

---

**SYCAMORE CITY COUNCIL – REGULAR MEETING**  
**MINUTES OF APRIL 15, 2002**

---

**ROLL CALL**

Mayor John Swedberg called the meeting to order and Clerk Candy Smith called the roll. Those Alderpersons present were: Alan Bauer, Pam Blickem, Michael Chambon, Cheryl Maness, Pete Paulsen, Janice Tripp, and Chuck Stowe. Alderperson Andrew Larson was absent.

**INVOCATION**

Jim Elliott of Harvest Time Fellowship gave the invocation.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Mayor Swedberg moved Audience to Visitor to after Presentations and said the Appointments would be under Ordinance 2001.84.

**Motion**

Alderperson Stowe moved to approve the agenda with the changes and Alderperson Blickem seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried 7 – 0.

**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 totaling \$544,650.31.

**Motion**

Alderperson Blickem moved to approve the Consent Agenda and Alderperson Maness seconded the motion.

**Voice Vote**

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

**PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**

- A. **Recognition of Webelos Scout Den 2 Pack 822 of South Prairie School.**

Mayor Swedberg explained that the Scouts were working on their citizenship badges besides attending the Council meeting they had attended a Coffee with the Mayor. Mayor Swedberg named those in attendance

as: Jimmy Amberg, Kyle Edwards, Spencer Hillquist, Zeb Johnson, Ian Kates, Kristian Kates, Daniel King, Cody Lorenzen, Chris Reising, Drew Remala, and Ryan Wilkerson.

**B. Recognition of the 2002 YMCA Illinois Area Boys State Championship Swimmers.  
Recently, the YMCA boys swim team garnered the top state crown.**

Mayor Swedberg read the proclamation that listed the swim team members as follows: Grant Alef, Kevin Ballantine, Danny Betz, Cody Bex, Wesley Bubb, Matt Chambers, Marc Dubrick, Brent Eames, Nick Feczko, Ben Gebhardt, Brett Gebhardt, Billy Gebhardt, David Gordon, Michael Gordon, Robert Hammack, Tom Hensley, Joel Hueber, Cole Johnson, Timmy Marchewka, Dennis Norton, Cory Page, James Polans, Sam Seneczko, Travers Smith, Chad Thompson, and Kyler Waller.

The swim team presented Mayor Swedberg with the official swim team shirt.

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

Mayor Swedberg read the proclamation.

**AUDIENCE TO VISITORS**

Michelle LePage, Downtown Coordinator for Discover Sycamore, gave her quarterly report summarizing the activities of the Discover Sycamore Group. Ms. LePage said she had recently returned from a Mainstreet Conference in Texas where the theme was “make it fun and they will come.” She said that the focus for the group would be bringing back the fun to shopping Downtown Sycamore.

**REPORT OF OFFICERS**

Administrator – Bill Nicklas – no report

Engineer – John Brady reported that bids for street maintenance work would be opened April 29, 2002 at 10:00 a.m. in the Council Chambers.

Building & Zoning - Lyle Doty reported that since the last meeting he had issued 22 building permits: 10 single-family detached residential, 1 3-unit attached, 1 commercial, 8 miscellaneous residential, and 6 miscellaneous commercial. Commissioner Doty referred to the building code update ordinance on the agenda and said he would like to make that change effective May 15, 2002.

Treasurer – Ken Mundy – no report

Fire Chief –Bill Riddle announced that the household hazardess waste clean up would be held April 27, from 8:00 a.m. to 3:00 p.m. at the DeKalb County Farm Bureau building. Chief Riddle said that although it did not get onto the agenda, the previous week was National Telecommunication Week and he thanked the Telecommunicators for their work.

Police Chief – Don Thomas – no report

Public Works Supt. -- Fred Busse gave an update on the Public Works building and said his other item was on the agenda.

Water Supt. – Ebe Smith – no report

**REPORT OF STANDING COMMITTEES**

- Finance – Chairperson Pam Blickem said the budget was on the agenda.
- Ordinance – Chairperson Cheryl Maness reported they had met before the Council meeting to discuss snow removal on commercial property and operable, licensed parked cars.
- Police & Fire - no report
- Sewer & Water –no report
- Streets & Walks –no report

**PUBLIC HEARING**

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

No public comment.

**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.**

No public comment.

**ORDINANCES**

**G. 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.**

Administrator Nicklas explained that although the Plan Commission had referred this plan to the Council there remained outstanding issues for the staff to work out. Mr. Nicklas said that Engineer Brady and the petitioner’s engineering firm were working to resolve water retention and release issues. Mr. Nicklas recommended hearing this ordinance as well as Ordinances 2001.76 and 2001.77 on first reading. Mr. Nicklas said the petitioner proposed 31’ streets and the staff preferred to stay the 35’ City standard except for single-sided Fulton Street. If no interest was shown in the commercial property over the next five years, the petitioner wanted Council to pre-approve rezoning to residential.

