



DEKALB CITY COUNCIL AGENDA April 22, 2019

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

REGULAR CITY COUNCIL MEETING 6:00 P.M.

- A. CALL TO ORDER AND ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF THE AGENDA**
- D. PUBLIC PARTICIPATION**
- E. PRESENTATIONS**

1. Recognition of Outgoing Council Members:

- **Alderman David Jacobson (2011 – 2019)**
- **Alderman Kate Noreiko (2015 – 2019)**
- **Alderman Joyce Stupegia (2019)**

City Manager's Summary: Council members Jacobson, Noreiko, and Stupegia have each brought a special insistence on accuracy, thoroughness, inclusiveness, and openness to their work on the Council. We are all better for their unselfish service.

2. Recognition of City of DeKalb Interns:

- **Nick Andric – Information Technology Department**
- **Leeana Alcantar – Information Technology Department**
- **Jason Blumenthal – City Manager's Office**
- **Naomi Bolden – Community Development Department**
- **Scott Coy – Information Technology Department**
- **Cody Follis – City Manager's Office**
- **Casey Heuer – Public Works Department**
- **Cole Lentz – Public Works Department**
- **Hayden Perkins – DeKalb Fire Department**
- **Rachel Sanchez – Human Resources Department**

- **Walker Steinke – City Manager’s Office**
- **Robin Travis – Information Technology Department**
- **Yadira Verastegui – DeKalb Taylor Municipal Airport**

City Manager’s Summary: Over the years, the City of DeKalb has realized many benefits from having two outstanding educational institutions in our backyard. None may be more apparent than the contributions offered by the students who come to work with the City through various internships. The City enjoys a great relationship with both Northern Illinois University and Kishwaukee College when it comes to placing students in meaningful internships. These internships come in all shapes and sizes. In some instances, interns are here for several years and become a part of our employee family, as is the case with our MPA Management Interns. In other instances, interns are here for just a few months. In either case, their contribution to the City is always significant. From the City’s perspective, interns are a cost-effective way to supplement our regular workforce, but more importantly, they provide a constant flow of new ideas that help to shape the way we provide public services. Internships provide professional training and real-world experiences that are an essential component of early-career success. In return, our interns provide fresh perspectives and often prompt creative discussion by simply asking “why,” as well as “why not.” As the academic year comes to a close, the City wishes to express our gratitude to each of our interns. We hope that their time with the City has been rewarding and wish them the best in their future endeavors.

3. Recognition of the Consumer Advocacy Council of DeKalb County.

City Manager’s Summary: Mayor Smith will present a certificate of recognition to Robert Putz and the Consumer Advocacy Council of DeKalb County. The Council is a 501(c)3 organization that has provided monetary and education services in behalf of persons with mental health issues in DeKalb County since April 1999.

4. Recognition of Michael Kirk and the “Trees of DeKalb” Organization.

City Manager’s Summary: Mayor Smith will present a certificate of recognition to local resident Michael Kirk for his tireless advocacy behind the preservation of DeKalb’s “legacy” trees. The certificate particularly applauds his efforts to preserve a centuries-old burr oak tree on the east bank of the Kishwaukee River, just south of the Lincoln Highway bridge.

- 5. [Proclamation: Northern Illinois University Student Association Day – April 23, 2019.](#)
- 6. [Proclamation: Get on Board Day – April 25, 2019.](#)
- 7. [Proclamation: International Firefighter’s Day, May 4, 2019.](#)

8. [Proclamation: Municipal Clerks Week, May 5 – 11, 2019.](#)
9. [Proclamation: Museum Day – May 11, 2019, with a Presentation by DeKalb County History Center Executive Director Michelle Donohoe.](#)

City Manager's Summary: Michelle Donohoe, the executive director of the new DeKalb County History Center at 1730 N. Main Street in Sycamore, will briefly preview the Center's grand opening on "Museum Day," May 11. On that date, the Center will also open its Smithsonian exhibit, "Crossroads Change in Rural America."

10. **Elder Care Services FY2019 Human Services Funding Report by Executive Director Tara Russo.**

City Manager's Summary: Elder Care Services received \$9,300 in funding in FY2019. In FY2018, they received \$11,000 in funding. Grant amounts were adjusted this year by the review team to accommodate an expanding pool of potential grantees.

