



Regular Council Meeting Agenda

Monday, March 03, 2025

Immediately following Committee-of-the-Whole Council Meeting
City Hall Annex - 128 East Railroad Street, Sandwich, IL 60548

1. Call to Order

2. Roll Call

3. Audience Comments

4. Consent Agenda:

Motion to adopt the Consent Agenda as a whole. (All matters listed are considered to be routine by the City Council and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and considered separately).

A. Approval of Minutes from the Committee of the Whole meeting of 2/17/2025

B. Approval of Minutes from the Regular City Council meeting of 2/17/2025

5. Mayor's Report: Todd Latham

6. Attorney's Report:

Attorney Cassandra Gottschalk / Foster, Buick, Conklin, Lundgren & Gottschalk LLC

7. City Clerk's Report: Denise li

8. Treasurer's Report: Vacant

9. City Administrator's Report: Geoff Penman

10. City Department's Reports

A. EMA – Tony Eberle

B. Police - Chief Kevin Senne

C. Engineering – Curt Dettmann

D. Economic Development - Don Aleksy

11. Council Reports

Alderman Adam Arnett

Alderwoman Karsta Erickson

Alderman Bill Fritsch

Alderwoman Rebecca Johnson

Alderman Fred Kreinbrink

Alderman Bill Littlebrant

Alderman Rich Robinson

Alderman Rick Whitecotton

12. Old Business

- A.** Discussion and possible action to waive first reading and approve Resolution 25-03: RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SANDWICH AND PHASE 4 FW, LLC CONCERNING THE DEVELOPMENT OF 58 LOTS IN FAIRWINDS SUBDIVISION IN THE CITY OF SANDWICH, ILLINOIS, COMMONLY REFERRED TO AS PHASE IV OF FAIRWIND SUBDIVISION
- B.** Discussion and possible approval of Resolution 25-04 A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE CITY OF SANDWICH AND THE COUNTY OF DEKALB CONCERNING ZONING AND BUILDING REGULATIONS FOR PROPERTY LOCATED AT 21 GLETTY ROAD, SANDWICH, ILLINOIS 60548

13. New Business

- A.** Approval of 2023-2024 Audit as Presented by Sikich LLC
- B.** Approval of monthly bills totaling \$170,469.36
- C.** Approval of payment to Art's Supermarket for a total of \$1,825.00

14. Executive Session

- A.** Executive Session Pursuant to 5 ILCS 120/2 (c) (11)

15. Announcements

- A.** The next Finance Committee Meeting will take place on 3/17/2025 at 6:30 p.m.
- B.** The next Committee of the Whole Council meeting will be held on 3/17/2025 at 7:00 p.m.
- C.** The next Regular Meeting of the Sandwich City Council will be held on 3/17/2025 immediately following the Committee of the Whole meeting

16. Adjournment

RESOLUTION 2025-03

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SANDWICH AND PHASE 4 FW, LLC CONCERNING THE DEVELOPMENT OF 58 LOTS IN FAIRWINDS SUBDIVISION IN THE CITY OF SANDWICH, ILLINOIS, COMMONLY REFERRED TO AS PHASE IV OF FAIRWINDS

WHEREAS, the City of Sandwich entered into an Annexation Agreement dated January 10, 2000, with Foursome Trust, L.L.C.; and

WHEREAS, said Annexation Agreement was amended by the City and Primus Corporation, the successor in interest to Foursome Trust, L.L.C., on December 9, 2002; and

WHEREAS, said Annexation Agreement was amended for a second time by the City and Primus Corporation on May 4, 2004; and

WHEREAS, Primus Corporation eventually defaulted on its mortgage and by virtue of a foreclosure and other acts the subject property became owned by Heartland Bank and Trust Company; and

WHEREAS, said Annexation Agreement was amended for a third time by the City and Heartland Bank and Trust Company, the successor in interest to Primus Corporation, on July 15, 2013; and

