Benefits for Mark Nachman Pursuant to Municipal Code Chapter 3.32 – Hardship Retirement Assistance.](#)

#### **H. PUBLIC HEARINGS**

1. **None.**

#### **I. CONSIDERATIONS**

1. **Consideration of a Public Mural Policy.**

City Manager Summary: The City of DeKalb's Citizens' Community Enhancement Commission has been working on some policy suggestions concerning public murals for over a year. Recently, the development of a public policy has been joined by Paul Kassel, the Dean of NIU's College of Visual and Performing Arts, who is actively promoting visual and performing art projects for NIU students in municipal settings.

The attached draft has been vetted by the Commission and the City Administration. Some of the key features of the policy are as follows:

- a. If implemented, the Commission and Administration would review the possibility of an annual grant program as part of the City's budget preparation each Fall. Because the proposed policy was not ready for

Council review during the FY2020 Budget process, FY2020 will be a pilot year seeking interest from individuals and groups who would possibly secure funding from private sources or other public grant sources.

- b. Individuals, businesses, and community groups seeking to create public murals would provide a 1:1 match for any City funds that might become available.
- c. All murals proposed for historic buildings or in historic districts must be approved by the City Council.
- d. Any mural on an exterior wall that is visible from a public right-of-way and within the City's corporate boundaries must be approved by the Council, whatever the funding source.
- e. The design "context" or content must be defined as part of the approval process.
- f. No operating costs, equipment costs, or administrative costs may be included in any grant proposal.
- g. The artist(s) must carry insurance that holds the City harmless for work that requires set ups on public property.
- h. Any eventual City grants would be extended through a contract between the artist(s) and the City, identifying an estimated timeline for completion.

If the Council supports further consideration of the attached policy draft, the City Manager can bring a resolution to the next Council meeting adopting the policy as presented or as the Council may advise.

## J. RESOLUTIONS

### 1. **Resolution 2019-156 Expressing Sympathy in the Passing of Ken Mundy, Late Mayor of the City of Sycamore.**

City Manager Summary: Former Sycamore Mayor Ken Mundy died suddenly on Tuesday, December 3 after a brief illness. He is remembered as a frequent collaborator with DeKalb and NIU and as genuine friend of many throughout the County of DeKalb. The attached resolution recognizes his decency and his long years of unselfish public service.

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

**2. Resolution 2019-157 Appropriating the Sum of \$560,000 of Motor Fuel Tax Funds for Maintaining Various Streets and Highways Under the Applicable Provisions of the Illinois Highway Code (Section 20-00000-00-GM) from January 1, 2020, through December 31, 2020.**

City Manager Summary: A Council resolution is required by the Illinois Department of Transportation when state motor fuel tax (MFT) funds will be appropriated by the local jurisdiction. The proposed FY2020 Budget includes \$560,000 for general maintenance expenditures with the following purposes:

- \$125,000 allocated to account 210-00-00-53100 (salt).
- \$35,000 allocated to account 210-00-00-62300 (design engineering services).
- \$400,000 allocated to account 210-00-00-641000 (electrical costs associated with our street lighting).

When the City Council reviews bids for the FY2020 street maintenance program, an additional resolution will be presented for the expenditure of an estimated \$1,155,000 in state MFT funds set aside for street maintenance.

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

**3. Resolution 2019-158 Authorizing a Supplemental Resolution for \$206,623.15 in Motor Fuel Tax Funds to Reconcile Section 19-00000-00-GM Under the Applicable Provisions of the Illinois Highway Code from January 1, 2019, through December 31, 2019.**

City Manager Summary: This is a clean-up item. The attached resolution provides supplemental MFT funding as the Council intended when it expanded the N. First Street project specifications in May 2019. On November 13, 2018, Council passed Resolution 2018-145 (in background) to authorize the appropriation of \$1,090,000 in Motor Fuel Tax (MFT) funds for the 2019 General Maintenance Plan (19-00-00000-00-GM). A total of \$500,000 was budgeted for resurfacing North First Street, starting at Dresser Road and extending to about Kishwaukee Lane. The May 2019 bids for the N. First Street project offered very favorable asphalt prices. At the recommendation of the Public Works department, the Council increased the scope of the project to complete the resurfacing up to Bethany Road, along with the installation of a fabric bond between the base lift and final lift of asphalt, to ensure longer pavement life. This expanded the project to approximately \$700,000 through Resolution 2019-086. It was understood at the time that supplemental resolutions to the MFT appropriation and City budget would be necessary to allow final full payment of the awarded contract once complete. **City Council approval is recommended. ([Click here for further information](#))**

