

**SYCAMORE CITY COUNCIL**  
**AGENDA**  
July 7, 2003

**City Council Workshop Meeting**

No meeting is scheduled.

\*\*\*\*\*

**Regular City Council Meeting**  
At the Sycamore Center  
**7:00 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 June 16, 2003;
  - B. Payment of the Bills for July 7, 2003.
7. **PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
8. **REPORTS OF OFFICERS**
9. **REPORTS OF STANDING COMMITTEES**
10. **PUBLIC HEARINGS--None**
11. **ORDINANCES**
  - A. **Ordinance No. 2003.08—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Dahlco, LLC for an Amendment to the Annexation Agreement Dated March 27, 1996 and for the Annexation and Rezoning of the Property Along the West Side of Hopkins Lane, South of Mt. Hunger Road. Second Reading.**

This ordinance was considered on first reading on May 19. Council action on second reading was deferred on June 2 and again on June 16. The City Council is awaiting

confirmation from the developer and the District 2 IDOT office that substantive progress toward the installation of signals and the widening of the intersection at Maplewood and IL Route 23 is being made. If an IDOT permit is not in the offing, the Council's position is that the petitioner should not be given additional land to develop. Mr. Dahl and his engineer will be present at the July 7 meeting.

With respect to the intention of Dahlco, LLC to annex a 3.71-acre strip of land running along the west side of Hopkins Lane, the Plan Commission initially considered an amendment to the Townsend Woods annexation agreement revising the preliminary plan to allow such an annexation at its March 10 meeting. The proposed preliminary plan revision depicted eleven single-family lots with driveway access to Hopkins Lane.

At the March 10 meeting, neighboring propertyowners who reside on the east side of the rural Township roadway objected to the plan because of the dramatic increase in housing density at their doorstep, the monolithic array of front-loaded garages, and the promise of many more vehicle trips in and out of Hopkins Lane each day. The Commission asked the City Attorney to render an opinion as to whether the newly annexed land would be automatically zoned "R-1" One Family Residence upon annexation. If not, the Commission would be in a position to negotiate over the most restrictive zoning.

Action on the petition was continued until the April 14 meeting. At that time it was reported that the City's most restrictive zoning was "A-1," Agricultural District, according to the revised Zoning Code of 2001. A rezoning was thus likely to be required before any residential uses could be introduced on the 3.71-acre strip to the west of Hopkins Lane. In anticipation of this ruling, the City staff, the petitioner and his attorney, and residents of the homes on the east side of Hopkins Lane opened a dialogue in the interest of arriving at a plan that satisfied all parties. The plat before the Council represents such a compromise. It depicts a re-designed residential development area to the west of Hopkins Lane that allows no access to Hopkins Lane. Further, it calls for an elevated berm with a screening hedge of fir trees that will have a minimum height of 4 feet at the time of planting, and the trees will be staggered in two rows at 10-foot centers. Another feature of the plan is the permanent rural character of the Hopkins Lane right-of-way. The roadway will be re-built by Sycamore Township but will retain the ditch system for the conveyance of storm water, rather than a curb and gutter system. The Land Use Map of 2003 suggests that the Hopkins Lane right-of-way should be a permanent "edge" between the corporate limits and the unincorporated County jurisdiction. This plan would tangibly support such a vision.

The Plan Commission reviewed the proposed amendment to the annexation agreement on May 12 and unanimously recommended its approval. City Council direction is requested.

**B. Ordinance No. 2003.20—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Dahlco, LLC for**

**Approval of the Annexation of Property West of Hopkins Lane in the City of Sycamore, Illinois. Second Reading.**

If the City Council approves revisions to the Townsend Woods preliminary plan and annexation agreement on second reading, then the approval of this ordinance is recommended. For recording purposes, an ordinance addressing annexation alone, separate from other concerns such as rezoning and annexation terms, is required.

**C. Ordinance No. 2003.29—An Ordinance Establishing the Bank Depositories for the City of Sycamore, Illinois. First and Second Reading.**

The attached ordinance updates the listing of financial institutions used by the City of Sycamore in the course of its business. City Council approval is recommended.

**D. Ordinance No. 2003.30—An Ordinance Amending Title 3, “Business and License Regulations,” Chapter 7, “Electrical Contractors,” Section 3-7-5, “Out of Town Contractors,” by Requiring an Annual Fee for Registration in the City of Sycamore, Illinois. First and Second Reading.**

Presently, the City Code does not assess an annual registration fee for out-of-town electrical contractors in consideration of the fact that they presumably pay an annual fee in the community where they are registered and licensed. However, not all communities license their contractors and some that do license their electrical contractors have chosen not to assess a fee. All electricians licensed in Sycamore pay an annual fee of \$50.00 (enacted April 7, 2003). This ordinance would assess the same fee for out-of-town contractors.

City Council approval is recommended.

**E. Ordinance No. 2003.31—An Ordinance Amending Title 1, “Administration,” Chapter 11, Miscellaneous,” by Adding Section 1-11-9, “Hearing Procedures” in the City of Sycamore, Illinois. First and Second Reading.**

This ordinance brings the City’s hearing procedures in line with recent Illinois Supreme Court rulings. A glance at the text of the ordinance indicates that the Court had in mind a more formal and tedious process than what typically unfolds, in order to assure that all testimony is fairly and fully heard. The Court did not have Sycamore in mind, but certain appointive and elected bodies in other Illinois communities that have unequally administered hearing proceedings, resulting in circumstances that preclude all interested parties from exhausting their testimony. Nevertheless, Sycamore and all other communities must now abide by the tendentious text of the attached ordinance.