WHEREAS, as part of the Third Amendment to the Annexation Agreement, Phase IV of the Fairwinds Subdivision was vacated, as indicated in Document 201300991 recorded with the DeKalb County Recorder on July 31, 2015; and

WHEREAS, Phase 4 FW, LLC purchased the subject property on January 21, 2025; and

WHEREAS, Phase 4 FW, LLC is now desirous of developing Phase IV of the Fairwinds Subdivision in accordance with the original plans of said development; and

WHEREAS, the City is desirous of said Phase IV being developed; and

WHEREAS, the parties desire to reduce their agreements and intentions as it pertains to said development to writing by way of a Development Agreement; and

WHEREAS, the City Council has reviewed the Development Agreement (attached hereto as Exhibit “A”) and believes that it is in the best interest of the City to enter into said Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sandwich, Illinois, that the Mayor is hereby empowered, authorized, and directed to execute, on behalf of the City of Sandwich, the Development Agreement Between the City of Sandwich and Phase 4 FW,

LLC Concerning the Development of 58 Lots in Fairwinds Subdivision in the City of Sandwich, Illinois, Commonly Referred to as Phase IV of Fairwinds.

PASSED BY THE CITY COUNCIL of the City of Sandwich, Illinois, at a regular meeting thereof held on the 3rd day of March, 2025, and approved by me as Mayor on the same day.

AYES: _____

NAYS: _____

ABSENT: _____

Todd Latham, Mayor

ATTEST:

Denise Ii, City Clerk

CERTIFICATION

I, Denise Ii, do hereby certify that I am the duly elected, qualified and acting City Clerk of the City of Sandwich, Counties of DeKalb and Kendall, and State of Illinois, and that I am keeper of the records, ordinances and other proceedings of said City; and I further certify that the above and foregoing is a true and correct copy of

RESOLUTION 2025-___

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SANDWICH AND PHASE 4 FW, LLC CONCERNING THE DEVELOPMENT OF 58 LOTS IN FAIRWINDS SUBDIVISION IN THE CITY OF SANDWICH, ILLINOIS, COMMONLY REFERRED TO AS PHASE IV OF FAIRWINDS

As approved and adopted by the City Council at a regular meeting of the City Council of the City of Sandwich, held on the 3rd day of March, 2025, which meeting was held in the Council Chambers located in the City Hall Annex at 128 East Railroad Street in the City of Sandwich, Illinois.

Witness my hand and seal this 3rd day of March, 2024.

Denise Ii, City Clerk

RESOLUTION 2025-04

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE CITY OF SANDWICH AND THE COUNTY OF DEKALB CONCERNING ZONING AND BUILDING REGULATIONS FOR PROPERTY LOCATED AT 21 GLETTY ROAD, SANDWICH, ILLINOIS 60548

WHEREAS, the County of DeKalb and the City of Sandwich enjoy certain authorities related to zoning and building; and

WHEREAS, Doug Arneson, owner of certain property located at 21 Gletty Road, in unincorporated Sandwich, Sandwich Township, DeKalb County, Illinois 60548 is currently zoned as a Business Conversation District (BC) pursuant to the DeKalb County Zoning Ordinance; and

WHEREAS, the County of DeKalb and the City of Sandwich desire to transfer the zoning and building regulation authorities from the County to the City for the subject property in order to allow completion of construction, occupation and use of the building and associated facilities; and

WHEREAS, the City Council has reviewed the Intergovernmental Cooperation Agreement (attached hereto as Exhibit “A”) and believes that it is in the best interest of the City to enter into said Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sandwich, Illinois, that the Mayor is hereby empowered, authorized, and directed to execute, on behalf of the City of Sandwich, THE Intergovernmental Cooperation Agreement Between the City of Sandwich and the County of DeKalb Concerning Zoning and Building Regulations for Property Located at 21 Gletty Road, Sandwich, Illinois 60548.

PASSED BY THE CITY COUNCIL of the City of Sandwich, Illinois, at a regular meeting thereof held on the 3rd day of March, 2025, and approved by me as Mayor on the same day.

