

**MINUTES
CITY OF DEKALB
CITY COUNCIL REGULAR MEETING
AUGUST 22, 2022**

The City Council of DeKalb, Illinois held a Regular meeting on August 22, 2022, in the Yusunas Meeting Room of the DeKalb Public Library, 309 Oak Street, DeKalb, Illinois.

A. CALL TO ORDER AND ROLL CALL

Mayor Barnes called the meeting to order at 6:00 p.m.

Recording Secretary Ruth Scott called the roll, and the following members of City Council were present: Alderman Carolyn Morris, Alderman Barb Larson, Alderman Tracy Smith, Alderman Greg Perkins, Alderman Scott McAdams, Alderman Mike Verbic, and Mayor Cohen Barnes. Alderman Tony Faivre was absent.

City Clerk Sasha Cohen was absent.

Others in attendance included City Manager Bill Nicklas and City Attorney Matt Rose.

B. PLEDGE OF ALLEGIANCE

Shadow Gentry led the Pledge of Allegiance.

C. APPROVAL OF THE AGENDA

MOTION: Alderman Larson moved to approve the agenda; seconded by Alderman McAdams.

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

D. PRESENTATIONS

There were none.

E. PUBLIC PARTICIPATION

Jeff Liesendahl, a member of the Northern Illinois University (NIU) Foundation Board of Directors, as well as cochairman of the Presidential Taskforce on the Revitalization of Greek Life at NIU, spoke on behalf of reinvigorating Greek life at NIU. He thanked City Council for the work being done to improve the Annie Glidden North (AGN) area.

Mayor Barnes commented that one of the strategic initiatives of NIU is to revitalize Greek life, which goes beyond Greek row. He added this Council is onboard with working collaboratively with NIU on the project.

F. APPOINTMENTS

Mayor Barnes read the following by title only:

1. Reappointing J.J. Wett to the Human Relations Commission for the Completion of a Term through December 31, 2024.

2. Reappointing Rebecca Hunt, Susan Richter, and Gary Vander Meer to the DeKalb Public Library Board for Terms Beginning July 1, 2022, through June 30, 2025.

MOTION: Alderman Morris moved to approve the appointments in omnibus form; seconded by alderman Perkins.

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

G. APPROVAL OF THE MINUTES

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 August 8, 2022.

MOTION: Alderman Larson moved to approve the minutes; seconded by Alderman McAdams.

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Barnes. Nay: None. Absent: Faivre. 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 22, 2022, in the Amount of \$2,708,501.08.
2. Freedom of Information Act (FOIA) Report – July 2022.

MOTION: Alderman Verbic moved to approve the Consent Agenda; seconded by Alderman Smith.

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

I. PUBLIC HEARINGS

Mayor Barnes opened the Public Hearing at 6:08 p.m. and read the following by title only.

1. Public Hearing Regarding the Community Development Block Grant Annual Action Plan (One Year Use of Funds) for Program Year 29 (April 1, 2022, through March 31, 2023) and Related Amendments for Program Years 2018, 2019, 2020, and 2021.

Alderman Morris moved to approve the Public Hearing; seconded by Alderman Larson. It was then determined that a motion to move forward with the Public Hearing wasn't necessary.

Dan Kenney, President of Opportunity DeKalb CDC, provided comments regarding this item. (Recording Secretary Note: Mr. Kenney's comments and backup material can be viewed in their

entirety by clicking [here](#). Further, the comments and backup material will be made part of the public record.)

Jeff Liesendahl spoke on behalf of Opportunity DeKalb, stating the organization has been an advocate for the Revitalization Taskforce of Greek life at NIU. In turn, Mr. Liesendahl stated he wanted to advocate for the funding Opportunity DeKalb is requesting.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. This Public Hearing is being held to afford the public an opportunity to review an updated version of the 2022 Action Plan that contains the actual grant amount of \$411,560. In addition, two minor amendments and two substantial amendments are being presented for Council review.

Mayor Barnes thanked Mr. Kenney and Opportunity DeKalb for their continued work within the community. Mayor Barnes closed the Public Hearing at 6:19 p.m.

Mayor Barnes also thanked Community Services Coordinator Joanne Rouse for the time, energy, and commitment she puts into her role.

J. CONSIDERATIONS

There were none.

K. RESOLUTIONS

1. Resolution 2022-071 Approving a Restaurant/Bar Liquor License for 4 Guys Kitchen LLC, d/b/a Ellwood Steak & Fish House, 2219 Sycamore Road.

Mayor Barnes read the resolution by title only.

