



DEKALB CITY COUNCIL AGENDA AUGUST 12, 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

“God Bless America” will be played by Jen Conley, Hospice Music Therapist with JourneyCare.

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF THE AGENDA

D. PUBLIC PARTICIPATION

E. PRESENTATIONS

- 1. Court Appointed Special Advocates (CASA) FY2019 Human Services Funding Presentation.**

City Manager Summary: CASA was granted \$3,000 in funding in FY2018 and \$5,000 in funding in FY2019.

F. APPOINTMENTS

None.

G. CONSENT AGENDA

- [Minutes of the Regular City Council Meeting of July 22, 2019.](#)**
- [Minutes of the Joint Review Board Meeting of April 26, 2019.](#)**
- [Accounts Payable and Payroll through August 12, 2019 in the Amount of \\$5,540,688.33.](#)**

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.

H. PUBLIC HEARINGS

1. 2019 Annual CDBG Action Plan Amendment.

City Manager Summary: This public hearing concerns formatting changes in the City's 2019 Annual CDBG Action Plan. Pursuant to federal guidelines, mandated changes in format must be presented for public review, even though there may be no changes in the grant allocations by type or purpose.

The one-year budget with specific programs and dollar amounts to be allocated through the 2019 CDBG grant has already been approved by City Council (on June 10, Resolution 2019-090) through the Annual Action Plan. This amendment does not alter any activities, projects, or funding that was approved in the original budget. The amendment is strictly a change in the manner in which the information is presented.

Specific details concerning the Annual Action Plan are described in Resolution 2019-119, below. [\(Click here for Public Hearing Notice\)](#)

I. CONSIDERATIONS

1. Confronting Chronic Disorderly Houses in the City of DeKalb.

City Manager Summary: With the assistance and encouragement of Council members Mike Verbic and Carolyn Morris, this "Consideration" will hopefully open a new and intense dialogue about what the City government might do to promote safer and better living conditions in our community's rental properties.

In recent months, the DeKalb community's attention has been drawn to a pattern of landlord neglect and cynical indifference to tenant health and safety at Hunter Ridgebrook Properties at 808-832 Ridge Drive and 835 Edgebrook Drive, as well as Hunter Trifrat, LLC at 930-934 Greenbrier and 1024 W. Hillcrest Drive. Consistent with the City's Crime-Free Housing initiative, both complexes have been ruled "chronic disorderly houses" and the Hunter management has been given notice to appear at administrative hearings on August 26 to answer the City's complaints.

The Hunter model of property management does not represent the best practices or ethics of most landlords in our community. In fact, in recent conversations with members of the DeKalb Area Rental Association (DARA), there has clearly been a shared concern about the negative impact of the lack of good faith behavior on the part of Hunter properties. Nearly all local landlords follow the high standard of integrity and ethical standards of conduct detailed in the DeKalb Tenant's Handbook, which was created in 2012 and was recently updated by the DeKalb City Council on July 8, 2019 via [Ordinance 2019-047](#).

One place to start with this review is to consider the impact of the City Code revisions of 2013, which substantially changed how the City would attack the problem of “chronic disorderly” properties. These provisions are codified in the DeKalb Municipal Code, Article 52 “Offenses Against the Public Peace, Safety, and Morals”, Section 52.06 “Disorderly House”.

At the time of the code revisions, the Council established a Crime-Free Housing Bureau (CFHB). The CFHB was the result of several years of community discussion led by a Housing Task Force with a diverse membership of public officials, landlords, tenants, and community activists. The Bureau’s initial mission was to hold landlords accountable for their tenants’ behavior. The structure for the Bureau’s enforcement was a “three-strike” system detailed in Section 52.06 and summarized below:

