

MINUTES
WOODSTOCK CITY COUNCIL
June 16, 2015
City Council Chambers

The regular meeting of the Woodstock City Council was called to order at 7:00 PM by Mayor Brian Sager on Tuesday, June 16, 2015 in Council Chambers at City Hall. Mayor Sager explained the consent calendar process and invited public participation.

A roll call was taken.

COUNCIL MEMBERS PRESENT: Daniel Hart, RB Thompson, Maureen Larson, Mark Saladin, Joseph Starzynski, Michael Turner, and Mayor Brian Sager

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: City Manager Roscoe Stelford, City Attorney Ruth Schlossberg, Finance Director Paul Christensen, Public Works Director Paul Ruscko, Planning and Zoning Director Joe Napolitano, City Planner Nancy Baker, Officer Dave Dempsey and Jax, and Police Chief Robert Lowen.

OTHERS PRESENT: City Clerk Cindy Smiley, Historic Preservation Commission Chairman Allen Stebbins, and Transportation Commission Chairman Andrew Celantano.

Mayor Sager noted that, at the advice of the City Attorney, Item C-1 is being amended to include request for approval of an ordinance authorizing the action requested in the published agenda. He referenced a communication from City Attorney Ruth Schlossberg discussing the inclusion of the ordinance, noting that this conforms with the Open Meetings Act as the published agenda noted the requested action. It was the consensus of the Council to amend the agenda to include the ordinance. C. Smiley affirmed that the Agenda before Council is a true and accurate presentation of the published agenda as indicated by the City Attorney.

FLOOR DISCUSSION

Public Comments

Russ Olson and Kevin Dwyer appeared before the Council to announce that a Kiwanis Club has been formed in Woodstock. Mr. Dwyer stated that it is a service organization formed to provide assistant to the community and to children. He noted that the members are very excited as it has been 15 years since there has been a chapter in Woodstock. Mr. Dwyer stated that the group will meet on the 2nd and 4th Thursdays of the month at Golden Eagle Bank and invited all to join.

Mayor Sager welcomed the group and thanked them for their interest in the community.

Lydia Baltabols, 621 Dean Street, noted that she had the opportunity to stop by the library. She stated it is a great library and noted they have the book, *Magna Carta*. Ms. Baltabols noted that yesterday was the 800th anniversary of the Magna Carta which is considered the cornerstone of the Constitution. She recommended that Woodstock Celebrates organize some event during this time next year such as a Magna Carta Festival. She further noted that this could be a Sister City concept.

Ms. Baltalbolis stated that the Woodstock Independent has suggested that Council meetings be televised and agrees with this as the Council meetings sometime interfere with D200 School Board meetings. She proposed better meeting minutes and televised meetings as people would like to be involved.

Council Comments

M. Larson thanked Staff for implementing the crosswalk at the Centegra facility on South Street.

RB Thompson noted that Woodstock Harley-Davidson had its grand opening on June 6 with amazing attendance.

Mayor Sager noted that Woodstock has been recognized in the Best of the Fox for Recreation and Sports activities and venues, including Emricson Park as one of the best. He further noted that a number of Woodstock businesses were recognized as well.

J. Starzynski proclaimed today, June 16th, as Chicago Blackhawks Day in Woodstock.

CONSENT AGENDA

The following items were removed from the Consent Agenda:

- Item C-1 at the request of Mayor Sager
- Item C-3 at the request of Dan Lemanski, with the concurrence of M. Turner
- Item C-5 at the request of D. Hart
- Item C-6 at the request of D. Hart
- Item C-11 at the request of Joseph Monack with the concurrence of M. Larson

Motion by M. Saladin, second by RB Thompson to approve Consent Agenda Items A, B, C2, C4, C7-10, and C12-15.

Mayor Sager opened the floor to questions from Council members and the Public concerning those items remaining on the Consent Agenda.

Item C-4 – RB Thompson

Mayor Sager noted that representatives from a number of the organizations proposed for funding are on-hand and wished to thank them for their efforts to promote the community.

RB Thompson stated that the Challenger Learning Center is recognized as a Tier I organization. He further stated that the Center primarily brings in students for daytime “missions” taking place at the Center only and then the students leave Woodstock on the school buses with no overnight stays. It is his feeling that since the criteria for a Tier I organization is identified as an entity that promotes tourism or overnight stays, the Challenger Center’s Tier I status should be reviewed next year before allocations are made.

Mayor Sager noted that while the majority of attendees at the Challenger Center are school-age children going through the training programs, the Center also does provide adult programs and a museum that is open to the public.

Item C-8 – RB Thompson

In response to a question from RB Thompson concerning verbiage in the Staff Report referring to “totals as read and corrected,” R. Stelford stated that this is formal language that is included to show that there were no corrections and is consistent with the bid document.

