
SYCAMORE CITY COUNCIL –MEETING 6:00 PM
MINUTES OF SEPTEMBER 18, 2023 – 308 WEST STATE ST. SYCAMORE, IL 60178

ROLL CALL

Mayor Braser called the meeting to order at 6:00 p.m. and City Clerk Mary Kalk called the roll. Those Alderpersons present were Chuck Stowe, Bauer, Ben Bumpus, Alicia Cosky, Jeff Fischer, Pete Paulsen, and Virginia Sherrod. Alderperson Nancy Cople was absent. Attorney Keith Foster was also present.

INVOCATION led by Alderperson Virginia Sherrod

PLEDGE OF ALLEGIANCE led by Alderperson Virginia Sherrod

APPROVAL OF AGENDA
MOTION

Alderperson Fischer motioned to approve the agenda and Alderperson Sherrod seconded the motion.

VOICE VOTE

Mayor Braser called for a voice vote to approve the motion. All Alderpersons voted aye. Motion carried 7-0.

AUDIENCE TO VISITORS

Marvin Barnes, 1549 Daniel Court, a life-long resident, spoke in 100% support of the new fire station. He said the station is 66 years old and it is time to move forward.

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of September 5, 2023
- B. Payment of the Bills for September 18, 2023, in the amount of \$1,142,249.42.

MOTION

Alderperson Bauer motioned to approve the Consent Agenda and Alderperson Stowe seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Alderpersons Stowe, Bauer, Bumpus, Cosky, Fischer, Paulsen, and Sherrod voted aye. Motion carried 7-0.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS

REPORT OF OFFICERS

REPORTS OF STANDING COMMITTEES

Finance – Alan Bauer – no report
Public Safety – Pete Paulsen – no report
Public Works – Chuck Stowe – no report

PUBLIC HEARINGS

ORDINANCES

- A. Ordinance No. 2023.14 – An Ordinance Approving a Planning and Zoning Commission Recommendation of a Request by Menards, Inc. for a Zoning Map Amendment for the Property Located at 1720 Mercantile Drive (PIN 09-06-300-051) from the Current Zoning of C-3, Highway Business District to M-1, Light Manufacturing District, in the City of Sycamore, Illinois. First and Second Reading.

City Manager Michael Hall gave a brief background that in August of 2022, that Menard Inc. proposed to the Planning & Zoning Commission a workshop to build a self-storage facility. The commission was not in favor of changing the zoning for the

property east of Menard's. This proposal is for the land to the south of Mercantile Drive, east of the carwash. They are proposing to change the zoning from C-3, Highway Business District to M-1, Light Manufacturing which permits self-service storage. This makes more sense as the south of it is also zoned M-1, Light Manufacturing. Mr. Wewel, Menard, Inc.'s representative, is present for any questions.

Patrick Wewel said that they are looking to develop it as a Menard's Self-Storage facility which requires an M-1 zoning.

Alderman Paulsen reminded that he works for Menard, Inc. so he will not be voting.

MOTION

Alderman Stowe made a motion to waive First Reading on Ordinance 2023.14 and Alderman Fischer seconded the motion.

VOICE VOTE

Mayor Braser called for a voice vote to approve the motion. All Aldermen voted aye except Alderman Paulsen abstained. Motion carried 6-0-1.

MOTION

Alderman Stowe made a motion to approve Ordinance 2023.14 and Alderman Fischer seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Aldermen Stowe, Bumpus, Cosky, Fischer, and Sherrod voted aye. Alderman Bauer voted nay, and Alderman Paulsen abstained. Motion carried 5-1-1.

- B. Ordinance No. 2023.15 – An Ordinance Approving the Request of CTJ Development, LLC for the Resubdivision of the Properties Located at 1560 and 1630 Mediterranean Drive (PINS 09-06-399-008 and 09-06-399-007) in the City of Sycamore, Illinois. First and Second Reading.

City Manager Michael Hall said that CTJ Development is looking to combine the two properties to build a new facility but needs to vacate the area with the utilities.

Community Development Director John Sauter said the utility signoffs are in process but clarified that the utility easements that separate the property need to be vacated as you can't build over easements.

Josh Hall, 938 Heron Creek Drive and Chad Jewett, 920 Congress Avenue showed plans for the building.

MOTION

Alderman Fischer made a motion to waive First Reading on Ordinance 2023.15 and Alderman Paulsen seconded the motion.

VOICE VOTE

Mayor Braser called for a voice vote to approve the motion. All Aldermen voted aye. Motion carried 7-0.

MOTION

Alderman Fischer made a motion to approve Ordinance 2023.15 and Alderman Paulsen seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Aldermen Stowe, Bauer, Bumpus, Cosky, Fischer, Paulsen, and Sherrod voted aye. Motion carried 7-0.

RESOLUTIONS

CONSIDERATIONS

- A. Consideration of an Administration Request for Closed Session in Accordance with 5 ILCS 120/2(c)(2) to Discuss Collective Negotiation Matters between the Public Body and its Employees or their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees; and in Accordance with 5 ILCS 120/2(c)(1) to Discuss the Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees.

MOTION

Aldersperson Paulsen made a motion to enter into Closed Session at 6:18 pm and Aldersperson Bumpus seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Alderspersons Stowe, Bauer, Bumpus, Cosky, Fischer, Paulsen, and Sherrod voted aye. Motion carried 7-0.

MOTION

Aldersperson Fischer made a motion to enter back into Open Session at 7:00 pm and Aldersperson Cosky seconded the motion.

VOICE VOTE

Mayor Braser called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 7-0.

APPOINTMENTS

OTHER NEW BUSINESS

ADJOURNMENT

MOTION

Aldersperson Stowe motioned to adjourn the meeting at 7:02 p.m. and Aldersperson Paulsen seconded the motion.

VOICE VOTE

Mayor Braser called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 7-0.

Mayor – Steve Braser

Attest:

City Clerk – Mary Kalk