

SYCAMORE CITY COUNCIL

AGENDA

April 15, 2002

City Council Committee Meeting

7:00 P.M. Ordinance Committee

At the Ordinance Committee meeting on March 18, the Committee reviewed two topics: (a) requirements for sidewalk snow removal in commercial areas and (b) parked, operable vehicles that are not regularly moved from one street location to another. The following report touches on both concerns.

A. Sidewalk Snow Removal

After some discussion on March 18, the Committee was inclined to regulate the clearing of snow and ice from *commercial* sidewalks. It appears that state statutes permit such regulation (65 ILCS 5/11-80-13). Before drafting an ordinance, the City Administrator is seeking direction on the following:

1. The "grace period." The Committee considered several time spans during which propertyowners were to remove snow and ice from their frontage sidewalks. An eight-hour time span from the onset of the storm would loosely coincide with the allowance for moving vehicles on streets and would probably be a reasonable grace period for sidewalk clearing.
2. The penalty. Offending propertyowners could be fined, or have their sidewalks cleared summarily, or both. The City would want the penalty to encourage more prompt action by the propertyowner; if the penalty was not sufficiently painful the propertyowner might be inclined to let the City do the removal.

B. Operable and Licensed Vehicles that Do Not Move

This concern was initially raised by a local resident who reported that a licensed, operable van was parked on the street in front of his home, without moving, from the early fall of 2001 until the heavy snowfall of March 1-2, when the van owner apparently feared a Police tow. At the March 18 Committee meeting, the Committee considered some anecdotal information about what other communities do to address this issue. From the standpoint of regulation, establishing that a vehicle has not moved is necessary to provide due process to the offender. This usually involves intervention by an enforcement agency to first record the position of the vehicle at rest, as well as the day and time. Then, at a later point in time usually three to seven days later, another visit by an enforcement agent is necessary to record the position of the vehicle. If the vehicle has not moved, some agencies placard the vehicle with an orange tow sticker giving the owner warning of a tow within a prescribed time period (the courts often add another week).

Alternatively, prior to the posting of a tow notice, some agencies take a middle step by issuing a ticket and then, after a certain period of days, return to apply an orange sticker. For the Committee's purposes, it is important to note that due process means reasonable

notice prior to the imposition of penalties. Some courts of jurisdiction require certified notices prior to towing, since the offense does not pose an urgent safety risk and can reasonably be addressed after more conventional means of notification.

If the Committee wishes to proceed with an enforcement system, some direction is needed about the penalties. Shall we simply impose fines? Or, shall we include the towing of vehicles? An ordinance draft can be prepared for the meeting of May 6.

On a related matter, the Committee was asked on March 18 to consider some new parking restrictions on Ottawa Street between Park Avenue and Somonauk Street. Specifically, because of increased truck and school bus traffic on the street, several neighbors have asked if the Council would consider moving the parking from the south side to the north side of Ottawa Street to better accommodate turning movements of the larger vehicles. Police Chief Don Thomas has investigated this suggestion, and has found that it is one of several possible options but possibly the best in view of the local circumstances. Committee direction is recommended. Again, an ordinance draft can be prepared for the full Council on May 6.

Regular City Council Meeting

7:30 P.M.

- 1. CALL TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. AUDIENCE TO VISITORS**
- 6. CONSENT AGENDA**
 - A. Approval of the Minutes of the City Council Workshop Meeting of April 1, 2002;
 - B. Approval of the Minutes of the Regular City Council Meeting of April 1, 2002;
 - C. Plan Commission Minutes for the Meeting of March 11, 2002.
 - D. Payment of the Bills for April 15, 2002.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Recognition of Webelos Scout Den 2 Pack 822 of South Prairie School.
 - B. Recognition of the 2002 YMCA Illinois Area Boys State Championship Swimmers. Recently, the YMCA boys swim team garnered the top state

crown. About a half dozen Sycamore boys participated on the team. They will be present to be recognized by the Mayor and Council.

- C. Proclamation Declaring the Week of April 21-27 as “Volunteer Week” in the City of Sycamore.

8. REPORTS OF OFFICERS

9. REPORTS OF STANDING COMMITTEES

10. PUBLIC HEARINGS

A. Public Hearing on the FY2002-2003 City Budget.

The fiscal year 2002-2003 City Budget is offered for public review and comment. It has been on review at the Sycamore Public Library since Friday, April 5 and in the City Clerk’s Office. The City Council’s Finance Committee held workshops on the proposed budget on March 19 and March 20, and the City Council reviewed certain aspects of the proposed budget at their regular meeting on April 1. As the City Administrator’s budget message explains, spending within the FY2003 Budget totals \$23,284,928, inclusive of all City funds. The General Fund expenditure budget totals \$7,636,192. These expenditures are offset by \$7,673,304 in anticipated General Fund revenues. The estimated General Fund operating reserve or starting fund balance will total \$2,967,346 or 39 percent of the planned General Fund expenditures for FY2003.