**4. Resolution 2019-159 Authorizing an Agreement with the Board of Trustees of Northern Illinois University to Provide Safety Services Including Fire Protection and Ambulance Service to the University from January 1, 2020 through December 31, 2024.**

City Manager Summary: For decades, the City of DeKalb has provided emergency medical services (EMS) and fire suppression services to Northern Illinois University within mutually-agreed parameters in multi-year contracts.

Based on the shared analysis of the City and NIU staff concerning how such services are provided in other Illinois university towns, along with detailed data regarding NIU incidents in recent years, the principal features are as follows:

- a five-year term, expiring on December 31, 2024;
- a gradual increase in annual NIU payments reflecting a levelling in fire incidents. NIU's calls currently represent about 7.58% of the Fire department's overall annual calls. Based on this proportion, the first-year payment is recommended at \$831,714.
- NIU will make a capital contribution toward Fire department vehicles and equipment equaling \$50,000 for the life of the contract, but no more than 7.58% toward the cost of any particular piece of equipment.
- An additional annual NIU payment for ambulance support at football games and other special events that will total an estimated \$125,000 per year.
- Fire department access to NIU dorms and other facilities for training purposes, as mutually agreed and with the cooperation of NIU.

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

**5. Resolution 2019-160 Authorizing the City Manager to Sign a Storage Lease Agreement with Hovis Light Industrial Park to Store the DeKalb Fire Department's Mobile Unit from December 10, 2019 through April 30, 2020.**

City Manager Summary: Since 2015, the City has owned a mobile training tower (MTT) for firefighter training. During warmer months, the unit moves between Fire stations and other remote locations, as needed, towed by the department's semi-tractor. The tower uses complex hydraulics, electrical, and pneumatic systems to operate. Additionally, it has a water distribution system for fire stream and pump training. The manufacturer recommends storage that is not exposed to prolonged freezing temperatures because of these systems.

The MTT is a large apparatus. It is 40 feet long, 9 feet wide, and over 13 feet tall. The City does not have a facility to store such an apparatus indoors that

also has a door opening with adequate height. The winter of 2018 was extraordinarily long and frigid, and as a result the MTT sustained damage to its fluid systems. This rendered it out of service for several months in 2019 until repairs were made at a cost of over \$1,000.00. To avoid the same or a greater cost this winter, the Fire Department has been searching for a public or private facility that can accommodate the MTT, at a reasonable cost.

The former Spaulding Fiber industrial building at 1297 S. Seventh Street is able to house this apparatus. The present owner is Hovis Light Industrial Park, which features vehicle and equipment storage among other things. The company's lease rate for heated indoor storage is \$0.45 per square foot on a monthly basis. For an apparatus with the MTT's footprint, the monthly storage price is \$212.40.

The Fire Department is interested in an agreement extending from December through April for a total cost to the department of \$1,062.00. The City is required to pay for the entire month of December. The first month's rent will be due on December 10, 2019. The City can pay the remaining four months of the lease at the end of the expiration of the agreement on April 30, 2020.

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

**6. Resolution 2019-161 Authorizing the City Manager to Sign Agreements for Insurance Coverage Effective January 1, 2020 through December 31, 2020 in the Amount of \$454,149.44.**

City Manager Summary: The City maintains a variety of insurance policies to protect the City and its assets. These policies include coverages for general liability, property, and automobiles; excess workers' compensation; cyber liability; crime; airport liability; and underground storage tanks. Arthur J. Gallagher & Co. delivers insurance and risk management services to the City as a broker, searching the market for the best coverages and rates available. Gallagher performs an annual renewal process that seeks to ensure the City maintains a comprehensive and competitively priced, general liability insurance program. Claims services are handled through a third-party administrator, CCMSI, Inc.

All insurance policies are due for renewal on January 1, 2020. Gallagher has secured very competitive price quotes for 2020 that will save the City \$45,405 when compared to 2019 pricing. Additionally, the City's cost for third-party administration services has been reduced by \$6,500. Assistant City Manager Ray Munch's detailed memorandum in the Agenda background provides further details on each of the insurance packages.