- Strike One. When the Police issue a citation or make an arrest at a rental unit (e.g. an arrest for disorderly conduct or underage drinking, a citation for a loud party, etc.), the CFHB (in behalf of the Police Chief) provides notice to the landlord to make sure the landlord was aware of the incident. If the CFHB felt further attention was needed, the Bureau and landlord will meet to work out a plan that is also recorded and shared with all parties.
- Strike Two. For a second offense within one year at the same apartment address, the Bureau will typically notify the landlord that the apartment is in danger of becoming a “chronic disorderly house.” Such formal notice may be withheld if the Police Chief believes the landlord has been cooperating and has taken steps within the framework of a “crime-free lease” to resolve the problem.
- Strike Three. For a third offense within one year at the same address, the Police Chief or designee (e.g. the CFHB coordinator) shall determine that the rental unit has become a chronic disorderly house. The matter will be sent to an administrative hearing, unless the landlord and Police Chief agree to resolve the issue short of a hearing by entering into a settlement agreement that might include the imposition of a fine, an eviction, or a remediation plan for the dwelling unit.
- Administrative Hearing. If the administrative hearing officer finds that the landlord has permitted a chronic disorderly house, the landlord may be subject to the following penalties:
 - No less than \$300 nor more than \$750 for each unit declared to be a chronic disorderly house. Further, such landlord shall be fined not less than \$750 nor more than \$1,500 for each subsequent unlawful activity in the offending unit within a one-year period.
 - In addition to these fines, the landlord is liable for the administrative costs associated with the hearing, or court costs if the ordinance violation is moved to the Circuit Court.

- In the event the landlord does not comply with the terms of the settlement or pay the fines, the City can seek relief *provided by law*.

In the period 2013 to 2016, the three-strike system reportedly worked. Two related circumstances subsequently diluted its effectiveness: (a) the aggressive acquisition of additional rental properties by Hunter subsidiaries to a total of almost 1,000 units in the period 2016 to 2018 and, related to this sea change in ownership, (b) the rise of a property maintenance focus for the Bureau, which became a distraction from its initial mission of crime reduction in rental properties.

The attached Police Department report tracks the sharp relative and absolute increase in Police calls to the properties purchased by the Hunter group from 2016. By way of comparison, Police calls to other apartment complexes were also sorted and compiled. In 2017 – during the same time period – the Council was asked by a former city manager to merge the CFHB with code enforcement inspectors under the Community Development Department. The new “Code Compliance and Crime Free Housing” unit had some success in addressing property maintenance concerns, which are certainly abundant in the case of most Hunter properties and do have a connection to crime. However, the behavioral focus of the CFHB was diminished. In the spring of 2019, the CFHB was relocated to the Police department and the coordination of property maintenance inspections has been removed from the CFHB so the Bureau can focus on its crime-free mission.

Next Steps

- Enforcing judgments. Opinions will vary about the next best steps. Some will argue for more law, and some will argue for more Police. Neither will be sufficient unless a better way is found to **enforce the judgements** that are brought against offending property owners. The cases brought against Hunter Properties are a case in point. By mid-March 2019, over 530 cases had been filed against Hunter Properties over the previous year, and \$105,376 in judgments had been reached in just 116 of those cases. After further appeals by the Hunter legal team, the City finally prevailed on \$93,342 in fines. The attorney for Hunter Properties in DeKalb has not been authorized to sign the settlement by the ownership group, so no fine monies have been received.

The sad fact is that if a landlord refuses to obey court orders or pay property maintenance fines, the City’s Municipal Code does not offer reliable remedies. In the case of a landlord like the Hunter Properties, which would rather invest its rental income in legal defense than good housekeeping and building security, the recourse is to file liens against a property or pursue further litigation. Neither promises timely remedies or impactful consequences for the offending landlord.

- Oak Forest Model. Other communities have wrestled with our dilemma. Oak Forest’s Crime-Free Housing ordinance was implemented in 2006 and has been amended since then. The ordinance requires a criminal background check for all tenants over 18 years of age. This may conflict with SB 1780, passed by the Illinois

legislature in the Spring 2019 legislative session, which amends the Illinois Human Rights Act to make it a civil rights violation to refuse to rent to a person because of his or her arrest record, but not his or her record of convictions.