F. APPOINTMENTS

None.

G. CONSENT AGENDA

1. [Minutes of the Committee of the Whole Meeting of April 8, 2019.](#)
2. [Minutes of the Regular City Council meeting of April 8, 2019.](#)
3. [Accounts Payable and Payroll through April 22, 2019 in the Amount of \\$1,847,610.01.](#)
4. [Freedom of Information Act \(FOIA\) Report – March 2019.](#)

H. PUBLIC HEARINGS

1. **Public Hearing Regarding an Annexation Agreement for Property Located at 1827 Pleasant Street (ComEd).**

City Manager's Summary: The petitioner, ComEd, has requested some additional time before presenting its proposal to expand its sub-station at 1827 Pleasant Street. Since public notice of this hearing has been posted, the City Manager asks the Mayor and Council to open this hearing and then take the necessary parliamentary steps to continue the public hearing until a later date. [\(Click here for further information\)](#)

I. CONSIDERATIONS

None.

J. RESOLUTIONS

1. **Resolution 2019-067 Supporting the Issuance of a Permit from the Illinois Department of Transportation Authorizing McDonald's to Reconstruct the Commercial Entrance at 805 W. Lincoln Highway.**

City Manager's Summary: The McDonald's entrance at 805 W. Lincoln Highway will be reconstructed as part of the larger redevelopment and remodeling work described under Ordinance 2019-037, below. A portion of the commercial entrance is located within the right-of-way of State Highway Route 23 and, by law, is under the jurisdiction and control of IDOT, requiring a state permit before work may proceed.

As part of their permit application process, IDOT requires a signed resolution by Council as the guarantor that work will be performed in accordance with the conditions of the permit as granted by IDOT. This was recently done for work to be performed at the nearby Pizza Hut this summer. City Engineer Zac Gill requests approval of this resolution to allow the redevelopment of the McDonald's to proceed as scheduled.

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

2. **Resolution 2019-068 Authorizing an Agreement with DeKalb Corn Classic and Kishwaukee Sunrise Rotary Club for the 2019 DeKalb Corn Classic 5k/10k and Taste of DeKalb Events on September 29, 2019.**

City Manager's Summary: The DeKalb Corn Classic has been a longstanding event in the DeKalb community, and draws crowds to the downtown area of the City. In 2018, the Corn Classic partnered with the Kishwaukee Sunrise Rotary Club to conduct the Corn Classic in coordination with the inaugural Taste of DeKalb. The events, conducted on September 23, 2018, were a smashing success. For 2019, the parties want to coordinate the two events again, with the closure of Palmer Court for the Taste of DeKalb, and the planned temporary closure of a number of streets for the Corn Classic.

The Corn Classic is also expanding their event by offering a 5k option this year. The 5k race would start after the 10k race has started, and would conclude before the 10k race is over, so the duration of the street closures will remain the same. The only significant change will be the closure of Roosevelt Street from 3rd Street to Gurler Street, to facilitate the shorter race route. The balance of other street closures and the 10k routing are unchanged. The event is again anticipated to include licensed liquor vendors and the distribution of free beer to each Corn Classic participant over the age of 21. The City has been

coordinating with the Corn Classic and Rotary Club to ensure that barricades, event routing, and related matters are all handled appropriately.

During the 2018 event, there were concerns about the potential for a last-minute re-routing based either on road or weather conditions. In order to address that concern, the event agreement authorizes the City Manager to approve deviations in event routing or timing as may be necessary to accommodate any unforeseen circumstances. The agreement is otherwise a carryover from the version approved in 2018.

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

3. Resolution 2019-069 Approving a Low Alcohol by Volume Restaurant License for Best of the Middle East, Inc., d/b/a Jamrah Middle Eastern, Located at 209 E. Lincoln Highway.

City Manager's Summary: The City has received a liquor license application from Best of the Middle East, Inc., d/b/a Jamrah Middle Eastern, which proposes to establish a restaurant serving "low alcohol by volume" items at Plaza DeKalb, 209 E. Lincoln Highway. The license has undergone customary staff and Liquor Commissioner review and has received positive recommendations at all levels. Pursuant to Chapter 38 of City Code, the license is now presented to City Council for approval.