A roll call vote was taken on the following items remaining on the Consent Agenda:

A. MINUTES OF PREVIOUS MEETINGS

June 2, 2015 City Council Workshop

B. WARRANTS: 3667 3668**C. MANAGER'S REPORT NO. 48**

2. Board and Commission Appointments - Approval of the following appointments and reappointments to the City’s Boards and Commissions:

Board of Building Instruction

Tom LaFontaine	Term to 2018
John Loacker	Term to 2018

Library Board of Trustees

Christy Johanson	Term to 2017
Betty Hopp	Term to 2018
Lori Nerland	Term to 2018
Linda Warriner	Term to 2018

Board of Fire and Police Commissioners

Joseph Troc	Term to 2017
Ron Giordano	Term to 2018

Cultural and Social Awareness Commission

Bill Donato	Term to 2017
Jose Rivera	Term to 2018
Ivy Sagrado	Term to 2018

Economic Development Commission

John Buckley	Term to 2018
Craig Hallenstein	Term to 2018

Electrical Commission

Russ Schaefer	Term to 2018
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Environmental Commission

Jaci Krandel	Term to 2017
Erica Poremba	Term to 2018
Stephen Wenzel	Term to 2018

Historic Preservation Commission

Jerry Furlano

Term to 2018

Erica Wilson

Term to 2018

Parks & Recreation Commission

Bruce Farris

Term to 2018

Peter Riis

Term to 2018

Plan Commission

William Clow

Term to 2018

Don Fortin

Term to 2018

Jack Porter

Term to 2018

Transportation Commission

Jason Osborn

Term to 2018

Caron Wenzel

Term to 2018

Zoning Board of Appeal

Rick Bellairs

Term to 2020

Howard Rigsby

Term to 2020

Opera House Advisory Commission

Ed Hall

Term to 2018

Dr. Mark Schiffer

Term to 2018

Karen Wells

Term to 2018

4. Hotel/Motel Tax Funding – Authorization of disbursement of \$57,000 in Hotel/Motel Tax Funds to various applicants as follows:

McHenry County Convention & Visitors' Bureau	\$15,000
Woodstock Chamber of Commerce	\$10,000
Challenger Learning Center	\$10,000
Woodstock Groundhog Days Committee	\$ 4,000
Woodstock Farmer's Market	\$ 3,000
McHenry County Heatwave	\$ 2,500
Woodstock Celebrates	\$ 2,500
Woodstock Mozart Festival	\$ 2,500
Jazz on the Square	\$ 2,500
TownSquare Players	\$ 2,250
MHRL – Fair Diddley	\$ 1,000
Woodstock Folk Festival	\$ 750
Off Square Music	\$ 500
Summer in the Park	\$ 500

7. Purchase – Dump Truck – Approval of the purchase of a replacement Dump Truck for the Street Division through the National Joint Powers Alliance joint purchasing contract for the delivered price of \$159,438.

8. 2015 Road Resurfacing Contract – Approval of the award of contract for 2015 Street Maintenance and Resurfacing Program to the alternate low bid, Geske and Sons, Inc., for the price of \$878,334.50.

9. Award of Contract – Stair Replacement – Approval to waive the requirement for competitive bids and award of contract for the emergency replacement of the Tappan Lift Station wet well staircase to Keno & Sons Construction Co. for a total cost of \$21,700.

10. Award of Contract – Leaf Loader – Approval to waive the requirement for competitive bids and award of contract for the purchase of one Spartan Leaf Pro Plus with 20-yard capacity from Bonnell Industries in the amount of \$64,704.

12. Parking Ordinance – Throop Parking Lot – Adoption of Ordinance 15-O-44, Identified as Document No. 3, designating two (2) “No Parking” spaces at the southeast corner of the Throop Street Parking Lot.

13. Intergovernmental Agreement Authorization to execute an Intergovernmental Agreement between the Woodstock Fire/Rescue District and the City of Woodstock for Code Enforcement Services.

14. Change Order 005 – Sheriff’s House Stairs Project – Adoption of Resolution 15-R-16, identified as Document No. 5, authorizing Change Order 005 for the Sheriff’s House Stairs Project.

15. 315 W. Judd Street – Approval of the authorization to proceed with legal action to acquire 315 W. Judd Street.

Ayes: D. Hart, M. Larson, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: none. Abstentions: None. Absentees: None. Motion carried.

Mayor Sager thanked those individuals who have served on the City’s Boards and Commissions in the past and those who have consented to serve at this time either through appointment or reappointment. RB Thompson thanked Mayor Sager for making the appointments to fill the Boards and Commissions.

Item C-1 – Transfer of City Property – “Jax”

Mayor Sager noted that Officer Dave Dempsey is present this evening along with his canine partner, Jax. He stated that he is grateful to Officer Dempsey for stepping forward to participate in the canine program and thanked him for his service.

Mayor Sager stated that he knows that the canine program is an expensive, as well as a valuable, program. He further stated that he is glad that the program will proceed both because of its law enforcement value and because of its presence in the community.

Mayor Sager then noted that Officer Dempsey and Jax were involved in a traffic accident while on duty that was not the officer’s fault, resulting in injuries that will not allow Officer Dempsey to resume his Canine Officer duties and in Jax being off duty and kenneled. He stated that

Officer Dempsey has expressed a desire to purchase “Jax” to be his own family dog for the sum of \$5,700. Mayor Sager then stated that while he realizes the Canine Program is an expensive one, he feels that \$5,700 is an inordinate amount of money for Officer Dempsey to pay, especially in view of the fact that a portion of Jax’s cost will be recovered from insurance. He further noted that the City has committed to continuing the Canine Program with another team, meaning the purchase of another dog to work with a new Canine Officer. He feels that it is unfair to put the purchase of that dog on Officer Dempsey, especially since the accident was not his fault.