With respect to personnel, the proposed General Fund expenditures include the delayed hiring of two firefighters on or about September 1, 2002, provided the pace of General Fund revenues matches or exceeds budget projections. The purpose of the new hires would be to establish a five-person shift structure, a goal identified by the City Council as a top priority over a year ago.

Other significant General Fund expenditures include the following:

- debt service of \$355,000 (an increase of \$200,000 to service the new 2002 Capital Projects Bond);
- a 20% increase in health care spending. The current premium is \$725,305. The increase for the period September 1, 2001 through August 31, 2002 was \$128,505.48, a 21.5% increase over the previous year;
- \$160,000 in incentive payments (\$100,000 to Menard’s; \$30,000 to Sycamore Mitsubishi and \$30,000 to Sycamore Ford); and
- an allocation of \$45,000 for accrued leave payouts in the event of the retirement of one or several senior employees.

The FY2003 capital and special funds are all balanced with appropriate reserves. The FY2003 Budget proposes a substantial capital spending program of about \$6,217,000. Of that amount, about \$3,860,000 will be funded by the new general obligation bond proceeds. The highlights of the FY03 capital program are as follows:

- \$1,250,000 for the construction of Well No. 9;
- \$2,481,000 for a variety of street improvements;
- \$725,000 for public building repairs;
- \$654,000 for new vehicles and equipment;

- \$387,970 toward the completion of the new Public Works facility and salt storage building on North Cross Street;
- \$699,204 to close out the Rt. 23/Rt. 64 project with the State of Illinois;
- \$80,000 to close out the Bethany Road Retention Pond project with Rockford Blacktop; and
- \$160,000 for the second phase of engineering for the reconstruction of Bethany Road from Peace Road to DeKalb Avenue.

Apart from dedicated capital funds, the overall capital program will be partly funded by general revenues. As in previous years, the General Fund will provide about \$250,000 for street maintenance such as crack-filling and micro-surfacing. Since our general revenues provide a steady share of the funds necessary to pay for the maintenance of our infrastructure, economic development is critical to the City. Sales and use tax proceeds, rather than property taxes, fines, or fees, are the principal source of our general revenues. Without fiscal strength in the form of strong general revenues, our municipal organization will not adequately satisfy the sometimes competing public expectations for more service and more capital improvements.

In FY03 the City's Water and Sewer Funds will finance further efforts to digitize the mapping of the City's water and sewer infrastructure. In FY01 the Water Fund and Sewer Fund budgeted \$27,500 and \$15,000, respectively, for the start-up hardware, software, and training to take the first step (base mapping). In FY02, the Water and Sewer budgets showed a similar commitment to the steps needed to complete the G.I.S. maps of the sewer and water system (\$27,500 and \$15,000 respectively). In FY03, the Water Fund will spend an identical amount (\$27,500) on mapping that locates all water services and any new subdivision piping and appurtenances. The Sewer Fund will invest a smaller amount (\$12,000) in the mapping of the City's storm sewer system as well as any new subdivisions.

Finally, the FY03 budget identifies a number of "unfunded priorities." In the realm of operational expenses, the top unfunded priority is the hiring of one new Police officer to enable the City to increase routine shift strength. Early in the fiscal year, our new Police Chief Don Thomas will lead the City Council through further analysis of the Police department's strategic personnel and facility needs.

While deferring some operational needs and capital projects on our staff "wish list," the FY2003 Budget envisions a wide range of services. An ordinance that would adopt the proposed fiscal year budget is on this agenda (Ordinance No. 2001.82).

B. Public Hearing on a Petition for Annexation of 203.18 Acres of Land Known as the Jahns Farm at the Northeast Corner of Bethany Road and Somonauk Street.

The public has been invited to attend the April 15 meeting to comment on the proposed planned unit development known as Reston Ponds. This development was reviewed by the Plan Commission on March 11, 2002 and forwarded to the City Council for action. A detailed commentary on the proposed development follows under "Ordinances."

11. ORDINANCES

A. Ordinance No. 2001.75—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Request of Barbara Louis Messinger and Dan Jahns, co-Trustees of Trust No. 100, and Wiseman-Hughes Enterprises, Inc. for Approval of an Annexation Agreement for a Planned Unit Development Known as Reston Ponds at the Northeast Corner of Bethany Road and Somonauk Street with Zoning Classifications of “R-1” One Family Residence District and “C-1” Neighborhood Business District in the City of Sycamore, Illinois. First and Second Reading.