Low Alcohol by Volume (Low ABV) licenses are available to restaurants that permit consumption of alcoholic beverages not exceeding 20% alcohol content by volume, such as wine, beer, and similar beverages. Under the City Code (Section 38.12) such establishments may permit the consumption of alcoholic beverages with or without a corresponding food purchase, provided that food is available for purchase. Establishments with Restaurant Low ABV licensure are permitted to be attended by persons of any age.

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

4. Resolution 2019-070 Approving a Bar Liquor License for Tavern on Lincoln, LLC, Located at 106 E. Lincoln Highway.

City Manager's Summary: The City has received a liquor license application from Tavern on Lincoln, LLC, which proposes to establish a Bar at Cornerstone DeKalb, 106 E. Lincoln Highway. The license has undergone customary staff and Liquor Commissioner review and has received positive recommendations at all levels. Pursuant to Chapter 38 of City Code, it is now presented to the City Council for approval.

Bar establishments are permitted to serve alcohol of any type and can only be entered by persons who are 21 years of age or older, or who are with their parent(s) or legal guardians. Food is not required to be purchased with alcohol,

but this establishment plans on operating a full kitchen with premium food offerings.

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

5. Resolution 2019-071 Authorizing the Staffing of One Additional Seasonal Public Works Maintenance Position.

City Manager's Summary: On February 11, 2019, the City Council approved the hiring of four seasonal positions in the Public Works Department. Public Works utilizes temporary, full-time staff during the busy summer months to supplement the City's regular workforce. The duties performed by these employees include lawn mowing and grounds maintenance at City properties, painting of City fire hydrants, and other minor building and facility maintenance. Human Resources staff recruited for the positions and recently completed interviews. This year's candidate pool was much stronger than in year's past.

The strength of this year's candidate pool created an opportunity to hire an additional seasonal maintenance worker to fill the void of a regular part-time maintenance worker who has remained on extended leave. This position focuses specifically on downtown beautification and maintenance tasks, such as watering flower beds, weeding, general cleanup and maintenance. Should the regular part-time position remain vacant this year, these tasks will default to regular full-time Public Works staff and are likely to incur overtime costs.

Funding for the regular part-time maintenance position has been included in the FY2019 Annual Budget; however, by filling this position at a seasonal rate, the City could realize significant cost savings. Seasonal positions in Public Works are compensated at a rate of \$12.50 per hour and work just under 1000 hours. Total cost of each position is budgeted at \$11,438. These are not benefited positions. By comparison, the part-time maintenance worker fills a similar number of hours but is compensated at a rate of \$23.44 per hour for a budgeted cost of \$23,971. If this staffing change is approved, the resulting General Fund savings could amount to \$12,533.

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

6. Resolution 2019-072 Terminating a Preliminary Development Incentive Agreement for the Renovation of the Former St. Mary's Hospital at 145 Fisk Avenue.

City Manager's Summary: On December 18, 2018, the Council approved a preliminary development agreement with 145 Fisk LLC that identified a potential TIF "forgivable loan" of \$2.5 million to assist the redevelopment of the former St. Mary's Hospital on Fisk Avenue into a 40-room boutique hotel with associated commercial spaces. At that time, the Council had received only the barest information from the City staff and the principals of 145 Fisk LLC regarding their financial capacity and had reviewed only a general conceptual

plan for the property's redevelopment. At the recommendation of the City's Community Development department, the Council approved the preliminary incentive agreement with the expectation that within 120 days, or by April 17, the principals of 145 Fisk LLC would have provided the necessary financials and plans to justify a permanent commitment to the allocation of \$2.5 million in TIF funds for the proposed redevelopment project.

At this writing, the principals of 145 Fisk LLC, Chip Bulson and Nick Cronauer, have provided no substantial information to justify an extension of the preliminary incentive agreement, much less a commitment to a final incentive agreement. The deficiencies are listed below.