Mayor Sager suggested that the purchase price of Jax be set at \$1,700 with sale to Officer Dempsey approved.

Following a discussion of the manner in which the \$5,700 figure was reached and the possible amount of the insurance recovery, it was the consensus of Council to modify the Ordinance before the Council, changing the sale price to \$1,700 from \$5,700.

Motion by M. Saladin, second by M. Larson, to adopt Ordinance No. 15-O-45, as modified, authorizing the sale of personal property owned by the City of Woodstock

A roll call vote was taken. Ayes: D. Hart, M. Larson, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: none. Absentees: none. Abstentions: none. Motion carried unanimously.

Item C-3 – Façade Improvements – 217 – 219 N. Benton Street

RB Thompson inquired as to whether it is necessary for Councilman Hart to recuse himself for this item due to his tenant/landlord relationship with Mr. Bezic. In response, City Attorney R. Schlossberg stated there is no statutory requirement for Mr. Hart to recuse himself. Moreover, this issue has been discussed with Mr. Hart and he is comfortable with participating in the discussion and potential vote on this item.

Dan Lemanski, Woodstock, stated that he requested removal of this item as it is his feeling that this item needs a more thorough public discussion as it will have a significant impact on one of the City’s historic structures.

Allen Stebbins, Chairman of the Historic Preservation Commission (HPC), stated that this is an appeal of a HPC decision. He stated that Council already voted at their April 7th meeting to send this item back to the HPC to work with the petitioner, Mark Bezic, to come to a resolution of the issues in question. He noted that Mr. Bezic has not come back before the Commission and declines to do so and that Mr. Stebbins was surprised to see this item on the Council agenda. It is his feeling that Mr. Bezic does not care about historic preservation, the review process, or the rules and is saying to the City Council, “this is what I am going to do and you are going to vote on it.” He asked the Council if they are going to stand by the April 7th decision or condone Mr. Bezic’s behavior.

Mayor Sager noted that it is the right of any petitioner who wishes to have an item revisited by the City Council to do so. He stated that the item was on an agenda previously with the opportunity to have it voted up or down. He noted that there was a dialog and discussion and a

willingness to go back to the Historic Preservation Commission, but that this does not and never did negate the petitioner's right to appeal.

Mayor Sager stated at the April 7th meeting, the Council had to refer the item back to the Historic Preservation Commission, table the item, or vote it up or down. Based upon comments from the petitioner the action taken was to accommodate the item going back to the Historic Preservation Commission. He noted that the petitioner has since decided to have this item voted up or down as an appeal and this still remains his right.

Mr. Stebbins wished to point out that the April 7th City Council meeting was 61 days ago, after the 30-day deadline for appeal. He asked what appeal process and Ordinance is the Council following. Mayor Sager replied that timelines within the Ordinance are there to set an outline or parameters to efficiently handle the business of the municipality, but that there always will be time when exceptions are made and Council accommodates those times. He noted that the petitioner did wish to have this item considered before the Council and made the decision within the time frame but that his request could not be accommodated.

Mr. Stebbins discussed the time line, accommodating the petitioner's request, and compliance. He stated that, in his opinion, this raises interesting issues about what is going on as it is now two months after the April 7th appeal. He questioned why this item is being considered this evening as Mr. Bezic has told the Historic Preservation Commission that he declines to meet with the Commission and questioned whether Council is aware of what Mr. Bezic intends to do.

Mayor Sager replied that the item is on this evening's agenda so will be discussed this evening. He further stated Mr. Bezic needs to be allowed to make his request so that Council knows what he intends to do.

Mark Bezic, 2410 Maritime Lane, and Paul Glenn, Mr. Bezic's architect, approached the podium.

Mr. Glenn stated that based on the April 7th presentation, recommendations from the HPC, and comments from the City Council, the petitioner was asked to contact a masonry contractor and to change the building façade from a monotone color to two unique colors to delineate the two separate buildings. He noted that they did contact a masonry contractor who concurred that the masonry should be removed. He presented renderings showing the two proposed colors as requested by the HPC. Mr. Glenn presented examples of the two different bricks which give the appearance from the period of the early 1900s. He noted that the lower portion of the buildings would remain as approved by the HPC. He stated that the petitioner has replicated the 3 pattern window, taking out the 1970s picture window and the details of the building will now be replicated.

Mayor Sager noted that at the April 7th Council meeting one of the issues before them was whether the design would remain the same and asked Mr. Glenn if this would be the case. Mr. Glenn replied in the affirmative. He also affirmed that this was the design supported by the Historic Preservation Commission, that the window design indicated was also supported by the HPC, and that the HPC supported two different colors of brick.

Mr. Glenn noted that the brick on both buildings is failing and that the lintels are failing from freeze/thaw cycles. He stated that it is the petitioner's intent to replace the brick on both buildings. He again stated that the brick veneers on both buildings are failing and that tuck pointing would only delay the inevitable. He stated the means by which the veneers were attached 100 years ago have failed and need to be brought up to modern standards so they don't fall off.