At the regular Council meeting of March 18, the Council deferred consideration of the annexation agreement, preliminary plat, and annexation for the planned development known as Reston Ponds because of some outstanding issues that were not resolved between the Plan Commission meeting of March 11 and the Council meeting of March 18. The Council and the developer, Wiseman-Hughes Enterprises, Inc, agreed to bring the project back for consideration on April 15. At the regular Plan Commission meeting of March 11, the Commission held a public hearing on the proposed annexation of what is commonly known as the Jahns farm, a 203.18-acre parcel at the northeast corner of Bethany Road and Somonauk Street. The developer, Wiseman-Hughes Enterprises, Inc., intends to create a planned unit development that primarily features “R-1” One Family Residence zoning with detached single-family homes, with the exception of a 5.05-acre area to be zoned “C-1” Neighborhood Commercial, adjacent to the intersection of Bethany Road and Somonauk Street. The development which will be known as “Reston Ponds” was first discussed in a Plan Commission workshop meeting on January 14, 2002. The proposed terms, conditions, and plan for the new development are variously described in the annexation agreement, preliminary plat, zoning plan, and landscape plan which are attached for the Council’s review.

The City Council is well aware that the proposed planned unit development falls entirely within the Bethany Road Regional Planning Area. The intent of the regional plan is to

- Encourage an attractive entryway to the City;
- Protect existing, contiguous neighborhoods from dissimilar uses and structures with elaborate transitional buffers;
- Establish corridors for major collector streets that provide efficient access to Bethany Road and Somonauk Street while minimizing the impact of through traffic on existing neighborhoods;
- Incorporate parks and recreational space within easy walking and biking distance of new dwelling units;
- Link major open spaces within the planning area to the Sycamore Community Park through bike paths and a variety of walkways.
- Encourage construction of regional retention facilities with capacities appreciably in excess of minimum subdivision requirements.
- Foster cooperation among landowners within the planning area and encourage cooperation between landowners and interested developers.

The Plan Commission assessed the proposed preliminary plan and annexation agreement with these purposes in mind. The principal features of the text and the preliminary plan for the annexation are as follows:

1. The Plan.

- a) Overall Area. The plan depicts a development of 203.18 acres.
- b) Land Uses. The table below displays the land uses in the proposed plan:

Single-Family Homes	97.65 Acres
Park Sites	17.81 Acres
Bike Pathways	1.75 Acres
Ponds and Detention	35.53 Acres
Landscape Buffers	3.98 Acres
Neighborhood Retail	5.05 Acres
Right of Way	41.41 Acres
Total	203.18 Acres

- c) Density. The density of the residentially zoned area is 1.97 units per acre (391 single family units divided by 198.13 acres). The allowable density of the area is three (3) units per acre.
- d) Single-Family Homes. A total of 391 single family detached homes are planned. The average lot size is 10,800 square feet.
- e) Transitional lot sizes. The critical transition points are at the northwest, north, and northeast corners of the development area. The adjacent lot sizes are noted on the attached chart. The Commission agreed that the transitional lot sizes are acceptable.
- f) Commercial Uses. In terms of uses, the 5.05-acre commercial corner would be constrained by the Regional Plan. No variances from these uses have been requested. The uses identified in the Regional Plan include the following: antique shops, beauty shops, drug stores, florist shops, gift or novelty shops, ice cream shops, professional laundries, convenience grocery stores without gasoline sales and service, professional offices, and day care centers. The Council will note that the developer has reduced the size of the commercially-zoned area from the allowable maximum of 12 acres.
- g) Park Space. Two park areas are shown that the developer wishes to dedicate to the Park District. One is the large central park area of 12.54 acres (Lot 399 on the preliminary plan). The other is a 2.5-acre site shown as Lot 404, which would connect with the 2-acre park space in Krpan's Parkside Estates plan. The Park Board will take action on this proposal on April 16.
- h) Bike Paths. A bike path is shown that runs northward from the intersection of Bethany Road and Somonauk Street along the east side of the drainage easement to a point north of Lot 156, then eastward across the subdivision to the Fenstermaker property. This path will eventually link with the bike path required in the Krpan subdivision. The developer is in discussion with the Sycamore Park Board about the dedication of this path and adjacent easement to the Park District for long-term public use and maintenance. This bike path will serve a regional purpose. It will eventually be linked with the DeKalb

Sycamore bikeway that presently ends in the Prairie Business Park, and with the Great Western Trail to the east via bikeways through the Krpan subdivision and the Sycamore Community Park. Whether or not the bike path will feature lights is a matter that will be addressed with the Park District.