Financial Information

Despite appeals from the Community Development department staff and the City Manager from early February, the principals of 145 Fisk LLC failed to produce any financials until March 28. These documents (see attached) were barren of any assurance that the LLC could afford ongoing preliminary planning and engineering fees, let alone the substantial undertaking they had portrayed to the Planning and Zoning Commission on February 6. The specific deficiencies are as follows:

1. No balance sheet was submitted. No long-term assets were identified that could be pledged as collateral. The corporation currently claims control of the 24,000 square foot former hospital on Fisk Avenue; however, Mr. Bulson and Mr. Cronauer do not own the property. The property is owned by Midwest Estate Development, LLC of Elmhurst, IL. Mr. Bulson and Mr. Cronauer have a contract to purchase the property contingent on it being rezoned and the award of the proposed TIF incentive. The owners estimate the property has a market value of \$300,000. Assuming that Mr. Bulson and Mr. Cronauer purchase the building, the gutted and uninhabitable asset cannot leverage a redevelopment project that the owners claim will cost \$7.2 million.
2. 145 Fisk LLC has not secured any bank financing or other outside sources of income to complete the project or operate a hotel if completed.
3. 145 Fisk LLC has no working capital and the financials show the corporation is not generating any profit to pay for current expenses, including professional consulting fees.
4. 145 Fisk LLC apparently considers the proposed \$2.5 million TIF forgivable loan as a down payment to justify a bank loan for the balance of the equity funding (\$4.7 million). Borrowed money is not considered personal equity by lenders.

5. The principals have pledged no personal income, houses, cars, or other personal assets as security or collateral for the debt associated with the proposed project.
6. The principals submitted a projected profit and loss statement showing profitable operations in the first three years of operation. It is linked to no actual hotel development experience or verifiable operation. No detailed hotel occupancy study completed by a reputable hotel developer or industry source was identified as the basis for the pro forma. As such, the statement is purely speculative.
7. TIF assistance comes with a federal income tax liability. The financials show no indication that 145 Fisk LLC has the capacity to carry that liability at the expense of the project's development.

Planning and Zoning Requirements

The principals of 145 Fisk LLC have submitted a zoning petition with the requisite \$500 filing fee to proceed to a public hearing before the Planning and Zoning Commission. It should be noted that the petitioners can proceed to a rezoning in adherence to the City's Unified Development Ordinance (UDO) with or without any Council commitment to a TIF incentive. However, as explained in the preliminary development agreement of December 18, 2018, the petitioners have to comply with the submittal guidelines before the City planner will initiate a rezoning process. These guidelines have been communicated to the petitioners on a number of occasions. Nevertheless, their petition is deficient in the following respects:

1. To move from the very conceptual workshop consideration held before the Planning and Zoning Commission in early February to a formal hearing on a proposed "Planned Development-Commercial," the developer needs to provide project details enumerated in Article 5.13 of the UDO. Such final plans include but are not limited to the following:
 - A final site plan or engineering plan which addresses all the details enumerated in Article 5.13.10(3) of the UDO. This has not been submitted.
 - In this instance, a traffic impact study is required because the main entrance and signage are projected to be just beyond the high-risk "Y" where Sycamore Road begins at North First Street. Such a study has not been submitted for review.
 - A storm water management report explaining how the site's runoff can be rationally conveyed to adequately sized storm mains. This has not been submitted.

- Detailed floor plans delineating the square footage for the primary use (hotel) and associated uses (e.g. food service, bar, etc.). These have not been submitted.
2. Any variances or exceptions from the UDO provisions have to be enumerated in writing before the public hearing. In their conceptual presentation to the Planning and Zoning Commission in early February, it was suggested that some variances might be pursued. No written requests were submitted with the zoning petition.

On Monday, April 1, the City Manager notified the principals of 145 Fisk LLC that on the basis of the financials submitted the corporation did not have the capacity or viability to complete the project. The City Manager also noted that he was reluctant to embarrass the principals with such an assessment in a public meeting and invited them to contact him to discuss. The response of the petitioners was harsh, personal, and unprofessional. Several additional attempts to set up a meeting with the petitioners and the city attorney were unsuccessful. No additional contact has been received since April 3.

The City Manager believes there is no reasonable or informed basis upon which this project can be considered possible or, ultimately, successful. It is even more clear, on the basis of all the available documents, that a public investment of \$2.5 million in TIF funds in this project is unjustified and an unreasonable risk of public funds. The owners have failed to meet their obligations under the preliminary development agreement. They have not established their financial viability and have not completed their planning and zoning due diligence, as contemplated in the preliminary agreement. In brief, the petitioners' failure is an incurable condition and no further extension will lead to a final development agreement.

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

7. Resolution 2019-073 Authorizing an Agreement for Legal Services for the City of DeKalb and Approving the Appointment of a City Attorney.