AYES: _____

NAYS: _____

ABSENT: _____

Todd Latham, Mayor

ATTEST:

Denise Ii, City Clerk

CERTIFICATION

I, Denise Ii, do hereby certify that I am the duly elected, qualified and acting City Clerk of the City of Sandwich, Counties of DeKalb and Kendall, and State of Illinois, and that I am keeper of the records, ordinances and other proceedings of said City; and I further certify that the above and foregoing is a true and correct copy of

RESOLUTION 2025-04

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE CITY OF SANDWICH AND THE COUNTY OF DEKALB CONCERNING ZONING AND BUILDING REGULATIONS FOR PROPERTY LOCATED AT 21 GLETTY ROAD, SANDWICH, ILLINOIS 60548

As approved and adopted by the City Council at a regular meeting of the City Council of the City of Sandwich, held on the 3rd day of March, 2025, which meeting was held in the Council Chambers located in the City Hall Annex at 128 East Railroad Street in the City of Sandwich, Illinois.

Witness my hand and seal this 3rd day of March, 2024.

Denise Ii, City Clerk

EXHIBIT "A"

**INTERGOVERNMENTAL COOPERATION AGREEMENT
21 GLETTY ROAD, SANDWICH, ILLINOIS 60548**

WHEREAS, the County of DeKalb and the City of Sandwich are units of local government organized under Article VII of the Constitution of the State of Illinois; and

WHEREAS, pursuant to Section 10 of Article VII of the Constitution of the State of Illinois the undersigned units of local government desire to associate among themselves for the purposes enumerated herein and to exercise, combine and/or transfer powers and functions in any manner not prohibited by law or ordinance; and

WHEREAS, the undersigned units of local government also qualify as "public agencies" under the terms of the State of Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et. seq., and as such, they may wish to exercise jointly powers, privileges and authorities, which they may exercise individually, including, but not limited to, powers enumerated specifically in this Intergovernmental Agreement; and

WHEREAS, the County of DeKalb, organized under the Counties Code, 55 ILCS Act 5, et. seq., and the City of Sandwich, organized under the Illinois Municipal Code, 65 ILCS Act, enjoy certain authorities related to zoning and building; and

WHEREAS, Doug Arneson, owner of certain property located at 21 Gletty Road, in unincorporated Sandwich, Sandwich Township, DeKalb County, Illinois 60548 and legally described as shown in Exhibit "A" attached hereto, is currently zoned as a Business Conversation District (BC) pursuant to the DeKalb County Zoning Ordinance; and

WHEREAS, the County of DeKalb and the City of Sandwich desire to transfer the zoning and building regulation authorities from the County to the City for the subject property in order to allow completion of construction, occupation and use of the building and associated facilities; and

WHEREAS, both the governmental bodies of the County of DeKalb and the City of Sandwich have passed certain resolutions allowing for this Intergovernmental Agreement to be approved.

NOW, THEREFORE, BE IT RESOLVED, that the undersigned Parties do agree that, as of the effective date of this Agreement, the zoning and building regulations of the City of Sandwich shall apply and be in authority and force for the property located at 21 Gletty Road, in unincorporated Sandwich, Sandwich Township, DeKalb County, Illinois, legally described as set forth in Exhibit "A" attached hereto.

AGREED this ____ day of _____, 2025.

County of DeKalb

City of Sandwich

By: _____

By: _____

John Frieders, Chair

Todd Latham, Mayor

ATTEST:

By: _____

By: _____

Tasha Sims, County Clerk

Denise Ii, City Clerk

Exhibit "A"

ZIMMERMLEIN'S FARMSTEAD LOT OF PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "P" OF PLATS, PAGE 17, AS DOCUMENT NUMBER 354539, IN DEKALB COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF DEKALB IN THE STATE OF ILLINOIS.

P.I.N. – 19-34-400-005

Commonly known as: 21 Gletty Road, Sandwich, Illinois 60548