Only a crime-free lease is valid in Oak Forest, as in DeKalb. However, Oak Forest periodically surveys landlords and tenants to make sure such leases are in force. Both Oak Forest and DeKalb require new owners and property managers to attend a seminar to review the Crime-Free Lease program and to hear Police officers explain a variety of crime prevention tactics. Oak Forest's program is 3-4 hours; DeKalb runs an 8-hour course.

- Rental Insurance. The City can require that renter's insurance be a part of the model crime-free lease contract. Renter's insurance covers belongings (furniture, clothes, appliances, electronics, etc.) if they're damaged or stolen. In addition, renter's insurance covers injuries that happen at an apartment, lawsuits and legal fees (within limits) if someone sues the renter, and typically hotel or motel expenses if a range of circumstances temporarily make an apartment uninhabitable.
- Criminal Prosecution. The possibility is under review.

In a recent insightful editorial, the Daily Chronicle's general manager, Eric Olson, wrote that the fires that occurred at 808 Ridge and 930 Greenbrier in July were not just "a close call, but a wake-up call." The City Manager and our entire municipal organization are wide awake and in this fight to prevail. Success will depend on many partners including tenant associations, the DeKalb County Housing Authority, DARA, the Office of the State Fire Marshall, HUD, a variety of local not-for-profits, the State's Attorney, and NIU.

City Council direction is requested. ([Click here for further information](#))

J. RESOLUTIONS

- 1. Resolution 2019-119 Approving a Substantial Amendment to the Community Development Block Grant Annual Action Plan (One Year Use of Funds) for Program Year 26 (April 1, 2019 through March 31, 2020).**

City Manager Summary: The Annual Action Plan lists the specific activities that will be funded by CDBG in a single year. The Annual Action Plan must include a budget for the coming year that is based on the five-year objectives as identified in the Consolidated Plan. The 2019 CDBG allocation is \$439,129. In addition to the annual allocation, the City will utilize carry-over and unspent but allocated dollars from previous years. The proposed funding is as follows:

Title	2019 Funds	Other Funds
Housing Rehab	\$ 60,000	\$169,000 carryover
Public Services	\$ 65,860	\$ -
Public Facilities	\$225,444	\$624,438 in prior year projects in progress
Administration	\$ 87,825	\$ 46,127 from 2018
Demolition	\$ -	\$ 35,000 from 2018
Subtotals	\$439,129	\$ 874,565
Total Combined 2019 & Carryover: \$1,313,694		

The City identified four major projects in the 2019 Annual Action Plan to support the goals of the Consolidated Plan, as follows:

- **Owner-Occupied Housing Rehabilitation:** Provides grants and/or a combination of grants/forgivable loans to low-to-moderate-income homeowners to make exterior and interior repairs. Includes other administrative and program expenses specifically related to the program.
- **Public Services:** HUD allows for a maximum of 15% of the annual grant allocation to fund public service agencies. A Request for Proposal process was completed to determine the agencies that will be funded and the estimated funding levels. Specific agencies and identified projects will be forwarded to City Council for consideration following HUD approval of the Annual Action Plan.
- **Public Facilities/Improvements:** Funding to assist in large scale infrastructure improvements in low-to-moderate-income residential areas of DeKalb.
- **Administration:** Funds are capped at 20% of the annual grant allocation and are used for general grant administration. Administration funds cannot carry over except when there are unpaid expenditures that were allocated and incurred in the prior year. The amount listed as 2018 funds under Administration will be reallocated to a different activity after all 2018 expenses are paid.

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

2. Resolution 2019-120 Authorizing an Intergovernmental Agreement with the Illinois Department of Transportation for Architectural, Engineering and Construction Management Service Funds from the Downstate Public Transportation Fund in an Amount Not to Exceed \$150,000.

