

**MINUTES  
CITY OF DEKALB  
CITY COUNCIL REGULAR MEETING  
AUGUST 8, 2022**

The City Council of DeKalb, Illinois held a Regular meeting on August 8, 2022, in the Yusunas Meeting Room of the DeKalb Public Library, 309 Oak Street, DeKalb, Illinois.

**A. CALL TO ORDER AND ROLL CALL**

Recording Secretary Ruth Scott called the meeting order at 6:00 p.m. and took roll of those Council members physically present: Alderman Carolyn Morris, Alderman Barb Larson, Alderman Tracy Smith, Alderman Greg Perkins, Alderman Scott McAdams, Alderman Mike Verbic, and Alderman Tony Faivre.

Others in attendance included City Manager Bill Nicklas, City Attorney Matt Rose, and Director of Utilities, Transportation and Engineering Bryan Faivre.

Recording Secretary Scott announced that Mayor Cohen Barnes requested to appear remotely due to employment purposes.

MOTION: Alderman Larson moved to permit Mayor Barnes to attend the meeting remotely; seconded by Alderman McAdams.

VOTE: Motion carried by a 7-0 roll call vote of those Council members physically present: Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Faivre. Nay: None.

Mayor Barnes proceeded as the Presiding Officer for this meeting.

City Clerk Sasha Cohen was absent.

**B. PLEDGE OF ALLEGIANCE**

Alderman Smith led the Pledge of Allegiance.

**C. APPROVAL OF THE AGENDA**

Mayor Barnes asked for a motion to amend the agenda by moving ordinances listed under Item M. Ordinances – First Reading to just after Item I. Public Hearings.

MOTION: Alderman Verbic moved to amend the agenda; seconded by Alderman Faivre.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

MOTION: Alderman Smith moved to approve the agenda as amended; seconded by Alderman Perkins.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

**D. PRESENTATIONS**

There were none.

## **E. PUBLIC PARTICIPATION**

There was none.

## **F. APPOINTMENTS**

Mayor Barnes read the following by title only:

1. Appointment of Sven Hansen to the Citizens' Environmental Commission for the Completion of a Two-Year Term through December 31, 2024.

MOTION: Alderman Larson moved to approve the appointment; seconded by Alderman Faivre.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

## **G. APPROVAL OF THE MINUTES**

Mayor Barnes read the following by title only:

1. Minutes Submitted by the City Clerk

There were none.

2. Minutes Submitted by the Recording Secretary

Mayor Barnes read the following by title only:

- a. Minutes of the Regular City Council Meeting of July 25, 2022.

MOTION: Alderman Perkins moved to approve the minutes; seconded by Alderman Morris.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

## **H. CONSENT AGENDA**

Mayor Barnes read the following Consent Agenda Items by title only:

1. Accounts Payable and Payroll through August 8, 2022, in the Amount of \$3,759,925.57.
2. Investment and Bank Balance Summary through June 2022.
3. Year-to-Date Revenues and Expenditures through June 2022.
4. FY2022 Human Services Funding Second Quarter Report.
5. Minutes of the Joint Review Board Meeting of April 22, 2022.
6. Resolution 2022-066 Authorizing the Approval and Release of Certain Executive Session Meeting Minutes, and the Destruction of Certain Verbatim Recordings.

MOTION: Alderman Morris moved to approve the Consent Agenda; seconded by Alderman Faivre.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

## **I. PUBLIC HEARINGS**

Mayor Barnes opened the Public Hearing at 6:07 p.m. and read the following by title only:

1. Public Hearing Regarding a Proposed Annexation and Development Agreement for Approximately 160 Acres of Property that is Generally Located North of Gurler Road, South of I-88, East of Crego Road, and West of Peace Road, (JJK 343, LLC) (Project Wildcat).

City Manager Nicklas welcomed Jerry Krusinski of Krusinski Construction and Josh Udelhofen of Trammel Crow Company and stated Project Wildcat would not have been possible without their collaboration.