John Philip-Chuck, 123 Water Street, Naperville, IL, representing Wiseman-Hughes Enterprises, addressed the outstanding issues. Mr. Philip-Chuck explained that they had found in their experience that narrower streets tended to slow traffic. Mr. Philip-Chuck wanted to address the 20’ setbacks and Mr. Nicklas said that through previous planning the City was asking for 25’ setbacks. Mr. Philip-Chuck said that regarding the timing of payment for the signal at Bethany and Somonauk Roads, they would agree to make payments once the development arrived at the number decided by the traffic study.

Aldersperson Maness said that she would not agree to narrower streets and Aldersperson Paulsen agreed.

Aldersperson Stowe said he would adhere to the 25' setbacks.

Aldersperson Bauer expressed concern about the large number of cul de sacs and Fulton Lane running parallel to Somonauk not being a Sycamore look.

Aldersperson Maness expressed concern regarding the street extensions and exits affecting traffic in Turner Addition. Mr. Nicklas said there were 13 ways in and out of the proposed development.

Mike Schoppe, Schoppe Design Associates, explained that Fulton Lane was just on the east side of the drainage ditch. Aldersperson Paulsen inquired if the commercial went residential which way would the houses face and Mr. Schoppe said the houses would face Somonauk. Aldersperson Paulsen said he would like to see that design before he would approve the future rezoning and Mr. Schoppe said he would provide an alternative sketch.

Aldersperson Paulsen expressed concern about getting the bike path to connect to Bethany and Peace. Mr. Nicklas said that perhaps with City assistance the bike path could go through Prairie Business Park.

Administrator Nicklas said that regarding the street width, he planned to make revisions to the Comprehensive Plan this summer. He said he felt it was premature to adjust the standards until the public had an opportunity for input.

Aldersperson Chambon said he had been asked why the City needed this development. Mr. Nicklas answered that the development would build and resolve infrastructure issues. He said that this would resolve flooding downstream with the increased retention, structuring new piping for sanitary flow, and looping water lines all at the developer's expense. Engineer Brady said that this development would increase street access by linking parts of town for citizens as well as emergency vehicles.

Aldersperson Paulsen expressed concern regarding the impact this would have on the schools. Aldersperson Bauer added that Cortland's growth was out of our control and would impact our school district. Administrator Nicklas said that the School Board Representative on the Plan Commission had reported that the school remained neutral on this area. Mr. Nicklas said that through the Bethany Sub-Regional Plan they had created a script and the developer was following that and would quicken the pace for getting needed infrastructure in place. Aldersperson Blickem said that if the concern was that the growth was too fast, the restrictions should have been in place earlier and the School District should have demanded higher impact fees.

Aldersperson Bauer inquired about the retention timeline, and Engineer Brady said that Phase I would include half the required storage.

Aldersperson Tripp said that she thought this plan fit the City's guidelines.

Aldersperson Stowe said that if the school needed more impact fees they should have asked for it and therefore, he felt he did not need to consider that impact any longer.

Mr. Schoppe said that the Bethany Regional Plan was well done and he felt they had adhered to those guidelines.

- 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.**
  
- 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.**
  
- 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.**

Administrator Nicklas handed out two inserts correcting typos and modifying figures for the Salt Building allocation and correcting a \$213 error in the EPA Loan Fund.

**Motion**

Aldersperson Maness moved to hear Ordinance 2001.82 on first and second reading and Aldersperson Chambon seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderspersons present voted aye. Motion carried 7 - 0.

**Motion**

Aldersperson Maness moved to approve Ordinance 2001.82 and Aldersperson Chambon seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderspersons present voted aye. Motion carried 7 - 0.

- 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.**

Administrator Nicklas explained that this ordinance names and authorizes all exempt, non-elective employees to remain employed after May 1, 2002.

**Motion**

Aldersperson Blickem moved to hear Ordinance 2001.83 on first and second reading and Aldersperson Chambon seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderspersons present voted aye. Motion carried 7 - 0.

**Motion**

Aldersperson Paulsen moved to approve Ordinance 2001.83 and Aldersperson Bauer seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderspersons present voted aye. Motion carried 7 - 0.

**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.**

Administrator Nicklas explained that this ordinance established the level of compensation for appointed offices.

**Motion**

Aldersperson Tripp moved to hear Ordinance 2001.84 on first and second reading and Aldersperson Maness seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderspersons present voted aye. Motion carried 7 - 0.

**Motion**

Aldersperson Stowe moved to approve Ordinance 2001.84 and Aldersperson Blickem seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderspersons present voted aye. Motion carried 7 - 0.

**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.**

Administrator Nicklas said that the intent was to adopt the 1998 code with the following revisions:

- ◆ 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).

Mr. Nicklas explained that this was not the most current code, but the code that most of the local builders were familiar with. Building Commissioner Doty said that he would like to make this effective May 15, 2002.

**Motion**

Aldersperson Maness moved to hear Ordinance 2001.85 on first and second reading and Aldersperson Blickem seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderspersons present voted aye. Motion carried 7 - 0.