Mayor Sager stated that the outstanding issue is new materials being used on the building.

J. Starzynski noted his support for Mr. Bezic's efforts to make the buildings more attractive.

M. Saladin stated that the April 7th City Manager's report concerning this item indicated that the HPC did not object to the new upper story windows or the storefront alterations but focused on the removal of the brick veneer facades and installation of new brick across both facades. In response to M. Saladin's question, Mr. Glenn stated that he has extensive experience with historic facades and is qualified to make the determination on the facades and their ability to be restored. He further stated that restoration would be cost prohibitive. Mr. Glenn went on to say that they have also had a mason review the facades and he concurs with Mr. Glenn's opinion.

M. Saladin stated that he does not recall the issue of the petitioner's tardiness in appealing the HPC ruling being raised by Mr. Stebbins at the April 7th Council meeting and does not believe this was part of the discussion. He assumes, then that when the discussion centered on the petitioner going back to the HPC, it was in hopes of more discussion concerning the brick issue. He further noted that the petitioner has the right to come back before the Council and that Council has the difficult position of weighing the good work of the HPC vs. an economic development business decision. He stated if there is a positive improvement to the building, he is in favor of it.

M. Larson stated that it was her intent to remove this item and noted that she has spoken with Mr. Glenn concerning this issue. She stated that during that discussion, they discussed the structural engineer issue, that Mr. Glenn satisfactorily answered her questions, and asked that he expand on why the masonry issue is not one for a structural engineer.

Mr. Glenn stated that this is not an issue for a structural engineer but is rather an architectural issue as the brick façade is a veneer. He further stated that the petitioner has tried to generate a compromise with keeping the original design intent of the buildings, noting that there was no record of what was original. He stated that there is brick behind the brick facades and that he is qualified to determine that this is structurally sound.

M. Larson stated that she understands that a sufficient quantity of historic brick is not available and is satisfied with what is being proposed. Mr. Glenn stated that they are attempting to replicate historic brick with what is being proposed.

M. Turner asked Mr. Stebbins if the objective of the Council and Commission members is to end up with this look on Benton Street and to improve Benton Street. He further stated that it is his view that Benton Street is currently not particularly attractive and that this provides an opportunity to improve it. He asked if the objective is to improve the appearance of Benton Street with this look, how would Mr. Stebbins propose to achieve it.

Mr. Stebbins declined to comment on this project.

RB Thompson stated that the City has a Commission process that recognizes that everyone is not an expert on everything. He noted that there is a process that was not followed and that Mr. Bezic ignored the Council's directive of April 7th to return to the HPC for further discussion. He further stated that there is a process for a reason and that the process should be followed and that deadlines should be met. For this reason, Mr. Thompson stated he is not in favor of considering the proposal this evening, noting his agreement that this is a positive project and a great improvement but that the process has not been followed.

M. Saladin commented concerning the process that if a petitioner has already gone before the commission, it is his feeling that he does not have to go back before the Commission but has the right to come before the City Council if he chooses.

Discussion followed of the deadline and timeline with RB Thompson stating that the petitioner exceeded the deadline. J. Starzynski stated that improving the property is more important than the deadline and the petitioner should have the right to come before Council regardless of the timeline. M. Larson stated that the process and outcome are two different things and while she may have preferred the petitioner to go back to the HPC, he has the right to ask for a vote from Council which he has not gotten.

M. Turner stated that while he does not disrespect Mr. Thompson's opinion, he looks at Benton Street as a blighted area of the Square. He noted that people have complained about certain things on the Square and that this project could serve as the catalyst to improve the worst part. He further noted that the petitioner has a right to appeal to the City Council and that he will focus on how does it look and what is the longevity while keeping the process in mind.

Arlene Lynes, business owner at Read Between the Lynes, noted that this is a difficult decision and asked if the deadline is in an ordinance. R. Schlossberg replied that is in the City Code and, so, was passed by Ordinance. Ms. Lynes commented that while this in no way is a reflection on Mr. Bezic and his project, she applauds the HPC. She further stated that she looks at the Commission as an insurance policy that will insure protection of the historic standards. She noted that there is no question that Benton Street needs to be improved and she appreciates Mr. Bezic wanting to make improvements to that area, but feels that Council should look at the process and if there is another way to resolve this issue.

Lisa Hanson, co-owner of The Backdrop located at 116 Cass Street, stated she appreciates that Mr. Bezic's investment in the community and also appreciates that historic property can be expensive. She stated that a property owner knows, when purchasing property in a historic district, that there are certain guidelines and requirements that must be followed. It is her feeling that it shows a lack of respect to the Commission that Mr. Bezic did not go back to them and she would appreciate his making an effort to work with them. She noted that this is about consistency and fairness and feels that there should be a process and procedure where everyone is treated fairly and consistently. It is her hope that Council will send this matter back to the Historic Preservation Commission.