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

**7. Resolution 2019-162 Approving an Intergovernmental Agreement for the Project Hammer Development.**

City Manager Summary: The parties to the attached Intergovernmental Agreement (IGA) include Project Hammer, a food manufacturer hoping to locate a major distribution center and manufacturing facility in DeKalb, the City of DeKalb, the County of DeKalb, the DeKalb Community Unit School District 428, the DeKalb Library District, the DeKalb Park District, DeKalb Township, Kishwaukee College, and Kishwaukee Water Reclamation District.

This IGA sets out reciprocal obligations with respect to property tax incentives, job creation, and other matters relating to the development of property located within the DeKalb County Enterprise Zone and the DeKalb corporate limits. The purpose of the IGA is to further the growth of the subject property and surrounding community, increase the assessed valuation of real estate situated within the subject property, and provide career jobs—all in the best interests of the participating taxing bodies.

**Location and Zoning Considerations**

Project Hammer, a food manufacturing and distribution company, is interested in developing a portion of the 343-acre Chicago West Business Center property located between Route 23, Gurler Road, Crego Road and I-88. The first phase of the project includes a food distribution center of approximately 1,000,000 square feet and a packing center of approximately 400,000 square feet on approximately 106 acres in the central portion of the 343-acre site. The distribution building will be constructed first (Building Parcel A), with the development of the manufacturing building following closely (Building Parcel B). The company plans to occupy the distribution facility by March 2021. Approximately 1,000,000 square feet of additional production facilities is projected to the northeast of the first two buildings (Building Parcel C), but the timing of that construction is not yet known. The name of the company cannot be disclosed at this time.

For many months, the City staff and the property owner, DeKalb 343, LLC, represented by Jerry Krusinski of the Krusinski Construction Company, have been working with the food distribution company, the DeKalb County Economic Development Corporation, the State of Illinois and other government agencies to bring this project to the site. The site layout, utility extensions, stormwater management, access, road improvements, incentives, and the impact on neighboring property owners have all been considered. The proposed incentive package includes, but is not limited to, 50% property tax abatements for 15 years, City financial assistance of \$500,000 to furnish a water main loop, the City abatement of 50% of the electrical utility taxes for 15 years, grants from the Illinois Department of Transportation (IDOT) for roadway improvements, and incentives through the DeKalb County Enterprise Zone.

Assistive services available upon request.

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It is estimated that the construction of all phases of the redevelopment will result in the creation of approximately 1,000 temporary construction jobs and at least 1,000 full-time equivalent, permanent jobs at the Project Hammer site. The distribution center will be temperature controlled and operate in multiple shifts. The approved site plan for the distribution center features 450 employee and visitor parking spaces for multiple shifts and 216 tractor trailer stalls. The distribution building will have 90 exterior truck docks on the west side and 85 docks on the east side. The packing center will have 400 parking stalls with two access points to Gurler Road and 42 trailer stalls.

The property in question has been annexed and zoned for industrial purposes since 2006. On October 28, upon the unanimous recommendation of the DeKalb Planning & Zoning Commission, the DeKalb City Council rezoned the core acreage to PD-I Planned Development to bring the proposed land uses up to the best practices established in the City's revised Unified Development Ordinance. Simultaneously, the Council approved an amended annexation agreement and preliminary plan to align with the Company's proposed layout and intended use.

### **Detail on the Proposed Incentives**

- a. State of Illinois Incentives. Qualified industrial and commercial projects located in the DeKalb County Enterprise Zone are eligible for the following State of Illinois incentives:
  - An exemption on the state sales tax paid on building materials for new construction, expansion, or an interior buildout.
  - An Investment Tax Credit of 0.5 percent for any qualified property.
  - Assistance in road upgrades from IDOT's Economic Development Program (EDP). This program provides 50% state funding for locally-owned roads and 100% funding for state-owned routes that serve new or expanding industrial developments. A maximum of \$2 million (\$30,000 per new job created) is available for a qualified project.
  - Natural Gas Tax Exemption for "wheeled" or open market natural gas transactions.
- b. Local Incentives.
  - Property Tax Abatement. The Gurler Road property owned by DeKalb 343, LLC is entirely within the DeKalb County Enterprise Zone ("Enterprise Zone"). The Enterprise Zone provides a pre-approved package for a 10-year property tax abatement in DeKalb. Generally speaking, the 10-year Enterprise Zone program of local property tax

