

SYCAMORE CITY COUNCIL

AGENDA

April 21, 2003

City Council Committee Meetings

NO COMMITTEE MEETING IS SCHEDULED.

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 Regular City Council Meeting of April 7, 2003;
 - B. Payment of the Bills for April 21, 2003;
 - C. Plan Commission Minutes for the Meeting of March 10, 2003.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Proclamation Expressing Gratitude To American Men and Women in Uniform.
- 8. REPORTS OF OFFICERS**
- 9. REPORTS OF STANDING COMMITTEES**
- 10. PUBLIC HEARINGS**
 - A. Public Hearing on an Annexation Request from William and Rosemary Swedberg et al.**
Please see Ordinance No. 2002.99 for details concerning this annexation request.
- 11. ORDINANCES**

A. Ordinance No. 2002.88—An Ordinance Concerning the Adoption of the Combined Annual Budget and Appropriation Ordinance for the Fiscal Year 2003-2004 in the City of Sycamore, Illinois. Second Reading.

On April 7 the City Council held a public hearing and a first reading of the fiscal year budget for 2003-2004. No persons spoke at the hearing. The FY2003-2004 Budget totals \$22,163,990 across 26 funds, including \$8,284,096 in general operating funds. All funds are balanced with appropriate reserves.

City Council approval is recommended.

B. Ordinance No. 2002.92—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.

C. Ordinance No. 2002.93—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, 2003 and Ending on the Thirtieth Day of April, 2004. First and Second Reading.

The FY2004 City Budget assumes certain levels of compensation for exempt employees, which include management positions and a number of part-time positions. Over the past year, the City Administrator worked 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. As a result of this study, and after considerable discussion and negotiation with the City’s management employees, a number of “firsts” have been achieved:

- ◆ No management employees will hereafter receive overtime;
- ◆ All management employees have been placed in a pay range reflecting market thresholds in comparable cities while aiming for internal equity;
- ◆ All management employees will receive similar benefits.

The management group increase is 2.39%.

City Council approval is recommended.

D. Ordinance No. 2002.94—An Ordinance Amending the Fiscal Year 2002-2003 Budget. First and Second Reading.

Since the adoption of the FY03 Budget last April, the Council has taken a number of actions to amend the budget in several parts. One notable example was the creation of a Public Building Fund to account for the purchase of the former Henderson Building and parking lot, and the expenses related to the renovation of that building. The attached

ordinance is “overkill,” but locates the essential changes in one place to provide a clearer audit trail.

City Council approval is recommended.

E. Ordinance No. 2002.95—An Ordinance Amending the City Code to Conform to the Adoption of the Managerial Form of Government for the City of Sycamore, Illinois. First and Second Reading.

The attached ordinance makes changes in several City Code chapters to establish the Council-Manager form of government, in conformance with the wishes of the voters in the April 1 City-wide referendum.

City Council approval is recommended.

F. Ordinance No. 2002.96—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Request of B&B Development For Approval of the Final Plat For Phase Six of the Heron Creek Planned Unit Development. First and Second Reading.

Phase Six of the Heron Creek P.U.D. comprises the entire north quadrant of the original preliminary plat. This area constitutes about 81 acres and is bounded on the south by the DeKalb Clinic property, on the west by Illinois Route 23, on the east by the Kocher Farm and on the north by the future North Grove Road extension. The plat depicts the 140 lots that are zoned “R-1” Single Family, plus one large park lot (Lot 286) and one multiple family area (Lot 314). The average size of the single family lots is 12,864 square feet. The 8-acre parcel at the northwest corner that is zoned “R-3” Multiple Family (Lot 314) has no development plan and will be processed through the public P.U.D. planning and approval process at a later time, as the developer presents a concept plan.

The plat also features a large 8.78-acre detention area south of the proposed Boynton Park, and several irregular-sized open areas on either side of the main entrance from Illinois Route 23. The plat generally conforms to the preliminary plan, but some minor revisions are necessary. Specifically, “Ellwood” Street should be re-named to avoid confusion with the existing Elmwood Street. The north-south street shown as “Charles O. Boynton” Street might be re-named “Boynton” Street or, alternatively, the first name might be substantially diminished on any street signage to avoid any confusion with “Charles” Street.

At their regular meeting of April 14, the Sycamore Plan Commission reviewed the plat and recommended its approval by a vote of 10-0. City Council approval is recommended.

G. Ordinance No. 2002.97—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Request of B&B Development For Approval of the Final Plat of the Heron Creek Country Estates Subdivision of the Heron Creek Planned Unit Development. First and Second Reading.

This final plat comprises the largest estate-sized housing area within the Heron Creek P.U.D. and includes 55 lots averaging about 26,179 square feet (0.60 acre). These lots are bounded on the south by a dedicated green space, on the east by Illinois Route 23, on the north by commercial zoning and more park development, and on the west by Phase One of Heron Creek Estates, that was approved by the Council on December 16, 2002.