MOTION: Alderman Smith 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. Soon to be new owners of the Ellwood Steak & Fish House have applied for a Restaurant/Bar liquor license, which will be considered “conditional” until the requirements laid out in the resolution are met. A conditional liquor license will allow the business to apply for their State of Illinois liquor license, which is required to purchase liquor and supplies. Upon approval of the liquor license, the City will receive an initial issuance fee of \$10,766. The license term for a restaurant/bar liquor license begins January 1 and ends December 31. Typically, this type of liquor license carries an annual renewal fee of \$2,692. However, Ellwood’s 2023 annual renewal fee will be reduced by 50% since the initial liquor license will be issued eight months into the current licensing term.

There was no discussion among Council.

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

2. Resolution 2022-072 Approving a Substantial Amendment to the Community Development Block Grant 2020-2024 Five Year Consolidated Plan / 2020 Annual Action Plan (One Year Use of Funds) for Program Year 27 (April 1, 2020 - March 31, 2021).

Mayor Barnes read the resolution by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet.

The 2020 Annual Action Plan for CDBG Entitlement funds is amended as follows: The “Optional Relocation Assistance” goal and project is hereby cancelled. The goal and project were created at a time when the City saw a need for this resource due to the potential to condemn a large multi-family rental property. This need did not materialize. The \$25,000 in funding is reallocated to Public Facilities/Infrastructure Improvements.

The 2020 Annual Action Plan CARES Act Amendments #1 and #2 are amended as follows: The “CV-Public Services” projects for rent/mortgage/utility payment assistance; PPE, equipment, and cleaning supplies; free food distributions at University Village and Westminster Presbyterian church; free diaper distributions in coordination with the food distributions, and Meals-on-Wheels delivery for the elderly and people with disabilities are closed as “Complete”. The \$187,747.96 in remaining funds will be reallocated to a new project – 2020 CV-Public Facilities/Infrastructure Improvements.

There was no discussion among Council.

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

3. Resolution 2022-073 Approving a Substantial Amendment to the Community Development Block Grant 2021 Annual Action Plan (One Year Use of Funds) for Program Year 28 (April 1, 2021 - March 31, 2022).

Mayor Barnes read the resolution by title only.

MOTION: Alderman Larson moved to approve the resolution; seconded by Alderman Perkins.

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The 2021 Annual Action Plan for CDBG Entitlement funds is amended as follows: The “Acquisition” goal and project is hereby cancelled; the \$100,000 in funding is reallocated to Public Facilities/Infrastructure Improvements. The “Economic Development” goal and project is hereby cancelled; the \$100,000 in funding is reallocated to Public Facilities/Infrastructure Improvements. The City will reallocate \$55,086 of uncommitted 2021 funds from Housing Rehabilitation as Prior Year Resources in the 2022 Annual Action Plan for Public Facilities.

City Manager Nicklas added that these amendments are being expedited to start on some important projects, one of which is the creation of a sidewalk connection from Twombly Road on the west of Annie Glidden Road to Dresser Road to a signalized intersection to provide protection for pedestrians.

Brief discussion ensued.

There was no discussion among Council.

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

4. Resolution 2022-074 Appropriating the Sum of \$1,162,516.40 in Rebuild Illinois Bond Local Allocation Funds for Construction and Engineering Services to Replace the Major Bridge Structures at N. First Street and Lucinda Avenue.

Mayor Barnes 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.

Funds accumulated in the City's Motor Fuel Tax (MFT) fund (Fund 210) in recent years will be used for replacement of the bridge structures on N. First Street and on Lucinda Avenue. The Illinois Department of Transportation (IDOT) requires a resolution officially appropriating the funds, as well as an explanation of what the funds will be used for.

There was no discussion among Council.

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

5. Resolution 2022-075 Authorizing the Award of a Contract to Curran Contracting Inc. in the Amount of \$499,070.60 for the Resurfacing of Knolls Avenue with Staff Authority to Approve Change Orders Up to a Combined Project Total Not to Exceed \$520,000.

Mayor Barnes read the resolution by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. Recently there was a bid request for the last phase of the 2023 street maintenance program, which includes the re-surfacing of the central "loop" including Knolls Avenue and adjacent roads in the Knolls subdivision. Curran Contracting submitted the only bid in the amount of \$499,070.60. This resolution will authorize that amount, with an allowance for change orders bringing the project limit in 2023 to \$520,000. The Knolls segment targets the most severely distressed area in the central core. The remainder of the Knolls subdivision is scheduled for resurfacing over the next two paving seasons.