City Manager's Summary: On February 11, the City Council authorized the City Manager to issue a Request for Proposals (RFP) for legal services. The RFP was prepared by the City Manager, vetted by the Council, and issued on February 20. By the March 15 deadline for responses, 11 had been received. In a special executive session on Wednesday, April 3, the Mayor and City Council interviewed four finalists. Further Council discussion about the finalists continued during the executive session on Monday, April 8.

The attached professional services agreement extends a three-year contract to the firm of Rosenthal, Murphey, Coblentz and Donahue (RMCD). The company is a full-service municipal law firm with its principal office in Chicago. It was founded in 1987 and currently has five attorneys and paralegal and

support staff. About 90% of RMCD's clients are municipalities and other public entities.

The principals serving DeKalb will be John Donahue and Matthew Rose. Mr. Donahue has 30 years of experience in municipal law with special expertise in tax increment financing, economic development, zoning and land use, pension liability, and general corporate governance. He received his undergraduate degree in engineering from the Illinois Institute of Technology and his Juris Doctor with honors from the DePaul College of Law where he was also a member of the DePaul Law review.

Mr. Rose has 10 years of experience in municipal law and will serve as the primary litigation counsel and FOIA compliance counsel. He received his undergraduate degree from the University of Michigan and his Juris Doctor with honors from the Chicago-Kent College of Law.

The firm's pricing is described in the table below:

Fiscal Year	Flat Annual Fee	Billable Hour Rate
June 1, 2019 to Dec. 31, 2019	\$100,000	\$175.00
Jan. 1, 2020 to Dec. 31, 2020	\$180,000	\$175.00
Jan. 1, 2021 to Dec. 31, 2021	\$190,000	\$185.00

RMCD will work with City Attorney Dean Frieders in May to accomplish a smooth transition in all areas of the City's legal services. The effective start date for the firm is June 1.

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

8. Resolution 2019-074 Authorizing an Intergovernmental Agreement with the DeKalb Township Road District for Bus Shelters.

City Manager Summary: In 2018, the City initiated a project under the DeKalb Sycamore Area Transportation Study (DSATS) for the expansion of public transit opportunities in the community and region. Among the goals of that project was the installation of additional bus shelters for persons using the public transit system. Shelters have been installed throughout the City, but one proposed location was on a right-of-way owned and maintained by the DeKalb Township Road Commissioner. In order to facilitate the installation and maintenance of the shelter, this intergovernmental agreement was prepared by the Township Road Commissioner to grant the City authorization to install and maintain the shelter.

The agreement authorizes the City to install and maintain the shelter and requires the City to indemnify the Township and Township Road Commissioner against claims arising out of its use. The agreement is very brief and has been reviewed by City staff and the City Attorney for form and content.

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

K. ORDINANCES – SECOND READING

None.

L. ORDINANCES – FIRST READING

- 1. Ordinance 2019-034 Amending Chapter 51 “Traffic”, Schedule B “Through Streets, Stop Intersections and Yield Intersections” as it Pertains to the Installation of Stop Sign for Northbound Huntington Road at its Intersection with Ridge Drive.**

City Manager’s Summary: City Engineer Zac Gill has recommended a new stop sign at Huntington Road and Ridge Drive to bring greater safety to a prime crossing for school children going to and from Jefferson Elementary School. The “T” intersection of Huntington Road and Ridge Drive is currently controlled by a YIELD sign for northbound Huntington Road traffic. Based on the number of pedestrians – mostly school children – in this vicinity on school days, Mr. Gill has recommended a STOP sign to provide traffic control in line with other nearby intersections and the Manual of Uniform Traffic Control Devices (MUTCD).

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

- 2. Ordinance 2019-035 Amending Chapter 51 “Traffic”, Schedule C “Parking Prohibited”, Section 1 “No Parking at Any Time”, as it Pertains to a No Parking Restriction for a Portion of Grand Avenue and Reserve Lane in the Enclave Neighborhood.**

City Manager’s Summary: The residential collector streets in the Enclave neighborhood have long tight curves. Such road geometry hinders a driver’s full view of oncoming traffic around the curve when there are parked vehicles on the inner curve side of the street. The challenge for drivers is heightened by the narrow width of the roads: 26 feet. In response to resident concerns, City Engineer Zac Gill is recommending NO PARKING on the west side of Grand Avenue from Legacy Drive to its Western terminus, and NO PARKING on the east side of Reserve Lane, from a point 820 feet north of Legacy Drive to its eastern terminus. This change will also bring the parking restrictions in line with similar curves in the neighborhood. An amendment of Chapter 51 “Traffic”, Schedule C “Parking Prohibited”, Subsection 1 “No Parking at any Time” is required to enable this action.