Mr. Krusinski spoke on behalf of the ChicagoWest Business Center and provided a brief history of the property located on the south side of I-88.

Mr. Udelhofen provided an overview of Project Wildcat, stating the process for the project started in late May of this year and they hope to break ground in three to four weeks. This will represent about 1.25 million square feet of first phase warehouse space with cutting edge technology referred to as ASRS (automated storage and retrieval system). That portion of the building will be 130 foot high and allow the client to streamline and consolidate several components of their operation. Phase two of the project will include up to another one million square feet of the west half of the 160 acres.

Continuing, Mr. Udelhofen stated the quick movement of the project wouldn't have been possible without the forethought of the City of DeKalb and the economic development already in place through the Enterprise Zone via the DeKalb County Economic Development Corporation (DCEDC).

DCEDC Executive Director Paul Borek spoke to convey strong support for the annexation, rezoning and preliminary development plan for Project Wildcat. The development confirms with the Comprehensive Plan and the Plan Development Industrial Zoning. In addition, beyond land use and zoning, the project conforms with DeKalb County's Comprehensive Economic Development Strategy (CEDs) Plan, which calls for cities to work together with DCEDC to recruit targeted industries. Closing out his statement, Mr. Borek strongly encouraged Council's support of Project Wildcat.

There were no further comments or discussion.

Mayor Barnes closed the Public Hearing at 6:14 p.m.

## **J. ORDINANCES – FIRST READING**

1. Ordinance 2022-036 Authorizing an Annexation and Development Agreement with JJK 343, LLC (Project Wildcat).

Mayor Barnes read the ordinance by title only.

MOTION: Alderman McAdams moved to approve first reading of the ordinance; seconded by Alderman Morris.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. This agreement describes the terms and reciprocal responsibilities for the

annexation and rezoning of 160 acres in the ChicagoWest Business Center for the development of a major distribution, packaging, and storage facility in several phases. The owner has complied with the requirements of a general description of the property to be annexed, a preliminary development plan, and architectural elevations. Further, the agreement describes another very substantial contribution to the City's property tax base and employment opportunities. The ChicagoWest and Trammell Crow team have once again collaboratively negotiated impactful terms, which will positively serve the best interests of the DeKalb community for generations to come.

Alderman Faivre thanked those involved for the investment in the DeKalb community, including the DCEDC and City staff.

There was no further discussion.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

MOTION: Alderman Perkins moved to waive second reading of the ordinance and approve; seconded by Alderman Faivre.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

2. Ordinance 2022-037 Authorizing the Annexation of Certain Property to the City of DeKalb (Project Wildcat).

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Smith moved to approve first reading of the ordinance; seconded by Alderman Verbic.

City Manager Nicklas stated this item is the second part of the Project Wildcat ordinance just approved by Council.

There was no discussion among Council.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

MOTION: Alderman Larson moved to waive second reading of the ordinance and approve; seconded by Alderman Faivre.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

3. Ordinance 2022-038 Approving the Zoning Petition of JJK 343, LLC to Rezone Certain Property to "PD-I" Planned Development Industrial, and to Approve a Preliminary Development Plan and Plat of Subdivision for the Development of an Approximately 1,240,000 Square Foot Phase 1 Building and an Approximately 936,000 Square Foot Phase 2 Building to Accommodate a Distribution, Packaging and Storage Company and Accessory Uses (Project Wildcat).

Mayor Barnes read the ordinance by title only.

MOTION: Alderman Morris moved to approve first reading of the ordinance; seconded by Alderman Verbic.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. Under Illinois statutes, a property annexed by municipal action is automatically assigned the most restrictive zoning, which in DeKalb's case is "SFR1" Single Family Residential. The annexation and development agreement (Ordinance 2022-036) requires rezoning of the subject property to "PD-I" Planned Development-Industrial, which is appropriate in terms of the property's intended use and by virtue of the importance of compatibility with the other properties in the ChicagoWest Business Center. The Planning and Zoning Commission has vetted this item and recommends Council approval.