- i) Single-Loaded Street. As recommended by the Regional Plan, the proposed preliminary plan depicts a single-loaded street (Fulton Lane) featuring detached single-family homes. As a result of the Plan Commission discussion, the developer agrees to provide 5 basic “Victorian” facades for the Fulton Lane frontage that will be judiciously interspersed to avoid a monolithic look while serving the local interest in some historic architectural resonance.
- j) Detention basins. The plan includes a system of drainage basins that would provide regional storm water storage that includes the runoff from the development area and the release from the Bethany Road regional detention pond. At this writing, City Engineer John Brady is still working out the precise requirements for the storage capacity with Wiseman-Hughes. The Council will note that the drainage ponds and drainage easements are numbered as lots (Lots 392-406). Lot 399 might be used for park space, but would be privately maintained because its drainage role will limit its usefulness during rain events.
- k) Landscaping. A tree-planting plan is attached. The development will feature a landscaped median at the main entrances off Bethany Road (Reston Boulevard) and Somonauk Street (Becker Place). The proposed landscaped median on Waterman Drive (name to be changed) will be removed because of the difficulties posed for snowplowing on the curve.
- l) Somonauk Street widening and reconstruction. The east side of Somonauk Street will be widened to include 12-foot turn lanes. Additional right-of-way to a point 50 feet from the street centerline shall be dedicated with additional right-of-way at the intersection of Bethany Road and Somonauk Street.
- m) Bethany Road widening and reconstruction. The developer is also responsible for widening and reconstructing Bethany Road to a width of 41 feet back-to-back of curb, except for widening at the intersection of Bethany Road and Somonauk Street. A recapture scheme is introduced in the annexation agreement to establish a fair means to gain financial assistance from future developers of adjacent properties. The City staff are agreeable to removing the arbitrary time limit of five years on this recapture scheme.
- n) Traffic signals. The developer will install signals at the corner of Bethany Road and Somonauk Street as warranted.
- o) Water systems. As with previous development plans for this area, the proposed plan would accomplish a looping of the water main system that will improve the quality of water for the east end of town.
- p) Maintenance of common areas. A homeowners association will be responsible for the maintenance of the plan’s large open spaces and common areas not otherwise dedicated to the Park District.
- q) Front yard setbacks. The City’s Zoning Code prescribes a 20 foot front yard setback. The City Engineer has asked for a 25 foot setback as the City did with Heron Creek and Townsend Woods (the Krpan’s Parkside Estates plan

shows 30 foot setbacks). The Reston Ponds plan would need to be revised on this point if the Council supports the City Engineer's recommendation.

2. The Subdivision name. The proposed name of the subdivision--“The Enclave at Reston Ponds”—has significance in terms of Sycamore's history. Pamela Schawel of Wiseman-Hughes spent some time at the Joiner History Room and learned that one of the City's most prominent historical figures was William Fulton, who served as an Illinois Supreme Court Justice. His daughter, Sally Reston, was married to Scott Reston, the former publisher of the New York Times. Although her husband never lived in Sycamore, Sally grew up in Sycamore and regularly corresponded with friends in the City during the 1940s and 1950s, recounting her travels and observations of world events in correspondence that is collected in the Joiner History Room. During the Plan Commission meeting, the Commission recommended the shortening of the subdivision name to “Reston Ponds” to avoid the exclusive connotation suggested by the word “Enclave.”

3. The Annexation Agreement.

The key points in the agreement are as follows:

- a) The term is 20 years.
- b) The City agrees to hold a public hearing for the C-1 zoned property to be rezoned to R-1 One Family residence in the event that no commercial uses have been established within five (5) years.
- c) The developer will provide an irrevocable letter of credit for the public improvements on the site.
- d) Sidewalks are not required along the Somonauk frontage where the bike path will go.
- e) The developer is responsible for additional widening and reconstruction along the Somonauk Street frontage. The developer will create a 12 foot northbound turn lane into Becker Place. This widening shall begin with the first phase of the project and shall be completed from the Becker Place entrance southward to a point 150 south of the Georjean Court centerline. The balance of the widening south to Bethany Road shall be completed within seven years or whenever 300 single family homes have been permitted, whichever comes first.
- f) The developer is responsible for widening and reconstructing Bethany Road to a width of 41 feet, with turn lanes at the intersection with Somonauk Street. The developer will be able to recapture a share of this cost as the property on the south side of Bethany Road is developed. There will be no limit on the period for recapture.
- g) The developer will establish an escrow account for a proportional share of the cost of installing signals at the intersection of Somonauk Street and Bethany Road.
- h) The developer will be permitted to introduce a mobile sales office which will be accessed from the new entrance off Bethany Road, and will be able to maintain the sales office until permits for 95% of the single family lots have been issued.

4. The Traffic Study.

As John Brady explains in the attached memorandum, Intech Consultants of Downers Grove completed a traffic impact study for the developer. The firm projected 3700 vehicles per day from the residential zoned area and 2200 vehicles per day from the small commercial zone once the development is completed. It is the staff's opinion that the consultant overestimated the traffic to and from the commercial site, with the limited variety of uses allowed in that area in order to reduce traffic. About 36% of the traffic would travel to and from the Becker Place intersection, and 32% from the Reston Boulevard intersection with Bethany Road. The internal traffic would be widely distributed over the thirteen streets with access to the development area.