City Manager Summary: The Council is aware that the City of DeKalb, the State of Illinois, and other public partners, are working to build grant support to build a new transit facility that can better serve the consolidated and expanded transit system currently operating in the City and nearby County locations. The approval of this Resolution authorizes an Intergovernmental Agreement (IGA) between the Illinois Department of Transportation (IDOT) and the City. The IGA states that the City of

DeKalb will draw down \$150,000 from a State of Illinois grant allocated to the City in 2013. This \$150,000 will be utilized for local match funding for the Architectural, Engineering and Construction Management Services Request for Qualifications (RFQ) for a transit operations and maintenance facility.

The City of DeKalb received a \$3,000,000 capital grant under the “IL-JOBS-NOW” program in 2013 from the Downstate Public Transportation Fund. The \$150,000 from the IL-JOBS-NOW grant will be used as the required 20 percent local match to \$600,000 in Federal Transit Administration (FTA) capital funds. The combined \$750,000 will be used to fund Part One of the Architectural, Engineering and Construction Management Services RFQ that will yield the design firm for the new transit facility.

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

3. Resolution 2019-121 Authorizing an Amendment to the Agreement with the Illinois Convenience and Safety Corporation (IC&SC) as it Pertains to Updating Potential and Existing Bus Shelter Locations (Exhibit “B”).

City Manager Summary: On December 13, 2004, the City Council approved [Resolution 2004-083](#), which established an agreement between the City and the Illinois Convenience and Safety Corporation (IC&SC) for the placement of bus shelters along transit routes within DeKalb. In return for the construction and maintenance of the shelters, IC&SC was given access to manage and sell advertising space within the shelters. The City is paid 10% of the gross annual billings generated by the rental space of shelters within the City. Since the approval of Resolution 2004-083, numerous shelters have been constructed in DeKalb, including the four most recent shelters located along Annie Glidden Road, Locust Street and Health Services Drive.

The amended resolution identifies the proposed locations of shelters referenced in the original resolution and provides locations of all existing shelters within the DeKalb area, as well as the party responsible for the construction of the shelter. IC&SC will provide maintenance on all shelters they have installed or will install, as well as all shelters installed by the City.

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

4. Resolution 2019-122 Authorizing the Solicitation and Execution of Real Property Marketing/Listing Agreements for Various Vacant City Properties.

City Manager Summary: On May 28, the City Council authorized the City Manager to pursue a marketing and real estate listing for the former City Hall annex at 223 S. Fourth Street, and on June 24 the Council authorized similar listing agreements for

the City properties located at 1101 N. First Street and 822 E. Lincoln Highway. This Resolution authorizes listing agreements for the following City-owned parcels:

- Tax Parcel #08-14-329-021 is a sliver in the flood plain on the north side of the Kishwaukee River, east of the N. First Street bridge. This land is unbuildable but has value to the owner immediately north as a portion of a required side yard.
- Tax Parcel #08-23-158-034 is commercially zoned and located at the southeast corner of the intersection of First and Locust Streets. It was once used as an ice-skating park and is now being used to temporarily store materials and equipment relating to the Egyptian Theatre project.
- 901 Sycamore Road. This 0.4-acre site is residentially zoned and was once the site of a single-family home that was razed by the City.
- 315 N. Tenth Street. This parcel is zoned MFR and formerly contained a multi-family rental structure that was razed by the City.
- 1015 Market Street. This lot once had two residential structures. It is a flat, buildable site.
- 402 Gurler Street. A condemned single-family home was demolished on this site in the fall of 2018. It is buildable and marketable.
- 1112 Market Street. A condemned single-family home was demolished on this site in the fall of 2018. It is buildable and marketable.

The attached resolution would authorize the City Manager to solicit marketing and listing agreements for the aforementioned properties. Specifically, the attached resolution would authorize the City Manager to enter into an agreement with a properly licensed real estate broker based on a contingency fee agreement for the marketing and listing of these city-owned properties. All listings will be advertised through the MLS system to afford access to any interested broker.

Resolution 2019-122 further restricts any contingency fee agreement to a fee not exceeding five percent (5%) if any city property is sold through the broker without another real estate broker involved, or not exceeding six percent (6%) if sold with the involvement of a second brokerage firm.