Dan Lemanski, requested that Council send this back to the Historic Preservation Commission. He asked Council to consider the people who have invested responsibly in the community and inquired as to how they would explain that there are two sets of rules. In response to a question from M. Turner, Mr. Lemanski agreed that the petitioner has a right to appeal to the Council but feels that the petitioner also has a duty to do as Council requested at the April 7th meeting and return to the HPC.

M. Turner noted that anyone can appeal to the Council and anyone has a right to come before the Council. He stated that everyone has this option.

Mr. Bezic noted that this is not the first building he has purchased on the Square, not the only building he currently owns, and not the only building he has restored. He stated he has owned buildings on the Square for 12 to 14 years.

In response to a question from J. Starzynski concerning whether Mr. Bezic tried to work with the Commission, Mr. Bezic stated that he was left with the responsibility to come up with something that was satisfactory and bring it back to the Commission, but feels that the Commission rejects everything without taking the time to visit the building and find out what is best for the building. He noted that it would be more cost effective to him to tuck point the building but this would not last. He expressed the opinion that this is why some buildings are not lasting 100 years and he does not want someone to have to re-do the facades in the next 100 years. He noted that his proposal is maintenance free.

M. Turner stated that he does not believe the Commission has ever intended to extend the process or cost to a building owner and believes the Commission takes their work very seriously. He stated further that even if he rules against the Commission's decision, he never questions their intent. He noted that he trusts them as a Commission, but must also consider the business owner's view.

A. Stebbins stated the Commission appreciates any investment a property owner makes in the Historic District. He further stated that Commission members do a lot of research concerning Historic Preservation. He noted the features that the Commission felt was acceptable with the project and outlined what he had done to move the project forward, including offering to set up extra meetings. It is his opinion that there was no effort on behalf of the petitioner.

Mr. Stebbins then noted that the buildings in question are considered to be contributing buildings of the Historic District and, therefore, eligible for tax credits. He stated that what Mr. Bezic is proposing will remove the contributing status of the buildings and urged Council not to do this in the Historic District. He stated that he is concerned that this could lead to the loss of the National Register Status and cautioned Council that when you start looking at buildings piece-meal, this could happen. It is also his opinion that this could affect Certified Local Government status. He urged Council to take this into consideration when voting on any one property individually.

In response to a question from M. Larson, Mr. Stebbins stated that this would apply even if the building could not be saved any other way, the building would still become non-contributing. Further, he stated, it is his feeling that it is the City of Woodstock that allows a building to fail.

In response to a question from D. Hart concerning other options since the veneer is failing, Mr. Stebbins stated he has not had the chance to talk about this.

M. Turner stated that this would seem that every building will lose its status eventually, to which Mr. Stebbins replied that it comes down to maintenance and the City's inspection process. He stated his opinion that the City must have a process for reviewing the properties and making the property owners responsible for upkeep.

Discussion followed of the City's Historic Preservation ordinance and the process for neglected properties. Mr. Stebbins noted the ordinance could be amended to include a clause to address property upkeep.

Mayor Sager noted there must be a balance. He stated he is grateful to the Commission for their efforts on behalf of Historic Preservation but noted there must be a balance, whether with the people's money or the property owners' money.

M. Larson stated that it is unfortunate that this has taken an adversarial turn. She stated she wants to focus on the outcome and wishes to be business friendly, with business owners able to approach the Commission and the Council with an adversarial turn or a cumbersome process. It is her wish to find a solution to the process that would lead to a better outcome.

A. Stebbins expressed the opinion that this was done on April 7th.

Mayor Sager again stated that it must be recognized that the petitioner has a right to appeal to the Council and the Council has a right to listen to the petitioner. He further noted that the Council is the elected body so that ultimately a petitioner has the right to come before the Council.

M. Saladin noted that the Council is not only making a decision on a historic building, but also on a business owner, on improvements to a building, and on improvements to the Community.

A. Stebbins then questioned whether Council really understands what they are being requested to approve, noting that the HPC never discussed lighting. He stated that he feels the petitioner is proposing lighting from Menards. Mr. Stebbins feels that the Commission never had the opportunity to discuss all of the elements.

M. Turner noted that Council does not pick apart every detail, but makes strategic decisions based upon weighing the facts and the opinions. He stated that Staff is relied upon to review the details.

Mr. Glenn expressed his respect for the Historic Preservation Commission, noting that he asked for clarification on three items so that they could focus on specific items. He stated that the petitioner tried to achieve a compromise to change from the original monotone color to two different brick colors and feels that they tried to accommodate the Commission. He also stated that in no way would Mr. Bezic use the fixtures identified by Mr. Stebbins in his commercial business. Rather, he noted, an image was used to convey a style of gas-type carriage lamps rather than modern lighting.

At the request of M. Saladin, Mr. Stebbins provided Mr. Glenn with a copy of his letter to Nancy Baker and Mayor Sager identifying several of his concerns. In response to a question from Mayor Sager, Mr. Glenn stated that they have indicated that they will comply with several of the items, but one item of concern to them is the Commissions requirement for a structural engineer's report. Mr. Glenn noted that he is state licensed and qualified to make the recommendation being considered. He further noted that they have obtained a mason's opinion as requested by the Commission.