Brief discussion ensued between Mayor Barnes and City Manager Nicklas.

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

L. ORDINANCES – SECOND READING

There were none.

M. ORDINANCES – FIRST READING

1. Ordinance 2022-039 Amending the Fiscal Year-End December 31, 2022, Budget of the City of DeKalb.

Mayor Barnes read the resolution by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. This ordinance is a result of the delayed receipt of vehicles, which include the purchase of several vehicles approved in 2021. They include tow public works vehicles and four squad cars. The ordinance is also a result of construction contract changes, which include the City's lead service water line replacement, water main replacement projects on N. Thirteenth Street and N. Fourteenth Street, the replacement and relocation of the Kishwaukee River water main at N. First Street due to the planned bridge replacement project scheduled for 2023, Knox Boxes for residential homes for those living alone or are mobility challenged, and a housekeeping item that relates to payments on the lease of the License Plate Reader (LPR) cameras.

Brief discussion ensued between Mayor Barnes and City Manager Nicklas regarding the purchase of the vehicles.

Mayor Barnes thanked Finance Director Dittman for the detail provided regarding this item. He also thanked DeKalb Township for the grant provided for the Knox Boxes.

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

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

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

2. Ordinance 2022-040 Amending Chapter 30 "Official Comprehensive Plan", Section 30.01 "Adoption", by Adopting the 2022 City of DeKalb Comprehensive Plan.

Mayor Barnes read the ordinance by title only.

MOTION: Alderman McAdams 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. Since January of 2022, City staff have been gathering local opinion about how the City has managed land use since the last Comprehensive Land use Plan was adopted in 2005 and how the DeKalb community wants to grow in terms of land use in the years to come. The proposed 2022 Comp Plan has the following significant features, among others:

- Designation of additional industrial sites on the Gurler Road axis, as well as additional industrial sites east of Peace Road between Gurler Road and Illinois Route 38.
- Industrial development along the Peace Road axis north of Illinois Route 38 to Wirsing Parkway, consistent with the City's boundary agreements with Sycamore and Cortland.
- Designation of limited, new low density residential sites at the northwest and southwest periphery of the corporate limits, but only a parcel "out" from the existing low density residential designations.
- Large swaths of agricultural uses defined to the northwest and west of the corporate limits where the preservation of farmland is merited.

- The preservation of open space largely within the Kishwaukee River branch floodplains but also where dedicated park lands and retention areas provide both active recreation spots as well as “passive” recreation in the form of walking and bike paths.
- “Mixed Use” designations to highlight historic trends and current market interests.
- Institutional designations to identify the large land areas comprising NIU (State of Illinois property) as well as public schools, Township facilities, City facilities, etc.
- Updating of uses in parcel-by-parcel fashion to register changes recommended by the Planning and Zoning Commission and approved by the City Council since 2005.
- Redevelopment of the core of the Annie Glidden North neighborhood at W. Hillcrest Drive and Blackhawk Road with a mixed-use center.
- Promotion of an interdependence of land uses.

Alderman Morris commented she was excited about the item listed as number 10 in the memo and read it aloud as follows: “The Promotion of an interdependence of land uses. Rather than promoting certain uses on “islands” removed from normal patterns of travel, the Plan attempts to promote “neighborhood” clusters that combine residential districts with schools, day care centers, small markets, and other ancillary services”.

Continuing, Alderman Morris stated that type of promotion is what makes a community amazing.

City Manager Nicklas stated it’s a part of the new urbanism.

Alderman Verbic thanked City staff for their work on the amended Comprehensive Plan. He added perhaps it should be updated more often, to which City Manager Nicklas agreed.

Mayor Barnes stated he liked reading about the connectivity of different neighborhoods via walkable paths, noting it compares to the Annie Glidden North Revitalization Plan. He also liked the plan for architectural improvements on commercial and industrial buildings. Mayor Barnes further stated that agrees with and appreciates the public input regarding the plan.

City Manager Nicklas commended City staff on the work done to prepare the amended plan.

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

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

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

3. Ordinance 2022-041 Amending Chapter 49 “Human Relations Commission” as it Pertains to Frequency of Meetings.

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. At one of its most recent meetings, the Human Relations Commission (HRC) unanimously recommended that Council change the schedule of their meetings from monthly to bimonthly.

There was no discussion among Council.

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

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

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

4. Ordinance 2022-042 Amending Chapter 23 “Unified Development Ordinance”, Article 5.12 “HI” Heavy Industrial District to Add “Solar Energy Generation Facility (Solar Farm)” as a Special Use, and Article 7.16 “Solar Energy Systems” to Establish Regulations for Solar Energy Generation Facilities (Solar Farms).