**Motion**

Aldersperson Tripp moved to approve Ordinance 2001.85 for it to become effective May 15, 2002 and Aldersperson Bauer seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderspersons present voted aye. Motion carried 7 - 0.

**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.**

Administrator Nicklas explained that the text and dollar figures reflect the recommendations of the Impact Fee Committee, a resolution previously passed by City Council, and unanimous approval of the School District Board.

Aldersperson Stowe said that he did not want to hear arguments that development would hurt the schools if this were not enough to cover the school district’s needs.

Aldersperson Paulsen said that he did not think the fee was high enough. Mr. Nicklas explained that the school board unanimously agreed upon the fee. Aldersperson Blickem said that she felt that if there was concern, then the school board should be addressed.

**Motion**

Aldersperson Maness moved to hear Ordinance 2001.86 on first and second reading and Aldersperson Chambon seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. Six Alderspersons voted aye with Aldersperson Stowe voting nay. Motion carried 6 - 1.

**Motion**

Aldersperson Blickem moved to approve Ordinance 2001.86 and Aldersperson Maness seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderspersons present voted aye. Motion carried 7 - 0.

**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.**

Administrator Nicklas said that the Park Board would approve the impact fee at their meeting the next night, because their meeting fell after the Council meeting on the calendar.

**Motion**

Aldersperson Maness moved to hear Ordinance 2001.87 on first and second reading and Aldersperson Blickem seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderpersons present voted aye. Motion carried 7 - 0.

**Motion**

Alderson Maness moved to approve Ordinance 2001.87 and Alderson Blickem seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderpersons present voted aye. Motion carried 7 - 0.

Administrator Nicklas reminded Council that a School District and Park District joint meeting would be held at the Park Clubhouse April 16, 2002 at 6:00 p.m. to discuss the recreation center.

**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.**

Administrator Nicklas recommended approval of the townhouse development.

Alderson Chambon asked the question why do we need or want this development.

Gary Cordes, 301 E. Lincoln, representing the petitioner, explained that he felt Sycamore needed this type of housing for those who no longer desired to mow a lawn or shovel a sidewalk.

Mr. Nicklas said that the annexation and development of townhouses was already approved, that the design was up for approval. He said the development could not be denied.

Alderson Paulsen said he was not opposed to the plan, but questioned the white area on the map between the development and the proposed Airport Road extension. Mr. Nicklas said that the developer had agreed to place easement rights to access that area on the final plat

John Castle, 1013 Fisk Road, Compton IL, petitioner, said that the units were designed for the empty nester and down-sizer.

Alderson Blickem said that she felt that these types of developments provided housing options for existing residents.

**Motion**

Alderson Bauer moved to hear Ordinance 2001.88 on first and second reading and Alderson Tripp seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderpersons present voted aye. Motion carried 7 - 0.

**Motion**

Alderson Bauer moved to approve Ordinance 2001.88 and Alderson Stowe seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. Six Alderpersons voted aye with Alderperson Chambon abstaining. Motion carried 6 – 0 - 1.

**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.**

Administrator Nicklas explained that this was an annual procedural matter regarding the Motor Fuel Tax Funds used to pay off bonds.

**Motion**

Alderperson Stowe moved to approve Resolution 408 and Alderperson Maness seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderpersons present voted aye. Motion carried 7 - 0.

- 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.**

Administrator Nicklas explained that while the streets were town up last year, the National Bank & Trust Co. asked to continue the streetscape look south along their block of Somonauk. He said that this was the cost to the City for that work.

**Motion**

Alderperson Paulsen moved to approve Resolution 409 and Alderperson Bauer seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderpersons voted aye. Motion carried 7 - 0.

**CONSIDERATIONS**

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

Administrator Nicklas explained that Human Resource Director Jean Tritle requested proposals from local human service agencies for the provision of diagnostic and counseling services associated with an employee assistance program (EAP). He said that 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. Alderperson Blickem said that she supports this effort and expressed her desire to move forward with Ben Gorden Center.

**Motion**

Aldersperson Blickem moved to accept the Ben Gorden Center’s bid for the EAP program and Aldersperson Chambon seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderspersons voted aye. Motion carried 7 - 0.

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

Superintendent Busse explained that the old pumps had been in service since 1979 and he needed to replace the pumps to increase the pump capacity.

**Motion**

Aldersperson Tripp moved to accept the Mississippi Valley Pump’s bid for \$13,672.00 to two submersible pumps and Aldersperson Paulsen seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote. All Alderspersons voted aye. Motion carried 7 - 0.

**APPOINTMENTS**

None

**ADJOURNMENT**

**Motion**

Aldersperson Stowe moved to adjourn the meeting at 9:42 p.m. and Aldersperson Chambon seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 7 - 0.

Approve:

\_\_\_\_\_  
Mayor – John L. Swedberg

Attest:

\_\_\_\_\_  
City Clerk – Candy Smith