At the request of Mayor Sager, it was the consensus of Council that Item C-3 is placed on hold to give Mr. Bezic, Mr. Stebbins, Mr. Glenn, and City Planner Nancy Baker an opportunity to adjourn to the Conference Room to clarify the points in question, following which discussion on this item will recommence.

D. Hart recused himself and left the Council Chambers at 9:00PM.

Item C-5 – A-6 Liquor Application Moratorium Waiver

Mayor Sager noted that the petitioners are present at this meeting. It is their wish to open a new restaurant, My Sister's Tomatoes, and are asking for a waiver of the moratorium on the acceptance of applications for a Class A-6 Liquor License.

In response to a question from Keith Lynes, 11430 South Street, Mayor Sager stated that the purpose of the moratorium on liquor license applications is to provide an additional level of review. He reminded those present that waiver of the moratorium on submitting an application does not guarantee approval of the application and issuance of the license.

Motion by M. Turner, second by M. Saladin, to waive the moratorium on the acceptance of applications for a Class A-6 Liquor License for Your Sister's Tomato, LLC, to be located at 106 Irving Avenue.

A roll call vote was taken. Ayes: M. Larson, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: none. Absentees: D. Hart. Abstentions: none. Motion carried: 6-0-1.

Item C-6 – Liquor Amendment – Woodstock Hotel, Inc.

Mayor Sager noted that this is a request for a liquor license for a hotel with a small bar and in-room min-bar concept for the Best Western Hotel.

In response to a question from M. Larson, Mayor Sager explained the concept of a portable bar, stating that the business owners does not want a permanent bar, but would like to be able to have a small portable bar or bar cart which could be moved to one of the meeting or reception rooms for a function. In addition, the portable bar could be used in the reception area for an evening cocktail hour.

Henry Patel, 10389 Bull Valley Drive, owner of the Best Western, agreed with the description, stating there would be limited hours. He stated that he does not wish to have a bar on the premises but would like to be flexible and offer a small bar during certain times. It is his opinion that this would improve customer service and satisfaction, particularly with corporate clients.

Discussion followed of service to underage individuals. Mayor Sager noted that this license would carry the same responsibilities as all other licenses, with an increased responsibility because underage individuals are allowed and may be present at a hotel. Mr. Patel noted that he does not rent rooms to individuals under 21 years of age and that they will be vigilant about underage service and consumption.

Discussion then followed of after-hours service with Mayor Sager noting that the establishment must abide by the hours of service in all public areas of the hotel. He noted, however, that as the guest rooms are privately rented, occupants have the right to consume within their room after hours.

In response to a question from J. Starzynski, Mr. Patel stated that it is to his benefit economically to offer video gaming also and that it is his intent to do so. In response from further questioning, he stated that he will restrict video gaming to guests of the hotel plus their family and friends. It is not his intent to advertise and there will be no external video gaming signage.

Mayor Sager suggested that approval of the liquor license be conditional upon a restriction on external video gaming signage should Mr. Patel pursue such a license. Mr. Patel stated that he would not object to this but indicated that he does not believe Best Western Corporation would allow such signage.

Motion by Maureen Larson, second by J. Starzynski, to approve Ordinance 15-O-46, identified as Document No. 1, amending Title 3, Chapter 3, Liquor Control, of the Woodstock City Code, creating and authorizing issuance of a Class E-5 Liquor License to Woodstock Hotel, Inc. d/b/a Woodstock Best Western Hotel, effective June 17, 2015, subject to all identified contingencies, including the commitment to forego the addition of video gaming signage should the licensee pursue such a license in the future.

A roll call vote was taken. Ayes: M. Larson, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: none. Absentees: D. Hart. Abstentions: none. Motion carried: 6-0-1.

D. Hart entered the Council Chambers and rejoined the body at 9:25PM.

Item C-11 – Prevailing Wage Ordinance

Mayor Sager explained that there is no need for a motion to reconsider this item as it is required by State statute. City Attorney R. Schlossberg affirmed this.

Joseph Monack, 343 S. Jefferson Street, stated that two weeks ago he appeared before Council to ask that they vote against the Prevailing Wage Ordinance and he is here this evening to do the same. He noted that state law requires public bodies to vote on and pass the Prevailing Wage Ordinance each year and feels this is a sham. It is his opinion that the state should not tell a municipality how it must vote and that this goes against the democratic process.

Mr. Monack stated it is his opinion that it would be pointless to defeat the ordinance at the last meeting but pass it now, as it will still have been passed as required by the state. To him, this is not jus

t a symbolic vote, but rather a way to send a message to Springfield. He noted that the best government is government closest to home. He stated that a no vote will have no negative impact on Woodstock, as workers will still have to be paid prevailing wage and enforcement is non-existent. He then discussed various other public bodies which have decried or voted against the Prevailing Wage Ordinance with no repercussions. It is his opinion that when a law is unjust, it is an individual's civic duty to vote against it. He stated that there is nothing unjust or dishonest about negotiating wages. He urged Council to vote no on the prevailing wage ordinance. He thanked Council for their "no" votes at the last meeting.

Motion by M. Larson, second by Mayor Sager, to approve an ordinance establishing prevailing wage requirements for the City of Woodstock.

