
SYCAMORE CITY COUNCIL – MEETING 6:00 PM
MINUTES OF NOVEMBER 3, 2025 – 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 Marvin Barnes, Alan Bauer, Nancy Copple, Alicia Cosky, Mike Rodriguez, Appointee David Stouffer, and Chuck Stowe. Virginia Sherrod was absent. Attorney Keith Foster was also present.

INVOCATION led by Alderperson Nancy Copple.

PLEDGE OF ALLEGIANCE led by Alderperson Nancy Copple.

APPROVAL OF AGENDA

MOTION

Alderman Barnes motioned to approve the agenda and Alderperson Copple seconded the motion.

VOICE VOTE

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

APPOINTMENTS

A. David Stouffer to City Council.

City Clerk Mary Kalk swore in David Stouffer who also introduced his wife and children in attendance.

AUDIENCE TO VISITORS

T.D. Ryan, 853 N 10th St., Dekalb, invited all Dekalb County to “Let’s Talk Turkey” and “Freezing for Food” sponsored by Kiwanis Club of Kishwaukee-DeKalb supporting DeKalb Salvation Food Pantry’s. Event dates, times, and location are on the flyer handed out included here within.

Paul Brescia, 624 Sandberg Dr., is present to see that the council does not build one more apartment taking into consideration that renters do not have stake in the community like homeowners do.

Eric Padilla, 527 Alden Dr., is concerned about the impact of this project as people already cut through the neighborhood, it already feels congested, and it is unsafe for people trying to cross saying there are no sidewalks, stop signs or crosswalks. With no crosswalk to the new McDonalds, he sees young children unsafely riding their bikes across the busy road every day. Some solutions would be a stop light and a crosswalk to provide more safety for pedestrians and drivers in the area.

Howard Copley, 401 E Lincoln St., who recently moved here from Kane County, praised the City of Sycamore for their accommodation and kindness with every interaction from the police who were kind about an animal control issue, to the community development department in obtaining a building permit quickly and with ease, to the water department adjusting his bill due to a water leak, and to the coroner who checked on him once a week for over two months after his wife passed away. These acts of kindness meant a lot to him, and he wanted to commend the people of the city for their courtesy.

Amber Quitno, Sterling Dr., shared her concerns regarding the \$1 to \$10 parking meter increase and how it will directly affect small business owners and patrons of downtown Sycamore. A salon worker, being tied up with one client for several hours, could receive multiple \$10 tickets a day with the meters resetting every 2 hours. Raising the price of the tickets without functionality for business owners feels like a punishment to the very people who keep downtown Sycamore alive. She suggested alternative options such as more time on the meters or an annual parking permit for \$100 or \$200.

Amy Defreeze, 207 W State St., owner Pure Beauty Co downtown, on behalf of small businesses, said her employees and clients depend entirely on the meters. With back-to-back clients, she can’t leave to feed the meter. She believes \$1 to \$10 is a big jump and is looking for a middle ground option or grace period with more time on the meter.

Mike Carpenter, 731 Dekalb Ave., RVG Commercial Real Estate, said there is a 40-year supply of commercial land in the area and that there is not enough density to support the supply due to e-commerce and remote jobs that have changed the world. Needing less commercial and more density, he said a change in zoning is warranted. It fits into the backdrop of the existing single-family homes and condominiums. He said that Chris Youssi is tested and tried in this market and has successfully completed five projects.

Mary Knight, 840 Coventry Circle, who recently moved to Sycamore, is displeased with the plans for this project and is concerned with crossing the street comparing it to "Russian roulette" and the game "frogger". She is also concerned with the project, being Section 8 housing, which will lower property value in the surrounding area.

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of October 20, 2025.
- B. Payment of the Bills for November 3, 2025, in the amount of \$2,515,074.78.

MOTION

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

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Alderpersons Barnes, Bauer, Copple, Cosky, Rodriguez, Stouffer, Stowe voted aye. Motion carried 7-0.