There was no discussion among Council.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

MOTION: Alderman Smith moved to waive second reading of the ordinance and approve; seconded by Alderman Perkins.

Mayor Barnes stated to Mr. Krusinski and Mr. Udelhofen that working with their organizations has been a pleasure and he can't say enough on behalf of the City of DeKalb the impact that they have made in the community, which is substantial.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

## **K. CONSIDERATIONS**

There were none.

## **L. RESOLUTIONS**

1. Resolution 2022-067 Authorizing an Intergovernmental Agreement Between the City of DeKalb, DeKalb County, and The Terraces at DeKalb LLC.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Faivre moved to approve the resolution; seconded by Alderman McAdams.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. Amy Rubenstein and her investment group, who acquired the Hunter Ridgebrook complex, is under contract to purchase another distressed property, Suburban Apartments and Estates, which is in unincorporated DeKalb County and comprises 530 apartment units and a solar garden. The complex is contiguous to the City of DeKalb on approximately 80 acres and is generally located south of Twombly Road and west of N. Annie Glidden Road. Ms. Rubenstein and her company intend to acquire, repair, rehabilitate and raise the Suburban complex to market standards at an estimated cost of \$30 million.

The agreement includes certain incentives and infrastructure improvements, without which the rehabilitation of the Suburban complex would not be undertaken. In particular, it provides that certain water infrastructure improvements be undertaken by the City and funded by DeKalb County to bring clean and reliable water service to the residents of the Suburban complex who have experienced years of unreliable water service from an old well system. It also defines a

range of reciprocal and interconnected responsibilities for the parties, which are spelled out in detail within the agreement, one of which is that upon the property closing, the County will deposit \$862,500 in an escrow account with Chicago Title Insurance Company to be held for the payment of various water infrastructure improvements to be designed and completed under the City's purview within one year of the property's annexation into the City.

Alderman Morris stated her appreciation that this option is being brought before Council. She added that although Suburban Estates is part of DeKalb County, she receives numerous calls regarding living conditions for the residents there.

Alderman Morris then asked about the anticipated increase in water usage and if the City may need another water tower to accommodate the proposed addition. City Manager Nicklas replied that based on the number of apartment units (530) and their inhabitants, it's estimated the City would be pumping 7,950 units of water every two months, which is 5,946,600 gallons. He added that for each bi-monthly cycle, revenue collection would be approximately \$32,436 with full occupancy.

Alderman Morris asked how the developer plans to cope with scenarios where properties turn out to be in worse than expected conditions and what the planned renovation process would be.

Lindsey Rodriguez, who works for the developer, stated they've surveyed the subject property on two separate occasions and found there are more vacant units than originally thought and not as much damage. Renovations will occur in two phases. Vacant units will be renovated first along with common areas, such as laundry rooms. Following that, currently occupied units will be renovated as they become vacant.

Alderman Morris asked about moving current tenants into the newly renovated units. Ms. Rodriguez stated most times they like to keep tenants in place, if possible, but outstanding maintenance requests for those occupied units would be a priority.

Alderman Morris asked if there was an expected timeline for when the property would be fully stabilized. Ms. Rodriguez replied less than a year.

Alderman Larson asked about the completion of phase one and if it could be done in the winter months. Director of Utilities, Transportation and Engineering Faivre replied it can be done, adding the first phase should be easy. They've already started discussions with an engineer to design the process.

Alderman Larson asked if there are any lead lines on the property. Mr. Faivre replied there are none.

City Attorney Rose stated the agreement contains force majeure language regarding work being done in the wintertime.

Alderman Morris asked if any of the units were Section 8, to which Ms. Rodriguez replied approximately five percent.

Alderman Morris asked what compelled the City to set up the escrow account for the University Village Collaborative when it was sold to a new developer a few years ago.