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

K. ORDINANCES – SECOND READING

None.

L. ORDINANCES – FIRST READING

1. Ordinance 2019-054 Amending Chapter 3 “City Administration”, Section 3.14 “City Clerk”.

City Manager Summary: In varying ways, Ordinance 2019-054 and Ordinance 2019-055 describe a breakdown in the professionalism and responsibilities expected of an elected office, not to mention an appointed officer. For reasons that are documented herein, City Clerk Lynn Fazekas has failed to fulfill her statutory duties and has impeded the business of the City. Ordinance 2019-054 allows the City to overcome the deficiencies in the City Clerk’s office for the balance of Ms. Fazekas’s appointive term by further authorizing the City’s Executive Assistant and Deputy City Clerk, Ruth Scott, to perform such duties. Ms. Scott has performed many of the functions of the Office of City Clerk during the quixotic period that began with Steve Kapitan’s resignation in 2012.

Ordinance 2019-055 provides that the office of City Clerk shall hereafter be an appointive office, within the legal guidelines for this constitutional office. The City Clerk shall hereafter be appointed by the Mayor with the approval of the City Council and may be removed as an appointed officer pursuant to 65 ILCS 5/3.1-35-10.

Background

The long history of the office of City Clerk in DeKalb, and in most Illinois localities, reflects both the rise of government in civil affairs and the increasing professionalization of the functions of municipal government. Without chronicling this rich and detailed history, it is safe to say that the earliest City Clerks were elected to take care of the “business” of the City, aside from the duties of the elected Mayor and Council members, and oftentimes an elected Police Chief. City Clerks in the early part of the twentieth century had assumed the duties of treasurer, finance director, and human resources director in addition to recording the proceedings of the elected government. Despite the range of functions in earlier times, no particular training or experience was required of the City Clerks. They only needed to be 21 years of age or older, a DeKalb resident, and could not have committed a felony.

A hundred years later the political landscape is much changed in DeKalb. The Council-Manager form of government that DeKalb voters approved in 1961 embraced the fact that the increasing economic role and legal complexities of government required more professionally trained officers. Most of the City Clerk’s historical functions were long-ago assumed by the professional administration. Nevertheless, the office of City Clerk is still principally responsible for the following:

- Keeping a full record of the City Council’s proceedings;
- Maintaining custody and control of that record of Council proceedings;

- Keeping office hours open for the transaction of the City's business during the same hours as other City administrative departments;
- Affixing the City's corporate seal to a variety of documents; and
- Having the appointed Deputy City Clerk(s) properly discharge any duties to the same extent as if done by the City Clerk personally, including the affixing of the corporate seal to a variety of documents as routine City business demands.

Recent History of the Office of City Clerk

During the past seven years, elected and appointed Clerks have alternated in an erratic pattern, as shown in the timeline below:

- Steve Kapitan, City Clerk (Elected) – May 2009 to January/February 2012 (Resigned)
- Diane Wright, City Clerk (Appointed) – February 2012 to May 2013 (held the office until the following City Clerk was seated)
- Liz Peerboom, City Clerk (Write in Candidate, Elected) – May 2013 to September 2014 (Resigned)
- Marcia Sweigert, City Clerk (Appointed) – January 2015 to May 2015 (Resigned)
- No one filed as a candidate for the City Clerk role in the 2015 election.
- Suzanne Pupino, City Clerk (Appointed) – May 2015 to May 2015 (Resigned)
- Jennifer Jeep Johnson, City Clerk (Appointed) – July 2015 to May 2017 (held the office until the following City Clerk was seated)
- Susanna Herrmann, City Clerk (Elected) – May 2017 to April 2018 (Resigned)
- Lynn Fazekas, City Clerk (Appointed) – August 2018 to Present

Executive Assistant and Deputy City Clerk Scott has fulfilled the role of City Clerk and/or Deputy City Clerk in one capacity or another since September of 2014 and continues to do so to this day, with the exception of minute-taking at Council meetings. Specifically, she performs the following duties:

- Assists with the preparation and posting of the Committee of the Whole and Regular Council agendas;
- Monitors OMA training for Council members, the City Clerk, City staff, boards and commissions;

Assistive services available upon request.

