

**CITY OF BYRON
COMMITTEE OF THE WHOLE
WEDNESDAY, OCTOBER 19, 2022
BYRON CITY HALL COUNCIL CHAMBERS
5:30 PM**

CALL TO ORDER – Mayor Rickard called the meeting to order at 5:30 p.m.

- 1. ROLL CALL – Aldermen present:** Todd Isaacs, Mittzi Fulrath, Cheryl Metz, Zeke Hobbie, Jessica Nehring, Michael Gyorkos. Six members present by roll call vote.
Quorum established.

Aldermen Absent: Emily Gerdes, Christy Hanlin

PRESENT:	Mayor	John Rickard
	City Clerk	Caryn Huber
	City Attorney	Aaron Szeto
	Dir. Of Public Works	Aaron Vincer
	Dir. of Econ. Dev.	Larry Hewitt
	Engineer	Jason Stoll
	Others:	Herb Santiago

- 2. APPROVAL OF AGENDA** – Alderman Hobbie motioned to approve, as presented, the October 19, 2022, Community of the Whole Agenda. Motion seconded by Alderman Isaacs. Roll call vote: Fulrath, AYE; Metz, AYE; Hobbie, AYE; Nehring, AYE; Gyorkos, AYE; Isaacs, AYE. Motion passed: AYE, 6; NAY, 0; ABS, 0.

- 3. PUBLIC COMMENT** – None

- 4. DISCUSSION OF SUNSHINE PARK** – Attorney Szeto has been in discussions with the attorney for Hairly Cow Brewery (HCB) to purchase Sunshine Park. HCB is working with their developer to revamp the original plan they had submitted to council several weeks ago. Their concerns are with the condition of Front St. and off-street parking, as well as the reversion clause (particularly since they will have paid for the property). What we end up doing as a city to Front and Peru Streets, will depend on what IDOT will include in the Route 2 reconstruction (turn lanes, elevations, etc). The city does not want to make improvements that could potentially have to be taken out or altered due to IDOT plans for Route 2 and the roads that tie into it. The developer does not want to draw up plans that will eventually need to be changed due to city work on the street.

Because the original concern from HCB was to provide overflow parking, the attorneys discussed the possibility of leasing or selling a portion of the park for parking, with a right of first refusal to purchase additional park property in the future. Todd McLester does want to purchase the property but has concerns about the volatility in the market (interest rates, construction costs, etc).

HCB would be looking for the city to make street improvements and off-street parking improvements as part of their project. The HCB attorney stated that revised drawings should be available shortly.

Director Hewitt stated that improvements to Front St. and Peru intersections are part of the IDOT Route 2 plans.

Alderman Isaacs asked how many parking spots HCB should have. Director Hewitt stated that they require 26 spaces. The deck seating does not count in the number per gross square footage calculation. They currently have 40 spaces, which is more than is required. Alderman Isaacs asked why more parking was not included in their first drawings. Attorney Szeto replied that the first drawing was a rendering. Once approved, the drawing will become more complex. As we get more information from IDOT, the original plan can get more detailed. That information may still be three to four years out.

Alderman Gyorkos asked if there would be a time limit on the right of first refusal if we decided to go that route. Attorney Szeto stated that it would still need to be discussed. Mayor Rickard added that the timeline may need to be at least a decade due to the Route 2 construction. Road expansion will probably take place on the north side of Route 2. ROW acquisitions will take one to two years, with construction also taking one to two years.

Even with the right of first refusal, Engineer Stoll stated that we may at some point decide to list the property with a realtor.

Alternate uses for the property were briefly discussed. Director Hewitt feels that condos are one of the few uses that a non-highway location can support.

Alderman Metz asked about the cost to remove curb and make diagonal parking. Alderman Isaacs suggested that would be something to consider if we are re-doing the road, as part of a larger project. Engineer Stoll stated that the street is 24' wide now. We could widen the street by 6', which would give us a standard width to allow parking on one side of the street. Director Hewitt added that there is enough right of way if we do decide on angled parking.

- 5. ADJOURN – Alderman Fulrath motioned to adjourn the meeting. Seconded by Alderman Nehring. Roll call vote: Metz, AYE; Hobbie, AYE; Nehring, AYE; Gyorkos, AYE; Isaacs, AYE; Fulrath, AYE. Motion passed: AYE, 6; NAY, 0; ABS, 0.**

Mayor Rickard adjourned the meeting at 6:19 pm.

Respectfully Submitted,

Caryn A. Huber

City Clerk of Byron, Illinois

MAYOR JOHN RICKARD	CITY CLERK CARYN A. HUBER
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