Mayor Barnes read the ordinance by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. Several text amendments to the Unified Development Ordinance (UDO) are proposed to bring solar energy generation facilities (solar farms) into the code. The use is proposed to be added as a special use in the “HI” Heavy Industrial District. In addition, amendments to Article 7.16 “Solar Energy Systems” are proposed to create a definition for solar energy generation facilities (solar farms) and establish development standards.

There was no discussion among Council.

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

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

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

5. Ordinance 2022-043 Approving a Special Use Permit for a Solar Energy Generation Facility (Solar Farm) on an Approximately 49-Acre Site Along the North Side of Pleasant Street Across from the DeKalb Taylor Municipal Airport (SunVest Solar, LLC, d/b/a DeKalb Taylor Solar, LLC).

Mayor Barnes read the ordinance by title only.

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

City Manager Nicklas provided an overview of this item based on the information provided in the agenda packet. The petitioner, SunVest Solar, LLC, d/b/a DeKalb Taylor Solar, is requesting approval of a special use permit for a solar energy generation facility (solar farm) located on an approximately 49-acre site along the north side of Pleasant St. across from the DeKalb Taylor Municipal Airport. The subject site is owned by the City of DeKalb and is zoned "HI" Heavy Industrial District. The project will be known as "DeKalb Taylor Solar, LLC". The solar farm will use the entire parcel and will generate enough renewable energy to power approximately 1000 homes.

Alderman Morris stated she appreciates the extensive detail put into the plan, including the portion of decommissioning of the facility if it becomes inactive for more than 180 days, as well as the plan for inclusion of diverse native vegetation, specifically designed for the site.

Alderman Smith thanked City staff for their quick response to questions from residents in the area, specifically questions regarding the set back. Mayor Barnes agreed.

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

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

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

N. REPORTS AND COMMUNICATIONS

1. Council Member Reports.

Alderman Smith reported that the construction on Thirteenth Street is complete, and residents are happy with the result. He also thanked the Police Department for their assistance with traffic control in the area.

Continuing, Alderman Smith reported that he will be holding a Ward 3 meeting on August 31, 2022, at Fire Station #1.

Alderman Morris stated the newly reconfigured downtown area looks amazing, just in time for Corn Fest.

Alderman Larson encouraged residents to attend Corn Fest. She also encouraged residents to not just drive through the downtown area but walk it as well to admire the work that's been done.

Alderman Perkins agreed that the downtown area looks great and encouraged residents to watch the [drone footage](#) that was presented to the City. He also encouraged support of the DeKalb Barbs fall sports season.

Alderman Verbic welcomed new and returning NIU students, faculty, and staff. He also echoed Alderman Perkin's support of the DeKalb Barbs.

Mayor Barnes also expressed his pleasure with the work done on the downtown area and the transformation of new developments downtown. He also reported on recent meetings and activities he's been a part of, which include meeting with the Citizens' Community Enhancement Commission (CCEC) regarding the mural project, the joint meeting of City Council and the Finance Advisory Committee (FAC), a meeting he attended at the DeKalb Area Realtors

Association (DARA) with Alderman Verbic and City Manager Nicklas, a meal he had at Surfs Up where he enjoyed an excellent meal and conversation with the owner, and a University Village Collaborative event where backpacks were handed out to local children with the support of the Family Service Agency.

Continuing, Mayor Barnes reported on upcoming events including the First National Challenge on August 26, 2022, Congresswoman Underwood's Townhall Meeting at the DeKalb Taylor Municipal Airport on August 26, 2022, and Corn Fest, also on August 26, 2022. He also welcomed new and returning students and faculty to the new school year.

2. City Manager Report.

City Manager Nicklas thanked Alderman Perkins for mentioning the drone footage of the downtown area, which was given to the City by a former City employee, Marcus Cox.

O. EXECUTIVE SESSION

There was none.

P. ADJOURNMENT

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

VOTE: Motion carried by a 7-0-1 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Verbic, Barnes. Nay: None. Absent: Faivre. Mayor Barnes declared the motion passed and adjourned the meeting at 7:09 p.m.

Respectfully submitted,

Ruth A. Scott, Recording Secretary

Minutes approved by the City Council on September 12, 2022.

Click [here](#) to view the agenda packet for the August 22, 2022, Regular City Council meeting.

Click [here](#) to view the video recording of the August 22, 2022, Regular City Council meeting.