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abatements anticipates about a 50/50 split in property tax proceeds over the first ten years of industrial assessment, as illustrated below:

- Logistics or Distribution Facilities: 90% during Year 1 followed by 80/50/50/50/40/30/20/10/0% during subsequent years.
- Manufacturing Facilities: 90% during Year 1 followed by 80/70/60/50/40/30/20/10/0% during subsequent years.
- Knowledge-Based Industrial Facilities: 90% during Year 1 followed by 90/80/70/60/40/30/20/10/5% during subsequent years.

Project Hammer has considered other Illinois and out-of-state sites, which offer a 15-year property tax abatement program. **The proposed Intergovernmental Agreement (IGA) contemplates that each participating local taxing body, pursuant to the City's Home Rule authority under Article VII of the Illinois Constitution and each taxing body's authority under the Intergovernmental Cooperation section of the Illinois Constitution, 5 ILCS 220/5 and 35 ILCS 200/18-170, shall abate 50% of its property taxes on each of the three buildable parcels on the Project Hammer site for a period of 15 years. In effect, this incentive offers the gross 50/50 ten-year tax abatement benefit that would be available under an Enterprise Zone arrangement over a more competitive 15-year term.**

Further, the IGA contemplates the subdivision of the Project Hammer industrial development into three (3) parcels, with the following minimum thresholds of new construction area:

- Building Parcel A: a distribution center with a minimum of 1,000,000 square feet of enclosed space under roof.
- Building Parcel B: a manufacturing building with a minimum of 400,000 square feet of enclosed space under roof.
- Building Parcel C: future manufacturing space with a minimum of 1,000,000 square feet of enclosed space under roof.

Additionally, to assure steady construction progress on the redevelopment site, the IGA contemplates the tax abatement schedule for each parcel must begin no later than as follows:

- Building Parcel A: 2024 assessment year.
- Building Parcel B: 2025 assessment year.

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- Building Parcel C: 2026 assessment year.

All of the taxable parcels are located in DeKalb Township. The DeKalb Township Assessor has estimated the following per-square foot real estate values for the proposed industrial construction:

- Distribution Facility: \$40 per square foot.
- Manufacturing Facility: \$54 per square foot.

At these per-square-foot costs, a conservative estimate of the unabated property taxes generated by the three Project Hammer parcels over 15 years would be about \$69,032,569. This calculation does not include the future expansion of either the distribution center to the west or manufacturing operations to the east as shown on the attached site plan. Please note that the projections for the same 15-year period for Nestle, Panduit, 3M, Good Year, and Target, **combined**, show a total of \$78,457,987. By way of comparison, the 343-acre development area, when taxed as farmland in 2018, generated a total of \$23,325.98 in property taxes in 2019.

**Finally, the Company will need to comply with specific job criteria to sustain the property tax abatements over time.** Within two years of the issuance of a certificate of occupancy for each Building Parcel (the “Ramp-Up Period”), the following minimum job thresholds will be achieved:

- a. Building Parcel A: 195 direct and indirect (contracted) jobs.
- b. Building Parcel B: 105 direct jobs.
- c. Building Parcel C: 700 direct jobs.

Following the Ramp-Up Period, if employment levels drop to between 80% and 50% of the projected estimated full-time equivalent employment counts noted above (i.e. combined direct and indirect jobs) for Building Parcels A, B, and C, a pro rata reduction of the property tax abatement will be implemented for the following tax year or until employment levels return to the minimum agreed thresholds. If employment levels drop below 50% of the projected minimum employment counts noted above, the abatement for the affected parcel will be suspended for the next tax year or until the employment levels return to the 50% threshold or above. The employment levels will be measured in the aggregate for all parcels, so that the abatement would not be reduced or suspended so long as the employment levels were met in the aggregate, even though one or two parcels may be deficient.

Water Main Extension and Looping. The DeKalb City Council approved its FY2020 City Budget on November 25 which included an allocation of

\$500,000 toward the cost of extending a looped water main system to serve the Gurler Road development area.