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

- 3. Ordinance 2019-036 Amending Chapter 51 “Traffic”, Schedule Q “Speed Restrictions” as it Pertains to the Reduction of the Speed Limit for Gurler Road from the East City Limits to the West City Limits.**

City Manager's Summary: Gurler Road has a multijurisdictional segment stretching between First Street and Fourth Street. Currently, the speed limit moves from 45 mph to 50 mph, and then back down to 45 mph across an uninterrupted 1,600 linear foot stretch of roadway. The DeKalb Township Road District (DRD) has asked the City to eliminate the "middle" 50 mph speed, to make for more consistent speeds on the roadway. At the same time, some minor wording changes can rectify an error in the current ordinance which claims City jurisdiction over the 490 feet of Gurler Road directly east of S. First Street, which is not currently in the municipal limits of the City. An ordinance changing Schedule Q "Speed Restrictions" of Chapter 51 "Traffic" of the City of DeKalb Municipal is attached.

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

4. Ordinance 2019-037 Authorizing an Amendment to Ordinance 2000-028 to Allow for the Remodeling of the Existing McDonalds Restaurant Located at 805 W. Lincoln Highway and Providing for Updates to the Parking Lot and Drive-Through.

City Manager's Summary: The applicant is proposing to amend Ordinance 2000-028 to allow for the remodeling of the existing McDonalds restaurant at 805 W. Lincoln Highway. The remodeling includes updating the facade by eliminating the mansard roof and extending the parapet wall up to create a flat roof, along with updated materials and signage. The site work will consist of ADA compliance items such as repairing and replacing sidewalks, walkways, and ramps, and the addition of parking stalls along the west property line with two drive-through lanes at the menu board. A fire hydrant in the middle of the sidewalk along W. Lincoln Highway will be re-located. Minor work inside the restaurant is also proposed. The revised plans also show the addition of two more parking spaces along the west property line for customers waiting for their orders. The existing parking spaces are 1.2 feet from the west property line and the proposed spaces will be in-line with the existing ones, so a variance is needed. A second drive-through lane and menu board will be added to the north end of the building to allow for more efficient customer service and will be consistent with the drive-throughs of other updated McDonald's locations including the one at 545 E. Lincoln Highway.

According to information provided by the applicant, the drive-through will be open 24 hours a day, with the lobby closing at around midnight. The number of employees on the maximum shift will be 15 and the capacity of the facility will be 100 occupants. There are currently 78 parking spaces on-site, and with the proposed modifications there will be 71 spaces. According to the regulations in the UDO, there are 51 required parking spaces. A new landscape island will be added to the north of the new drive-through lane and landscaping will also be added to the yard along E. Lincoln Highway.

Work is anticipated to start in mid-May and will be completed by the end of July. The applicant indicated at the public hearing that the restaurant lobby will be

closed for approximately four weeks during construction but the drive-through will remain open during all phases of construction.

Included in the Ordinance is a requirement for the applicant to provide a contribution of \$5,000 to the City for the purpose of paying a portion of the cost of future decorative lighting within the Lincoln Highway right-of-way. This contribution is consistent with the approval of the Casey's along E. Lincoln Highway and for the Sonic Restaurant and Pizza Hut along W. Lincoln Highway. Also included is a requirement that the applicant consent to the establishment of a backup Special Service Area (SSA), which is consistent with several past development projects.

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

M. REPORTS AND COMMUNICATIONS

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

N. EXECUTIVE SESSION PURSUANT TO 5 ILCS (120/2)

- 1. Approval to Hold an Executive Session to Discuss Personnel as Provided for in 5 ILCS (120/2)(c)(1).**
- 2. Approval to Hold an Executive Session to Discuss Pending or Imminent Litigation as Provided for in 5 ILCS (120/2)(c)(11).**

O. ADJOURNMENT

[FULL AGENDA PACKET](#)