M. Saladin stated that in his mind there is an argument to make relative to the concept of prevailing wage and how it negatively affects the municipality. He feels there should not be an inflated rate and that the City and other bodies should lobby for change. He noted that the statute only asked that the City verify the rates set by the Illinois Department of Labor, which is ministerial.

Andrew Celentano, 2116 Greenview, asked City Attorney Schlossberg whether this is the only law that a public body is directed to pass by the state. Ms. Schlossberg stated that, in theory, the body is not required to vote for the prevailing wage. It is required to arrive at a prevailing wage and approve that. Public bodies do not attempt to arrive at their own prevailing wage figures as it would be too expensive to do so, and the figures of the Illinois Department of Labor must be used. R. Stelford noted that in conducting a survey to determine a prevailing wage, the City could only use public works projects which already pay prevailing wage so the survey will show the current prevailing wage rates.

M. Turner stated that the only way this law will change is through pressure.

Discussion followed of any repercussions that might follow if the ordinance is not passed.

A roll call vote was taken. Ayes: RB Thompson and Mayor Sager. Nays: D. Hart, M. Larson, M. Saladin, J. Starzynski, and M. Turner. Absentees: none. Abstentions: none. Motion failed 2-5.

Item – C-3 – Façade Improvements – 217 – 219 No. Benton Street Continuation

Nancy Baker, City Planner, stated that of the seven items in the memo previously discussed, four were not germane to this evening's discussion or Council's vote. This left three items to discuss, a summary of which follows:

1) Removal of Brick

The Historic Preservation Commission feels that there should be additional documentation received prior to the removal of the brick confirming in writing that it is necessary. It was agreed that Paul Glenn will provide a report documenting the reasons the brick has failed and must be replaced.

2) Proposal for Two Colors of Brick

The group agreed that two colors of brick were appropriate but Mr. Glenn and Mr. Bezic will return with a better example of the red brick.

3) Light Fixtures

The petitioner will submit a light fixture cut sheet showing a style of fixture appropriate to Woodstock in the early 1900s. He will work with staff to identify the appropriate style for that time period.

N. Baker noted that the Commission did not look at all details on the front of the building, referencing Exhibit A-1. M. Bezic agreed to all items identified on the exhibit, stating the final project would look as depicted on the exhibit. Ms. Baker noted that staff will compare the final plans to Exhibit A-1.

Mayor Sager summarized Ms. Baker's presentation, stating that the petitioner will work with staff for final approval on the brick color, light style, agreement on the historic elevations; and staff will be responsible for oversight of abidance of these issues. In response to a question from Mayor Sager, A. Stebbins, P. Glenn, and M. Bezic agreed to these terms. In response to a question from Mayor Sager as to whether the Historic Preservation Commission would find this resolution acceptable, A. Stebbins stated that what Nancy Baker presented is appropriate.

M. Turner requested clarification concerning the information to be provided regarding the need for new brick and for staff's involvement.

N. Baker stated if Council approves the appeal, the report would be expected as part of that approval and would be reviewed administratively. It would not be specifically to approve removal of the brick, but would provide information for future records. Mr. Glenn and Mr. Bezic agreed, as did Mr. Stebbins.

Motion by M. Turner, second by M. Saladin, to issue the Certificate of Appropriateness for property located at 217 and 219 Benton Street, subject to the modifications noted in the staff report and the four additional elements identified as 1) documented report from petitioner's architect documenting the reasons for brick removal; 2) final approval by staff administratively of the two colors of brick; 3) Administrative approval by staff of the light fixtures, making sure they match with the style of the period as specified by staff; and 4) that store front meets all of the agreed-upon items on document Exhibit A-1 and are subject to administrative approval.

Mayor Sager clarified that an affirmative vote would be to issue the Certificate of Appropriateness and that a simple majority vote is required.

Arlene Lynes thanked Council for finding a resolution that treated everyone fairly this evening.

A roll call vote was taken. Ayes: D. Hart, M. Larson, M. Saladin, J. Starzynski, M. Turner, and Mayor Sager. Nays: RB Thompson. Absentees: none. Abstentions: none. Motion carried 6-1.

DISCUSSION ITEMS:

Quarterly Reports

P. Christensen noted that the City experienced a very good fiscal year which allowed excess funds to be put into the Capital Improvement Program.

Mayor Sager voiced his appreciation to City Staff for their diligence in financial matters and accepted the reports with gratitude.

Promote Woodstock

M. Turner provided an update concerning Promote Woodstock, Inc. and their proposed marketing program for Woodstock. He reminded Council that it was decided to fund certain items in FY14/15 and other items in FY15/16. The intent was to find a partner with marketing skills to come up with a marketing approach. He reported that the group, working with their partner, a5, is near finalizing the look and the slogan for the marketing program.

M. Turner provided information on a5 and why this firm was chosen to partner with Promote Woodstock, Inc. He stated it is their charge to establish a story of who Woodstock is, why people should move to Woodstock, and why a business should locate in Woodstock. He noted that the primary focus of this initial campaign is tourism and building something that is sustainable.