Electrical Utility Tax Abatement. The City of DeKalb charges a structured fee schedule for industrial users. The City will abate 50% of the electrical utility tax proceeds from each of the three parcels for 15 years.

Sanitary Sewer. The property owner, DeKalb 343 LLC, and the Kishwaukee Water Reclamation District have entered a memorandum of understanding that apportions financial responsibility for the installation of a new force-main system to collect and transmit wastewater from the development site.

Other local taxing bodies will be asked to consider and approve the attached IGA over the next several weeks. Time is of the essence; the City of DeKalb is in competition for this Company and the deliberate manner in which this enormous investment is considered will weigh in the Company's final decision. To this date, the Council has approved amendments to the annexation agreement to accommodate the Company's interest in an extraordinary industrial investment in the Chicago West Business Park. The building plans for the proposed distribution center have been reviewed by HR Green and approved by the City's Building department.

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

**8. Resolution 2019-163 Approving an Electrical Utility Tax Incentive Agreement for the Project Hammer Development.**

City Manager Summary: In addition to the property tax incentives and job creation highlighted in the narrative for Resolution 2019-162, above, the City government has put a number of additional City incentives on the table. With the approval of the City's FY2020 Budget, the Council approved an allocation of \$500,000 from the Water Construction Fund (Fund 610) to loop the new water main to be installed along Crego Road, Gurler Road and IL Rt. 23 to serve Project Hammer as well as Project Ventus, an information-based corporation interested in developing south of Gurler Road.

The attached Resolution 2019-163 would additionally abate 50% of Project Hammer's electrical utility tax obligation for the first 15 years of operation. It is estimated that Project Hammer will generate in excess of \$450,000 per year in electrical utility taxes once the distribution center and manufacturing facility are both operating. The total of all electrical utility taxes generated across the City in 2019 is projected to be about \$1.75 million.

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

**9. Resolution 2019-164 Authorizing an Amendment to the Intergovernmental Enterprise Zone Property Tax Abatement Agreement with the County Board of DeKalb County, the Town Council of Cortland, the City Council of DeKalb, the City Council of Genoa, the City Council of Sandwich, the City Council of Sycamore, and the Village Board of Waterman.**

City Manager Summary: This is a “belt and suspenders” item. In October, the City Council and our counterparts in other DeKalb County municipalities who are signatory to the Enterprise Zone agreement approved a resolution (Resolution 2019-146) amending the DeKalb County Enterprise Zone framework in the following ways:

- The definition of “Logistics Companies” was broadened to include “Data Centers.”
- Northern Illinois University West Campus became eligible for the Zone’s incentive package where private investment results in an increase in assessed valuation.
- In the event an industrial-based or knowledge-based company locates in a building developed as a speculative venture, the employment thresholds may be extended from two to four years, if approved by the Enterprise Zone Advisory Board.

Each of the signatory communities (DeKalb County, DeKalb, Sycamore, Cortland, Genoa, Sandwich, Waterman) has passed a similar resolution. The consultant for the DeKalb County Enterprise Zone now believes the original intergovernmental agreement between these communities should be similarly revised to meet state requirements. Accordingly, the attached resolution is offered for approval to facilitate the completion of the amendment process.

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

**10. Resolution 2019-165 Approving the Cancellation of the December 23, 2019 Committee of the Whole and Regular Meeting of the City Council and Approving the Payment of Invoices for the Second Part of December Prior to the January 13, 2020 Regular Meeting of City Council.**

City Manager Summary: In past years, the City Council has canceled the second regularly scheduled meeting in December. If urgent business arises, such as matters relating to the intergovernmental agreement described above. Both the Committee of the Whole Meeting and Regular Meeting of the City Council are presently scheduled for Monday, December 23, 2019. If no pressing business arises before 5:00 p.m. on December 19, the deadline for providing proper legal notice, this resolution would cancel both meetings, but permit our Finance staff to pay regularly recurring bills on behalf of the City.

An accounts payable list is provided to the City Council as part of the Consent Agenda twice a month for approval of payments. If the December 23, 2019 meeting is canceled, the City Manager requests the Council's approval to pay bills that would fall on the accounts payable list for December 23, 2019 in order to avoid any late payments.