5. The Fiscal Impact Study.

The City Administrator completed a fiscal impact study using the proposed new impact fees and updated assumptions based on recent City and School budgets. The development is projected to have a positive fiscal impact on City finances, but a negative fiscal impact on School finances. The negative annual fiscal impact in terms of the School District is largely due to the pace of new construction projected for the development (i.e. 75 homes per year, on average).

6. The Park District Review and Annexation.

The developer has petitioned the Park Board for annexation on April 16.

7. Proposed Variations From Policy or Past Practice.

The developer proposed a number of variations from standard City practice. The proposals, and the Plan Commission's recommendations, are listed below:

- a) Street Widths. The developer proposed a reduction in the minor residential street widths from 35' to 31'. The staff opposed this request. The Commission supported the staff position but concurred with the Administrator's suggestion that this matter might be discussed with local residents as the City revises its Comp Plan later in the calendar year.
- b) Impact Fees. The developer accepted the proposed new level of impact fees but asked for protection from any further increases for the next five years. In consideration of the Impact Fee Committee's recent recommendation to review impact fees in three years, the Commission accepted a compromise proposal to cap the fees for the next three years, with the requirement of a six-month notification period for any changes thereafter.
- c) Storm Water Storage Requirements. The developer and the City Engineer agree that the storage requirement should be double the City's standard in Section 8-6-7 of the City Code. There is still a professional disagreement over how to calculate that doubling of the storage capacity. The Commission reasoned that the Council should not act to approve the annexation agreement or preliminary plat or annexation until such time as the City Engineer is satisfied with the developer's design.
- d) Traffic Signal Costs. The developer agreed to pay his fair share of the traffic signals that will one day be installed at the intersection of Bethany Road and

Somonauk Street when warrants arise, but asked to have his share quantified now so it could be factored into the sale of the lots. The Commission and City staff agreed to calculate the present value of the signalization, then have the developer escrow the funds to accrue interest against the future inflation of the signal installation costs.

- e) Commercial Zoning. The developer agreed to locate the neighborhood zoning at the southwest corner of the parcel, next to the intersection of Bethany Road and Somonauk Street, but wishes to reduce the size of the commercial area from the 12 acres shown on the Regional Plan to 5.05 acres. The developer also asked to be able to rezone the property to “R-1” One Family Residence after five years if no commercial interest arose. The Commission and the staff agreed to this variation since the nearby neighbors were never keen on the commercial zoning and since five years was a reasonable period to invite some commercial interest in the corner.
- f) The Sycamore Look. The developer agreed to comply with the Regional Plan’s requirement of a row of historic facades along the Somonauk Street frontage, but expressed concern about the potential uniformity of the look. The Commission and the staff recommended, and the developer agreed, to market five distinct facades to potential buyers of lots along Fulton Lane, with a requirement that no two adjacent houses would look alike, and that more than five options could be considered.

Recommendation

With respect to the preliminary plan and plat, the still outstanding issues are as follows:

- ◆ A new name for Reston Court has not been provided to prevent confusion with Reston Boulevard by emergency services as well as visitors.
- ◆ The east-west portions of Brower Place and Fulton Lane have not been renamed per the City Engineer’s recommendation.
- ◆ The front yard setbacks remain 20 feet.
- ◆ The bike path running southward along the easement to Bethany Road has not been clearly shown.

With respect to the annexation agreement, the following changes need to be made:

- ◆ Dan Jahns and Barb Messinger need to be mentioned as owners, jointly and severally, as in the original document.
- ◆ In Section 13.6, seven lines up from the bottom, the phrase “shall be provided” needs to be inserted after “gutter.” Also, the last sentence needs to be revised to read as follows: “The Developer shall have a right to recapture the cost of these improvements in accordance with paragraph 33 of this Agreement.”
- ◆ In Section 14.1, line 10, the word “probably” should be changed to “probable.”
- ◆ In Sections 17 & 18, the cash or land donation should be in accordance with City Council Resolution No. 404 and related District action, and fixed for three years “from the date of this Agreement.”
- ◆ In Section 32, line 5, the phrase “and maintenance of plantings” needs to be inserted after “mowing.”

- ◆ In Section 33.2, at the end of line 5, the new sentence should begin: “The *street*, sanitary sewer . . .” Also, in line 18, Exhibit “H” should be Exhibit “D” according to the Exhibit List.

Provided the developer’s team can remedy the technical disagreement about storm water management, and the recommended changes are made to the annexation agreement and the preliminary plan, the City Administrator recommends the Council’s approval of the annexation agreement and preliminary plan and plat.