City Manager Nicklas explained the escrow was agreed upon during negotiations with the University Village buyer to provide much needed services to the residents there.

Alderman Smith briefly commented on the north water tower.

Alderman Smith asked if the solar garden at Suburban Estates strictly feeds the complete. Ms. Rodriguez replied it does.

Alderman Smith then stated he is confident that the issues with crime within Suburban Estates can be handled by the DeKalb County Sheriff's Office over the next two years until the City's police force can be built upon.

Speaking to Alderman Smith's comments, City Manager Nicklas stated the City supports the DeKalb County Sheriff's Department who's had the responsibility of policing Suburban Estates since its inception. The difference is that the City sometimes gets there first depending on the incident.

Alderman Smith asked if the pool would be brought up to standards. Ms. Rodriguez stated there are two pools, one of which is completely shut down, but the other will be made operational.

Alderman Smith asked about the pond on the property. Ms. Rodriguez replied it's still there and contains a fountain.

There was brief conversation between Alderman Smith and City Manager Nicklas about a corner within the subject property, which will be part of the annexation.

Alderman Verbic stated The Terraces at Annie Glidden Road and Lincoln Highway in Ward 6 are going along well so if that's any indication of what's possible at Suburban Estates then it's welcomed. He added that issues within Suburban Estates didn't just happen, it's been ongoing for many years.

Continuing, Alderman Verbic stated that the City should be more proactive with rental property owners as some get in over their heads and fall behind in maintenance.

Mayor Barnes commented that he and Alderman Smith have met with the City's Crime Free Housing and Police Chief Byrd trying to find out what are the options going forward.

City Manager Nicklas commented on the additional EAV the City will receive from the annexation.

Alderman Morris asked if the annexation would instantly change the City's population and census. City Manager Nicklas stated it would.

Alderman Perkins commented the City would receive an approximate \$50,00 in property taxes. City Manager Nicklas confirmed that was correct.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

Mayor Barnes stated that he and City Manager Nicklas meet monthly with the owner, Amy Rubenstein, and Ms. Rodriguez to review progress on the ongoing projects. He noted they've lived up to everything they've said, and progress is substantial.

City Manager commented that what Mayor Barnes and the City Council have accomplished in the last year is extraordinary.

2. Resolution 2022-068 Authorizing Community Development Block Grant FY2022 Year Public Services Funding Agreements from April 1, 2022, through March 31, 2023, in the Amount of \$60,000 with the Children's Learning Center, Elder Care Services, Hope Haven, Safe Passage, and the Voluntary Action Center.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Morris moved to approve the resolution; seconded by Alderman Faivre.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. This item authorizes agreements for Community Development Block Grant (CDBG) Public Service funding for Program Year 2022 (CDBG Year 29). All Public Services subrecipients must provide programs that meet HUD eligibility guidelines, address a national objective, and are consistent with local objectives as stated in the City's 2020-2024 Five-Year Consolidated Plan. All applications were reviewed and scored by an application review committee and final grant amounts were determined based on the priority and need for the proposed services. All the proposed grantees are long-term partners with the City and provide essential services to City residents.

There was no discussion among Council.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Morris, Larson, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Abstain: Smith. Mayor Barnes declared the motion passed.

3. Resolution 2022-069 Authorizing a Continued Law Enforcement Embedded Social Worker Agreement with Northwestern Medicine Ben Gordon Center for the Service Term of September 1, 2022, through August 31, 2023, in an Amount Not to Exceed \$94,133.

Mayor Barnes read the resolution by title only.

MOTION: Alderman McAdams moved to approve the resolution; seconded by Alderman Verbic.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. This program was originally established in 2018 with the assistance of the Department of Justice as part of the Police Department's federal grant initiative in the Police-Mental Health Collaboration Program. This agreement extends the existing assignment of two Law Enforcement Embedded Social Workers. The program cost has increased to \$94,133 as some grant funding has expired. The City will now bear most of the total cost. A third social worker could be added by NWBG in FY2022 if other grant sources can be found to assume the additional costs. A third social worker would allow for reliable social worker responses on all three Police shifts.