The proposed plat conforms to the preliminary plan approved in December and locally adopted codes and ordinances. At the Plan Commission meeting of April 14, the Commission voted to recommend the attached plat by a vote of 10-0 with the following conditions:

- ◆ That “Merry Oaks Court” is dropped in favor of Heron Creek Drive;
- ◆ That language shall be added to the plat prior to recording that identifies the developer’s responsibility to connect the area to dedicated park areas to the west, within the Heron Creek watershed, via a bike path.

City Council approval of the Plan Commission recommendation is requested.

H. Ordinance No. 2002.98--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Request of Stonebreaker Builders For Approval of the Final Plat of Phase One of the Stonegate at Heron Creek Planned Unit Development. First and Second Reading.

On October 21, 2002, the City Council approved the preliminary plan for the Stonegate townhouse development, which involved that portion of the Heron Creek P.U.D. lying north of Peace Road and west of Frantum Road. The land was annexed and zoned “R-3” in March of 1999 with a special use permit for attached townhouses.

The land area is 14.83 acres and the approved preliminary plan anticipates the development of 130 units for a density of 8.76 units per gross acre. Two half-acre private parks were also included in the preliminary plan.

The first final plat involves 40 units—four 6-unit buildings and four 4-unit buildings, plus one of the private parks. Access is provided by portions of Stonegate Drive and Clayton Circle.

The final plat conforms to the approved preliminary plan. The Plan Commission considered the plat at its April 14 meeting and voted 10-0 to recommend its approval. City Council approval of the Plan Commission recommendation is requested.

I. Ordinance No. 2002.99—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Request of William and Rosemary Swedberg et al For the Annexation of Property Located at 1125, 1135 and 1155 East State Street in the City of Sycamore, County of DeKalb, State of Illinois. First and Second Reading.

William, Rosemary, Luther, Linda, Steve and Lynette Swedberg constitute the Swedberg Estate and have petitioned to annex 5.79 acres on East State Street. A draft of an annexation agreement has been prepared that identifies the terms of annexation. The terms are as follows:

- ◆ The entire property will be zoned “M-1” Light Manufacturing, which is consistent with the zoning to the west of the parcel and the uses to the east of the parcel.
- ◆ The residential uses currently on the property may be continued for 10 years from the date of annexation, with the additional provision that Bill and Rosemary Swedberg may continue to reside on the property as long as either may live.
- ◆ The petitioner is responsible for paying all annexation and engineering fees then in effect.
- ◆ The portion of the annexation area comprising the residence of Bill and Rosemary Swedberg is entitled to one connection to the City sanitary sewer main; the remaining portion of the site may be served by 4 connections.
- ◆ The site may be served by three water connections, but the use of the existing well may continue until residential use is discontinued.
- ◆ The existing gravel driveways and parking areas can remain if properly maintained for ten years, after which they must be surfaced. Any additions or alterations to these gravel surfaces will require that they be immediately brought into compliance with the City’s paving standards.

Two annexation plats are attached. The legal description of each parcel extends to the centerline of Illinois Route 64. Because all of the Rt. 64 right-of-way was previously annexed each annexation plat refers to a small area as “previously annexed.” The plat with the smaller area comprises the Swedberg home. The plat with the larger land area comprises the shop and grounds of Swedberg & Associates as well as a rental home.

The Plan Commission considered the annexation agreement and plats at its meeting of April 14 and recommended approval by a vote of 10-0. City Council approval of the Plan Commission recommendation is requested.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of a Fire Department Recommendation to Sell the 1966 Tanker to Rich Reynolds in the Amount of \$2,251.50.

As Fire Chief Bill Riddle explains in the attached memorandum, the Fire department recently requested proposals for the 1966 GMC tanker that is for sale. Four proposals were received and the highest price was offered by Rich Reynolds in the amount of \$2,251.50. The Fire department recommends the sale of the tanker to the highest bidder.

City Council approval of the Fire department recommendation is requested.

B. Consideration of the Final Tax Extension Report for the City of Sycamore.

The DeKalb County Clerk's office recently mailed the final tax extension report for Sycamore. The report establishes a city-wide equalized assessed value (EAV) of \$216,389,113 for 2002, which is \$14,682,160 (7.28%) more than the 2001 tax extension. Last fall, during the discussion of the City's tax levy, the city-wide EAV estimate was \$215,000,000.

This is good news for City taxpayers. The City's property tax rate will be lower than expected at .986237 per \$100 EAV (vs. the estimated .992608). The resulting City rate will be lower than at any time since the late 1960's.

The composite rate of all local taxing bodies will soon be released.

14. APPOINTMENTS

15. ADJOURNMENT