B. Ordinance No. 2001.76—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Request of Barbara Louis Messinger and Dan Jahns, co-Trustees of Trust No. 100, and Wiseman-Hughes Enterprises, Inc. for Approval of the Preliminary Plan and Plat for the Planned Unit Development Known as Reston Ponds in the City of Sycamore, Illinois. First and Second Reading.

The preliminary plan and plat for Reston Ponds has been reviewed above. The Plan Commission reviewed the plat in detail at its regular meeting of March 11 and unanimously recommended its approval with the following conditions:

- a) that Commercial Street should connect with Becker Place;
- b) that the typical minor residential street width should remain 35 feet back-to-back of curb, with the exception of the single-sided Fulton Lane, which can be 31 feet back-to-back of curb;
- c) that new street names should be submitted for the east-west portion of Brower Place and the east-west portion of Fulton Lane;
- d) that new names should be found for Elmwood Street, Waterman Street, and Turner Lane since these are duplicates of existing streets;
- e) that, aside from the raised and landscaped medians at the Becker Place and Bethany Road entryways, the raised medians should be removed from interior streets.
- f) that new names should be found for Elmwood Street, Waterman Street, and Turner Lane since these are duplicates of existing streets;

As noted in the previous agenda item, some revisions remain to be made on the revised preliminary plan. Provided these revisions are made to the satisfaction of the City Engineer, the City Administrator recommends the Council’s approval of the preliminary plan and plat for the Reston Ponds development.

C. Ordinance No. 2001.77—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Request of Barbara Louis Messinger and Dan Jahns, co-Trustees of Trust No. 100, and Wiseman-Hughes Enterprises, Inc. for Approval of the Annexation of the Planned Unit Development Known as Reston Ponds in the City of Sycamore, Illinois. First and Second Reading.

If the Council approves the annexation agreement and the preliminary plat and plan for the Reston Ponds planned unit development, it will be obliged to approve the annexation of the property. The Plan Commission voted unanimously to recommend

the City Council's approval of the annexation, provided the developer revised the preliminary plat and plan and annexation agreement in line with the recommendations made at the Commission meeting of March 11. Because a number of points remained at issue, the Council received and filed this ordinance on March 18, and held it over for detailed discussion and a first and second reading on April 15.

D. Ordinance No. 2001.82—An Ordinance Concerning the Adoption of the Combined Annual Budget and Appropriation Ordinance for Fiscal Year 2002-2003 in the City of Sycamore, Illinois. First and Second Reading.

As noted above under the public hearing portion of the agenda, the City's FY2003 fiscal year budget has been printed for the Council's final review and adoption.

City Council approval is recommended.

E. Ordinance No. 2001.83—An Ordinance Amending Title 1, "Administration," Chapter 10, "Personnel Rules," of the City Code of the City of Sycamore, Illinois to Authorize Non-Elective Positions for the City of Sycamore, Illinois. First and Second Reading.

Coincident with the adoption of the fiscal year budget, the Council in effect "counts" the employees in its budget by adopting a new list of appointments. The attached ordinance accomplishes this purpose.

City Council approval is recommended.

F. Ordinance No. 2001.84—An Ordinance Establishing Offices and Fixing Compensation of Certain Appointed Officers of the City of Sycamore, County of DeKalb, State of Illinois, for the Fiscal Year Commencing on the First Day of May, 2002 and Ending on the Thirtieth Day of April, 2003. First and Second Reading.

The FY2003 City Budget assumes certain levels of compensation for exempt employees, which include management positions and a number of part-time positions. The attached ordinance generally extends three percent (3%) inflationary salary increases to these employees, although an adjustment has been made to account for the pay differential in FY02 between the police chief and fire chief. In FY2003, the City Administrator will work with the City's graduate student intern to analyze management pay systems in comparable cities and to assess the internal equity of the present system in advance of next year's budget process.

City Council approval is recommended.

G. Ordinance No. 2001.85—An Ordinance Amending Title 9, Building Regulations, Chapter 2, Building Codes, Section 2, Dwelling Code, of the City Code of the City of Sycamore, Illinois. First and Second Reading.

Chief Building Official Lyle Doty has reviewed a later (1998) edition of the International One and Two Family Dwelling Code and recommends its adoption to replace the 1989 CABO Code with minor revisions (see the attached text). Mr. Doty

began the review of this relatively new code for residential construction over a year ago, and has been plodding through its provisions as time permits. The proposed revisions noted in the text of the ordinance have been discussed with local contractors and there does not appear to be any reluctance to follow Mr. Doty’s suggested changes. Among the new provisions in the code are the following:

- ◆ A requirement to install an AC-powered smoke detector with battery backup in all sleeping rooms;
- ◆ Two-hour rated wall assemblies between townhouses from foundation to roof sheathing;
- ◆ The use of pressure-treated wood wherever sill plates rest on concrete;
- ◆ A passive radon control system must be installed in all new dwellings and new additions;
- ◆ Crawl spaces must have a minimum clearance of 24” below the floor joists and beams;
- ◆ Window wells shall have a slightly larger size (with a minimum dimension of 36” in any direction).