By adopting the proposed resolution, the City Council could cancel the December 23, 2019 meeting and continue the regular payment schedule of paying bills twice a month. **City Council approval is recommended.** ([Click here for further information](#))

## **K. ORDINANCES – SECOND READING**

1. None.

## **L. ORDINANCES – FIRST READING**

1. **Ordinance 2019-084 Authorizing an FY2019 Budget Amendment to Provide for Capital Expenditures of Motor Fuel Tax (MFT) Funds for Roadway Improvements.**

City Manager Summary: As noted under Resolution 2019-158, above, in May of 2019 the City Council awarded a contract for roadway improvements of up to \$715,341 to Curran Construction for North First Street under Resolution 2019-086. It was understood at the time of award that a budget amendment would be necessary to cover any costs beyond the \$500,000 budgeted in the FY2019 City Budget.

In order to make the final payment on the completed contract for the project referenced above, a budget amendment is needed to fully appropriate MFT funds in the FY2019 Budget. The final project cost of \$706,623.15 requires that the FY2019 MFT spending budget be increased by \$206,623.15.

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

2. **Ordinance 2019-085 Amending Chapter 67 “Body Art Establishments (Tattooing)” as it Pertains to Microblading.**

City Manager Summary: This amendment includes “microblading” under the City’s regulations for body art establishments. Microblading is a form of semi-permanent tattooing that typically involves using fine-point needles to simulate hair, skin, make-up, eye liner, and lip coloring. Recently, many spas, salons, and establishments throughout the Chicagoland area have either offered or been interested in offering microblading services, and the City has been contacted by an establishment that wants to offer microblading services as part of a potential beauty salon in the central business district area.

This ordinance expressly provides that microblading is covered by the City's same health, sanitary, and licensing requirements for other body art establishments. This is consistent with the Illinois Department of Public Health's regulations concerning microblading and body art establishments.

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

**3. Ordinance 2019-086 Approving a Special Use Permit for a Cell Antenna at 100 W. Lincoln Highway (Mobilitie) (Walgreens).**

City Manager Summary: Walgreen's began partnering with Sprint in 2018 to provide wireless services in their stores in the Chicagoland area. The Sprint Express locations allow customers to purchase devices, sign up for service plans, and pay their bills. Walgreen would like to add the proposed cellular antenna at the south end of the building to enhance cellular connectivity in and around the store.

The UDO requires a special use permit for any cellular antenna on a commercial zoned property. The total mast height of the antenna will be about 14 feet and attached to the south end of the building. The antenna will be about 12 feet above the parapet and about 10 feet above the top of the building canopy. The building upon which the antenna will be placed is about 250 feet away from the nearest residential-zoned property line.

The Planning and Zoning Commission held a public hearing regarding the petition at their meeting on December 4, 2019. By a vote of 5 to 0, (Commissioners Wright and Buckley were absent) the Commission recommended approval of a special use permit for a cellular antenna on top of the Walgreen store at 100 W. Lincoln Highway.

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

**4. Ordinance 2019-087 Approving a Final Plat of the McCormick Resubdivision to Combine Lots 72, 73 and 74 in South Pointe Greens Unit Two – Pebble Beach Court (Charles McCormick).**

City Manager Summary: This is a minor re-subdivision. Lot 72 contains a single-family detached home and is owned by Brendan and Jill McCormick. Lots 73 and 74 are vacant and owned by Lee Hadick. The resubdivision involves adding about 35 feet from the north side of lot 73 to lot 72 and adding about 40 feet from south side of lot 73 to lot 74. The result of the resubdivision will be a new lot 1 at 15,150 square feet (.34 acres) and Lot 2 at 14,375 square feet (.33 acres). The intent is for Brendan and Jill McCormick to purchase an additional 35 feet of lot 73, which will create the new lot 1. The applicant, Charles McCormick, will purchase the new lot 2 and construct a home. The

existing 10-foot-wide easement between lots 72 and 73 will remain on the new lot 1 at the same location.

The Planning and Zoning Commission discussed the plat at their meeting on December 4, 2019. By a vote of 5 to 0 (Commissioners Wright and Buckley were absent) the Commission recommended approval of the Final Plat of the McCormick Re-subdivision dated October 14, 2019 (see Exhibit A in the attached background report).

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

**M. REPORTS AND COMMUNICATIONS**

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

**N. EXECUTIVE SESSION**

**O. ADJOURNMENT**

**[FULL AGENDA PACKET](#)**