PRESENTATION, PETITIONS, AND PROCLAMATIONS

REPORTS OF STAFF, COMMITTEES, AND CITY COUNCIL MEMBERS

PUBLIC HEARINGS

ORDINANCES

- A. Ordinance 2025.19 – An Ordinance Authorizing a Request by Chris Youssi of Youssi Custom Homes for Review and Approval of a Preliminary Development Plan and Plat in Accordance with Section 4.4.5.C of the City's Unified Development Ordinance for the Properties Located North of East Plank Road and West of Luther Lowell Lane. (PIN's 06-21-300-051 & 06-21-300-055) First and Second Reading.

City Manager Michael Hall explained this preliminary plat is the first of a multiple step process before bringing the final plat, development agreements, special use permits and zoning changes to the Planning & Zoning Commission (PZC) and City Council. This has been reviewed by staff for compliance with UDO (Unified Development Ordinance) and stormwater management, residential density, connectivity standards, and traffic management have been reviewed by Engineering.

Alderperson Copple (scrivener's error) asked if there are any other commercial properties available as if it is rezoned to residential, businesses lose the opportunity to build. As she never expected McDonalds and does not want to take away the prospect of other businesses opening on that side of town.

Alderperson Barnes, as a long-term commissioner, said that he believes in the system. The commission voted to reject this proposal, and there is truth in that saying that the City of Sycamore must do something about residential property tax. Currently, 70% of the city's tax base is residential, 25% is commercial, and 5% is industrial however, 25 years ago, 60% was residential, 20% was commercial, and 20% was industrial. The goal is 50% residential, 25% commercial, and 25% industrial. Rezoning commercial property to residential defeats that goal so he cannot support this.

Alderperson Bauer, in reference to the comprehensive plan that specifies commercial zoning in those areas, said that it has been reviewed several times with little to no changes and the commercial zoning in the area has always remained constant

MOTION

Alderman Stowe motioned to waive First Reading on Ordinance 2025.19 and Alderman Stouffer seconded the motion.

VOICE VOTE

Mayor Braser called for a voice vote to approve the motion. All Alderpersons voted aye except Alderman Barnes voting nay. Motion carried 6-1.

MOTION

Alderman Bauer motioned approve Ordinance 2025.19 and Alderman Cosky seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Alderperson Cosky voted aye while Alderpersons Barnes, Bauer, Copple, Rodriguez, Stouffer and Stowe voted nay. Motion failed 1-6.

RESOLUTIONS**CONSIDERATIONS**

- A. Consideration to Switch from Emergency Medical Services Management Consultants (EMS|MC) to One Billing Solutions (OBS) for Ambulance Billing Services.

City Manager Michael Hall emphasized that this is a cost neutral moving from one carrier to another and explained the differences as per the agenda. He highlighted that One Billing Solutions has a higher collection rate although the service fee is higher. With the city billing \$3.5 million and only collecting \$1.4 million, the potential for increased revenue is significant given their collection rate.

Alderperson Stowe commented that his experience with the current provider EMS|MC was not very customer service friendly as they would just urge you to use the website instead of providing a real person to help you.

Alderperson Rodriguez said from a sales perspective, the new provider sounds good, but he would like to see a minimum collection rate added to the agreement.

Attorney Keith Foster said they seem flexible and they could ask for it.

MOTION

Alderman Rodriguez motioned to approve the Consideration adding a minimum collection rate of 50% to the contract and Alderperson Stouffer seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Alderpersons Barnes, Bauer, Copple, Cosky, Rodriguez, Stouffer, and Stowe voted aye. Motion carried 7-0.

OTHER NEW BUSINESS

Mayor Braser thanked Police, Fire, Public Works, Lion's Club, and even the weatherman for another fantastic Pumpkinfest!

ADJOURNMENT**MOTION**

Alderman Stowe motioned to adjourn the meeting at 6:42 p.m. and Alderman Rodriguez seconded the motion.

VOICE VOTE

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

Mayor – Steve Braser

Attest:

City Clerk – Mary Kalk