City Council approval of Mr. Doty’s recommendation is requested.

H. Ordinance No. 2001.86—An Ordinance Amending Title 10, Subdivision Regulations, Chapter 3, Design Standards, Section 4, Criteria for Cash Contribution in Lieu of School Site Dedication, of the City Code of the City of Sycamore, Illinois. First and Second Reading.

On March 4, the City Council approved Resolution No. 404 that adopted the general level of impact fees recommended by the Mayor’s ad hoc Committee on Impact Fees. This ordinance provides the necessary detail to codify the changes in the school impact fee system.

The following system of fees incorporates the School District’s new parameters for the number of acres required for the various school levels and the number of students per type of housing, and assumes a price per acre of land of \$75,000:

Per Unit Fee	2 Br	3 Br	4 Br	5 Br
Detached Single Family	431	1,556	2,864	2,047
Attached Single Family	565	860	1,693	
Apartments	424	1,213		

Here’s the math:

Example: 3 Bedroom Detached Single Family Dwelling

$$\begin{array}{l}
 \text{Grade K-5} \quad \frac{.381^*}{550^{**}} \quad \times \quad 15^{***} \quad \times \quad 75,000^{****} = \quad \$779.30 \\
 \\
 \text{Grades 6-8} \quad \frac{.152^*}{750^{**}} \quad \times \quad 28^{***} \quad \times \quad 75,000^{****} = \quad \$425.60
 \end{array}$$

$$\text{Grades 9-12} \quad \frac{.156^*}{1500^{**}} \quad \times \quad 45^{***} \quad \times \quad 75,000^{****} = \quad \$351.00$$

Total: **\$1,556**

- *=Estimated ultimate school-aged population per dwelling unit (local data);
- **=Maximum enrollment per school type (local data);
- ***=Acres required per type of school (per School District);
- ****=Established per acre land value (\$75,000).

The resulting fees represent a 97.5% increase over the fees currently in effect.

City Council approval is recommended.

I. Ordinance No. 2001.87—An Ordinance Amending Title 10, Subdivision Regulations, Chapter 3, Design Standards, By Adding a New Section 5, Criteria for Cash Contribution in Lieu of Park Site Dedication, of the City Code of the City of Sycamore, Illinois. First and Second Reading.

Resolution No. 404 also describes a new impact fee system for the Sycamore Park District. The attached ordinance would establish the following specific fees:

Type of Residence	Persons Per Unit	Impact Fee Per Unit (Rounded)
SINGLE FAMILY DETACHED		
One and Two Bedroom	2	\$526
3 Bedroom or More	3	\$788
SINGLE FAMILY ATTACHED		
1 Bedroom	2	\$526
2 Bedroom	2.25	\$592
3 Bedroom or More	3.5	\$921
MULTIFAMILY		
Efficiency or 1 Bedroom	1.5	\$395
2 Bedroom	2.3	\$605
3 Bedroom or More	3.2	\$842
MOBILE HOME		
1 and 2 Bedroom	2	\$526
3 Bedroom or More	3.2	\$842

These fees are calculated as follows:

Example—Three Bedroom, Single-Family Detached Home

Assuming the fair price per acre of land for a neighborhood park is \$75,000 and that \$15,000 is a fair price for raw acreage that may someday be purchased to expand the

community park, then the impact of a three-bedroom, single-family detached home is calculated as follows:

$$1.5 \times \$75,000 = \$112,500/1,000 = \$112.50 \text{ per person;}$$

$$10 \times \$15,000 = \$150,000/1,000 = \$150.00 \text{ per person;}$$

$$\$262.50 \text{ per person} \times 3 = \$788 \text{ (rounded)}$$

City Council approval is recommended.

J. Ordinance No. 2001.88—An Ordinance Concerning the Recommendation of the Plan Commission with Regard to the Request of John Castle Builders, L.L.C. For Approval of a Preliminary Plat and Plan for Forty-Four Townhouse Units to be Located on Property at the Northeast Corner of Heron Creek Drive and Charles Waite Street in the City of Sycamore, Illinois. First and Second Reading.

At the Plan Commission meeting of April 8, the Commission reviewed a preliminary plat and plan for the development of the 7.6 acre “tip” of the Heron Creek development, near the intersection of Plank Road and the future Airport Road extension. This area was annexed in March 1999 and zoned “R-3” Multiple Family Residence with a special use permit restricting the uses to attached townhouses. Nevertheless, under the terms of that annexation, the actual development could not proceed before the approval of a development plan.