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- Prepares the annual schedule of public meetings and locations per state statute;
- Prepares the annual Economic Benefit Statement information for the City of DeKalb, which is then provided to the County Clerk's office;
- Codifies Municipal Code amendments;
- Helps to facilitate the election process every two years;
- Fulfills the City Clerk's role at Council meetings when the City Clerk is unavailable;
- Maintains copies of public official bonds;
- Receives and tracks legal notices sent to the City;
- Processes new and renewal licenses and permits, as well as event requests for a variety of local events;
- Maintains official copies of ordinances, resolutions, and agreements in Central Records, which she created in 2015 to provide a location for staff to access records quickly and efficiently;
- Attests and notarizes signatures for the Mayor and City Manager;
- Records documents with the County Clerk's office as needed;
- Administers oaths in the absence of the City Clerk;
- Recording secretary for the Joint Review Board, Economic Development Commission, and the Finance Advisory Committee.

Although the list is long, the duties outlined above do not constitute a full-time job. Ms. Scott's other duties on behalf of the City Manager and Assistant City Manager constitute more than one-half of her regular work week.

More important, all of these duties are performed by a credentialed professional who was hired after a professional search and vetting process. Given the importance of the duties outlined above, do we want to hold the person who performs them to a professional standard, or do we want to trust in their popularity at the polls? If one argues that the City Clerk functions should be performed by a citizen without professional credentials, then perhaps we should elect our finance clerks and administrative assistants, who perform more important fiduciary functions for the City.

The Current Status

Ms. Fazekas has failed to perform the most elementary functions of the office of City Clerk faithfully and well. Specifically:

- Ms. Fazekas does not keep the office open “during the same hours as other City administrative departments” as required by Section 3.14, Paragraph (h) of the Municipal Code. Her office hours total 8 hours a week.
- Ms. Fazekas does not permit the Deputy City Clerk to use the City seal to conduct the business of the office in her absence, as required by Section 3.14, Paragraph (i) of the Municipal Code. Ironically, shortly after her appointment in August 2018, Ms. Fazekas signed and sealed a written commitment to assure that her Deputy City Clerks would be able to discharge the duties of the office including “the signing of documents, as well as affixing the City seal.” This document is attached.

There have been many occasions when a member of the public arrives at City Hall to get a certified copy of a contract, resolution, ordinance, license, etc. and, because of the Clerk’s regular absences and refusal to share the corporate seal, must return on another occasion. This puts Ms. Scott in the awkward and unenviable position of being the one to take the criticism for inefficiency and inconvenience, rather than attribute the source. Ms. Scott’s professionalism has not permitted her to publicly assign blame to the Clerk for this recurring dilemma.

Recommendation

Over the years, there have been two referenda on the question of whether the City Clerk position should be elected or appointed. The proposition on behalf of an appointed position has failed each time, due in part to the fact that the referenda proposed to eliminate the constitutional office of City Clerk and merge those duties into various professional departments. The attached ordinances do not propose to eliminate the constitutional office. They do not propose to remove Ms. Fazekas. They propose the following:

- a. The City retains the constitutional position of City Clerk, to be filled on appointment by the Mayor with the approval of the City Council, after a professional vetting process.
- b. That in view of her professional and faithful performance of the Clerk duties for many years, the Council is satisfied that Deputy Clerk Ruth Scott will ensure that all the duties of the City Clerk as provided in the revised Section 3.14 of the Municipal Code shall be faithfully executed.

Although not by design, the City’s experience over the past five years with the conduct of the statutory Clerk functions by professional staff has proven the worth of the appointive proposition.

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

2. Ordinance 2019-055 Providing that the City Clerk Shall be an Appointed Officer of the City of DeKalb.

City Manager Summary: See the background for Ordinance 2019-054, above.