There was no discussion among Council.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed.

4. Resolution 2022-070 Authorizing an Agreement with DeKalb Corn Classic and Kishwaukee Sunrise Rotary Club for the 2022 DeKalb Corn Classic 5k/10k and Taste of DeKalb Events on September 25, 2022.

Mayor Barnes abstained from this item due to a conflict of interest.

Alderman Faivre read the resolution by title only.

MOTION: Alderman Verbic moved to approve the resolution; seconded by Alderman McAdams.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The DeKalb Corn Classic and Kishwaukee Sunrise Rotary Club are partnering again this year to host a longstanding event in the DeKalb community that draws larger crowds every year to the downtown business district.

There was no discussion among Council.

VOTE: Motion carried by a 6-0-2 roll call vote. Aye: Larson, Smith, Perkins, McAdams, Verbic, Faivre. Nay: None. Abstain: Morris, Barnes. Alderman Faivre declared the motion passed.

Alderman Morris explained that she abstained due to a conflict of interest.

## **M. ORDINANCES – SECOND READING**

There were none.

## **N. REPORTS AND COMMUNICATIONS**

### 1. Council Member Reports.

Alderman Larson reported her attendance at today's swearing in ceremony of two new Police Officers. She also commented that the downtown reconfiguration is coming along nicely. Closing her report, Alderman Larson encouraged residents to pick up garbage during walks, etc.

Alderman Smith commented on the progress of the Thirteenth Street and Fourteenth Street project. He also reported that he will be announcing the date of his ward meeting shortly.

Alderman McAdams reported on this recent ward meeting, stating it went well and was well attended.

Referencing the recent rainfall in the area, Alderman Faivre encouraged residents to clean their storm drains. He also echoed Alderman Larson's comments about the downtown reconfiguration project.

Mayor Barnes reported on recent meetings and events he's been involved with, including meeting with DeKalb Taylor Municipal Airport tenants, during which great conversations and ideas were exchanged. He noted that during those meetings, Public Works Director of Streets, Facilities and Airport, Andy Raih, and his team received lots of praise.

Continuing, Mayor Barnes reported his attendance at a ComEd EV charger ribbon cutting ceremony. He noted the EV charger was provided as part of a grant from ComEd and the Metropolitan Mayors Caucus. He also attended recent Human Relations Commission and Planning and Zoning meetings and thanked those members for their service.

### 2. City Manager Report.

City Manager Nicklas provided a report on the ongoing Lincoln Highway configuration, noting that brickwork should be completed shortly, and manholes adjusted. He also reported there's a backorder on nine castings, but an alternative plan is being constructed.

## **O. EXECUTIVE SESSION**

Mayor Barnes read the following Executive Session exemption title:

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

MOTION: Alderman Perkins moved to recess for Executive Session; seconded by Alderman Faivre.

VOTE: Motion carried by an 8-0 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre, Barnes (Remote). Nay: None. Mayor Barnes declared the motion passed and recessed the meeting at 7:16 p.m.

Following adjournment of the Executive Session, Alderman Faivre opened the meeting to the public at 7:41 p.m.

## **P. ADJOURNMENT**

MOTION: Alderman Smith moved to adjourn the Regular meeting; seconded by Alderman Larson.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, Perkins McAdams, Verbic, Faivre. Nay: None. Absent: Mayor Barnes. Alderman Faivre declared the motion passed and adjourned the meeting at 7:41 p.m.

Respectfully submitted,

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Ruth A. Scott, Recording Secretary

Minutes approved by the City Council on August 22, 2022.

Click [here](#) to view the agenda packet for the August 8, 2022, Regular City Council meeting.

Click [here](#) to view the video recording of the August 8, 2022, Regular City Council meeting.