Mr. Castle’s plan was originally reviewed by the Plan Commission in concept form on March 11 and was brought back to the Commission on April 8 with changes recommended at the earlier meeting. The revised plan (see attached) reflects the suggestions received from the Commission on March 11. The key features are as follows:

1. The number of townhouses has been reduced from 45 to 44 to allow for a uniform setback in relation to adjacent single-family home lots abutting Plank Road;
2. The eight townhouses at the south end of the plan have been “flipped” to eliminate multiple driveway connections to Heron Creek Drive;
3. Landscaped berms have been added all along Heron Creek Drive and Charles Waite Street to soften the transition between detached single-family homes and attached single-family townhouses.
4. The gross density has been slightly reduced from about 5.92 units per acre to 5.79 units per gross acre.
5. With the Commission’s acquiescence, the number of additional guest parking spaces has been reduced from 49 to 33.

One item is not addressed on the attached plan, namely, some indication that access to the undeveloped parcel to the east will not be denied. At the urging of the staff and the Commission, Mr. Castle agreed to remedy this omission prior to the recording of the preliminary plat. With this agreement, the Commission voted 7-0 to recommend the Council’s approval of the preliminary plat and plan.

City Council approval of the Plan Commission recommendation is requested.

12. RESOLUTIONS

A. **Resolution No. 408—Providing for the Retirement of Certain Outstanding Indebtedness Relating to the General Obligation Bond 1996 Series by the Use of Motor Fuel Tax Funds in the Amount of \$50,000.**

As required by the Illinois Department of Transportation, the attached resolution formally appropriates the monies annually drawn from the MFT Fund to help with the retirement of the 1996 bond indebtedness.

City Council approval is recommended.

B. **Resolution No. 409—Approving the Appropriation of Motor Fuel Tax Funds in the Amount of \$26,000 to Finance Work Completed on Somonauk Street in 2001, Designated as Section 01-00066-00-SW and Performed According to Contract.**

In the late summer of 2001, as the downtown streetscape project was nearing completion, the City participated with the National Bank & Trust Company in improvements to the east side of the Somonauk Street right-of-way, just south of State Street. The City's portion of the improvements included the installation of new street lights, traffic signal modifications, the installation of trees, and curb and gutter repairs. The bank removed and replaced sidewalk to install new heating coils and reimbursed the City for sidewalk expenses that would have been completed if not for the downtown project.

City Engineer has been working out the final quantities and expenses associated with the various downtown contracts and has identified the amount of motor fuel tax funds that will need to be appropriated for the City's portion of the project. The attached resolution makes that appropriation.

City Council approval is recommended.

13. CONSIDERATIONS

A. **Consideration of an Administration Recommendation for an Employee Assistance Program Contract.**

Human Resource Director Jean Tritle has requested proposals from local human service agencies for the provision of diagnostic and counseling services associated with an employee assistance program. For several years, City policy has recognized that a wide range of personal problems can have an effect on an employee's job performance. The City also recognizes that it is in the best interest of the employee, the employee's family, and the organization to provide employees with services that assist them in dealing with their problems while remaining productive employees.

Heretofore, the City has made reference to an EAP program in its employee manual but has never funded such a program. The FY2003 budget allocates \$2,500 (513-8193) for a contractual retainer with a local provider that would provide one

diagnostic session and two counseling sessions for any number of employees for the entire fiscal year. In addition, the contract requires

- ◆ Appropriate referrals of clients whose need for counseling services exceeds those provided by the EAP program;
- ◆ Training for all supervisory personnel on the services provided by the EAP and how to refer employees to the program;
- ◆ Informational sessions for all employees on the types of problems that might be addressed through the EAP.

Three local firms offered proposals: The Ben Gordon Center, The Family Service Agency, and Kishwaukee Community Hospital. After reviewing the three proposals in terms of the staff capacity to meet our needs, staff professional credentials, experience among local clients, and price, Ms. Tritle has recommended the Gordon Center (please see the attached memorandum).

City Council approval of the proposal submitted by the Gordon Center is recommended. If the Council concurs, a contract will be submitted at the next regular meeting.

B. Consideration of a Public Works Department Recommendation to Award a Contract for Two Lift Station Pumps.

As the attached memorandum from Public Works Superintendent Fred Busse explains, the Treatment Plant budget for FY02 has allocated monies for the purchase of two submersible pumps. Bids for these pumps will be opened on Friday, April 12, at 2:00 p.m. A tabulation sheet will be presented to the Council at the meeting on April 15, along with a recommendation from Superintendent Busse.

14. APPOINTMENTS

15. ADJOURNMENT