M. Turner explained some of the actions taken by a5, stating that they have interviewed people who could communicate Woodstock's story, meeting with them one-on-one. He provided a Powerpoint presentation which detailed some of a5's findings, including what people stated they liked about Woodstock and what they would like to change. These items were discussed, with M. Turner pointing out that these were not Mr. Harris' opinions or Promote Woodstock's opinions, but rather what Mr. Harris heard from those he interviewed. He will use what he heard to develop a vision and metrics to bring people together. He will then develop marketing strategies for tourism.

M. Turner then highlighted longer-term strategies, possible partnerships, and possible cross-promotions between groups. He provided information on medium to long-term goals dependent upon funding, noting that in the short-term the program would involve the promotion of tourism and the marketing of festivals and events using the new logo and tag line. M. Turner stated that there is a lot of potential at the Opera House to charge higher prices. M. Larson stated there was a recognition of a strong music culture that should be highlighted.

Discussion followed of the use of social media and how a5 will use that, as well as other innovative ideas, to promote Woodstock including an e-mail campaign, poster campaigns, possible advertising in Millennium Park, listings on a website managed by a5, advertising on Metra, graphics at bus stops, murals, newsletter and newspaper advertising, Pandora, digital advertising, and a tourism brochure, all dependent upon funding. M. Turner mentioned the possible use of a wayfinding kiosk or a mobile kiosk which would give visitors maps to stores, restaurants, events, and promotions.

M. Turner noted that those interviewed mentioned two things that are missing from the Woodstock Square: public restrooms and furniture on the perimeter of the Square. Discussions followed of a boutique hotel and what it might bring to Woodstock.

Discussions then followed of budgeting and partnering with the private sector for funding.

M. Turner stated that this is a strong start, noting that the members of Promote Woodstock, Inc. are a diverse group bringing many different skills to the table.

M. Turner stated that the marketing concept should be revealed in about two weeks.

Mayor Sager reminded those present that Promote Woodstock, Inc. is an independent body that is providing an initial report to the Council. He noted that the group has authority to work autonomously and allocate funds.

In response to a question from RB Thompson concerning the population figures mentioned in the Powerpoint presentation, M. Turner stated that these figures do not represent a plan or a goal of Promote Woodstock or a5, but rather were mentioned by an interviewee. RB Thompson stated that he feels the best way to get people to come to Woodstock is to make the Park in the Square more attractive, bring the rail yard to Woodstock, and improve Rts. 14 and 47. He also stated that Woodstock needs more restaurants and that more work should be done to beautify Woodstock. He asked Council to think bigger and think about what is the image we are trying to project.

J. Starzynski noted that it is a good strategy to form partnerships. He also discussed creating living styles that will draw people to Woodstock. M. Turner called attention to the portion of the Powerpoint that addressed at whom the marketing will be targeted and discussed how Mr. Harris of a5 uses this information to decide where to advertise and what to include.

D. Hart stated he is excited to see social media emphasized.

Arleen Lynes, owner of Read Between the Lynes, stated she was one of the interviewees. She noted that she is very excited about this program. She stated that recently she was in the process of making the decision as to whether to close her store or keep it open and noted that this program and what it can mean for Woodstock led to her decision to not only keep her business open, but to expand. It is her feeling that Woodstock is five years away from being huge. She mentioned all Woodstock has to offer to draw people, including music and education. It is her belief that in ten years people will talk about Woodstock the way they talk about Geneva and Galena. She then told a story about a couple from South Africa who visited her store and why they chose Woodstock, which was a mention of Ethereal Confections on TripAdvisor. They mentioned to her that Woodstock was the only place in the U.S. that had not disappointed them. She asked Council not to get hung up on the details in the Powerpoint presented this evening as it is not the Plan that is being presented but an overview and an update.

Lisa Hanson, co-owner of The Backdrop, stated she feels if one is going to market someplace they should put their best foot forward. It is her opinion that, at this point, Woodstock does not have its house in order where we want to invite people in. She feels there are some serious issues that people would not want to see and that the Council needs a reality check about what is going on in the community. She mentioned the high percentage of school children on free lunch as an example.

M. Turner stated that everything cannot be suspended until every problem or issue is fixed. He noted that Mr. Harris of a5 did not see or hear anything that made him apprehensive. He has seen what Woodstock has and sees great potential which is what the plan focuses on. M. Turner stated that Council should and will work on fixing what we can but should not wait until everything is perfect before implementing this program. He noted that part of getting rid of poverty is economic growth.

FUTURE AGENDA ITEMS

There were no amendments to the Future Agenda Items.

M. Larson stated that she has been told the TAP report may be available in two weeks.

In response to a question from M. Larson concerning WiFi on the Square, R. Stelford stated that staff is continuing to research this issue.

Mayor Sager stated he wishes to revisit the meeting guidelines which included a three-minute time limit and will work with staff for placement on a future agenda.

ADJOURN

Motion by M. Larson, second by M. Turner, to adjourn this meeting of the Woodstock City Council to the next regularly scheduled meeting on Tuesday, July 21, 2015, at 7:00PM in the Council Chambers at City Hall. Ayes: D. Hart, M. Larson, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: none. Absentees: none. Abstentions: none. Meeting adjourned at 10:50PM.

Respectfully submitted,

Cindy Smiley
City Clerk