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

3. Ordinance 2019-056 Amending Chapter 51 "Traffic", Schedule C "Parking Prohibited", and Schedule F "Limited Parking – Central Business District", as they Pertain to Regulating On-Street and Public Lot Parking in Downtown DeKalb.

City Manager Summary: The attached ordinance is the product of a number of Ward meetings and neighborhood gatherings since the Spring of 2019, which considered various revisions to the Safe Street Initiative implemented in 2018.

The Safe Streets Initiative is a multi-layered program designed to enhance public safety in neighborhoods near or adjacent to Northern Illinois University. It is comprised of three components: proactive policing strategies, specific parking regulations, and the maintenance of "safe routes" in the affected neighborhoods. The Safe Streets Initiative was implemented in four phases:

- Phase 1 (Russell Road and Crane Drive) passed on December 13, 2017.
- Phase 2 (Historic District) passed on April 9, 2018.
- Phase 3 (west of Annie Glidden Rd) passed on May 14, 2018.
- Phase 4 (Greek Row area) passed on June 25, 2018.

The parking restrictions on Thornbrook Road, Miller Avenue, and Miller Court were the initial focus of possible revisions to the Safe Streets Initiative in the Spring of 2019, but other locations were considered as the community conversation ensued.

In general, the proposed changes are as follows:

- Previously, resident passes in all Safe Streets areas cost \$25 and guest passes were \$5. If the attached ordinance is approved, newly issued passes will be provided free of cost. After demonstrating proof of residency, each resident will receive 12 guest passes. This will reduce the need for calls to the Police department requesting parking waivers or "alibis."
- Several streets will be restricted to residents only, including portions of Linden Place, Miller Avenue, Miller Court, Park Avenue, Rolfe Road, and Thornbrook Road.
- Park Avenue at W. Lincoln Highway will also see a minor change. The beginning of the resident parking zone will be moved approximately 100 feet north. This will

allow on-street parking on Park Avenue near American Liquors and Sebby's Shell to accommodate employee parking during regular working hours.

More specific changes include the following:

- Linden Place (north of Miller Avenue):
 - East side, No Parking 2:00 a.m. – 6:00 a.m.
 - West side, No Parking Anytime
- Miller Avenue:
 - Both sides, No Parking Anytime
- Miller Court:
 - Both sides, No Parking 2:00 a.m. – 6:00 a.m.
 - No Parking anytime in the cul-de-sac
- Park Avenue (North of Rolfe to Thornbrook):
 - East side, No Parking 2:00 a.m. – 6:00 a.m.
 - West side, No Parking Anytime
- Park Avenue (North of West Lincoln):
 - East side, No Parking 2:00 a.m. – 6:00 a.m. (only affects approximately 100 feet of parking space.)
- Rolfe Road:
 - North side, No Parking Anytime
 - South side, No Parking 2:00 a.m. – 6:00 a.m.
- Thornbrook Road:
 - South side, including cul-de-sac, No Parking Anytime
 - North side, Park Avenue to Linden Street, No Parking 8:00 a.m. – 5:00 p.m. on weekdays
 - North side, Linden Place to the end is open
 - North side, No Parking 2:00 a.m. – 6:00 a.m.

The following minor amendments concern the Ellwood Parking Lot and are responsive to business concerns that pointed out irregularities not intended by the recent Downtown parking changes. The changes are as follows:

- Change the southernmost fourteen (14) parking stalls in the Ellwood lot from reserved to unrestricted.
- Change the seventeen (16) spaces on the southside of the center island parking stalls in the Ellwood lot from unrestricted to reserved.

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

Approval to Hold an Executive Session to Discuss:

- 1. Personnel as Provided for in 5 ILCS 120/2(c)(1).**
- 2. Pending or Imminent Litigation as Provided for in 5 ILCS 120/2(c)(11).**

O. ADJOURNMENT

[FULL AGENDA PACKET](#)