City Council approval is recommended.

**F. Ordinance No. 2003.32—An Ordinance Approving a Contract Between the City of Sycamore and the Kishwaukee Education Consortium. First and Second Reading.**

The attached ordinance inaugurates a promising relationship between the City’s Fire Department and the Kishwaukee Education Consortium (KEC). The Consortium is a collaborative association of local school districts that provides programs and activities

closely allied with Kishwaukee College and local businesses. It serves students in the eleventh and twelfth grades. Participating member school districts include:

- ◆ Sycamore Unit School District #427
- ◆ DeKalb Unit School District #428
- ◆ Genoa-Kingston Unit School District #424
- ◆ Hiawatha Unit School District #426
- ◆ Rochelle Township High School District #212

At least nine other northern Illinois school districts participate in either KEC's K-8 programming or alternative programming for at-risk youth. The KEC's partnership with local industry and businesses is formalized through the Kishwaukee Education to Careers Partnership (KETCP).

The matter at hand is a proposal to establish an annual, career-oriented high school curriculum in fire science that would dovetail with courses offered at Kishwaukee College as well as four-year college programs. The Fire department would provide the instructors from its full-time paid staff, and would be reimbursed in the amount of \$12,000, which should cover all classroom and overtime costs, according to Chief Riddle. The program promises to be a good experience for both the students and the part-time Fire department instructors.

Chief Riddle and KEC coordinator Bruce Griffith will be on hand to answer any questions the Council may have about the proposed program. City Council approval is recommended.

**G. Ordinance No. 2003.33—An Ordinance Amending Title 6, “Motor Vehicles and Traffic,” Chapter 4, “Traffic Schedules,” Section 6-4-4, “Yield Streets,” of the City Code of the City of Sycamore, Illinois, to Add Yield Signs at Two Locations. First and Second Reading.**

At the request of Ald. Paulsen, this ordinance would add two new yield intersections: one at Ashwood and Kevin Streets and one at Ashwood and Martin Streets.

City Council approval is recommended.

**H. Ordinance No. 2003.34—An Ordinance Amending Title 6, “Motor Vehicles and Traffic,” Chapter 4, “Traffic Schedules,” Section 6-4-1, “Stop Intersections,” of the City Code of the City of Sycamore, Illinois, to Add Stop Signs at Two Locations. First and Second Reading.**

In response to Ald. Paulsen's recommendation, this ordinance would add two new stop signs: one at Mt. Hunger and Penny Lane and the other at Mt. Hunger and Martin Street.

City Council approval is recommended.

**12. RESOLUTIONS--None**

**13. CONSIDERATIONS**

**A. Consideration of a Report from the Ad Hoc Architectural Review Committee.**

The ad hoc Architectural Review Committee met on Monday, June 23, to review two loan requests as part of the City's downtown improvement program (see the attached program description). The Committee consists of Todd Hendrey, for the Discover Sycamore Group (Chair), Michelle Schulz for the Sycamore Economic Development Commission (Vice-Chair), Andrew Larson for the City Council, Kevin Mathey as the at-large member, and Chris Swedberg as the design professional. The City Manager is the Council's liaison to the committee and Candy Smith records the minutes of the Committee's meetings, which are public.

The purpose of the Committee's first meeting was to review the two loan requests that were submitted during the May application period. One proposal was submitted by Kenley and Daryl Hopper, owners of the Sycamore Theatre, who were seeking assistance with tuckpointing that was needed at the theater. The other was submitted by Don and Dawn Sukach, proprietors of Cooper's Diamond Jewelers, who were seeking assistance with the installation of a new sign. Both proposals are attached.

**Recommendations Regarding the Loan Requests:**

The Committee recommends one of the two applications for the Council's review and approval. It felt that the preservation of the brickwork at the Sycamore Theatre would help preserve a façade that has had a memorable presence in Sycamore for generations, although the building is not individually listed on any state or federal historic register. The Committee did not recommend approval of the loan request from Don and Dawn Sukach. Although the committee acknowledged that sign improvements are one of the potential purposes of the program, so long as they accent the historic building façade, the Committee did not believe that the remarkable building façade, of which the jewelry store is one part, would be substantially improved by a more modern, backlit awning. The proposed sign complies with the City's zoning ordinance (if the slogan is removed), and can be permitted. The Committee simply determined that it was not an appropriate use of the limited City loan funds.

The City Manager requests the Council's approval of the Committee's recommendations.

**Further Committee Recommendations:**

The Committee's deliberations led it into a wide-ranging discussion of ultimate means and ends. Ald. Larson noted early in their discussion that there was no agreed plan or "look" that the Council was hoping to achieve and that, consequently, the Committee was ill at ease in recommending monies for some of the otherwise qualifying purposes (e.g. signage). The Committee asked the City Manager to approach the Council for further direction including, possibly, a workshop session on July 17 to allow the Council and the Committee to pursue this topic, and the related topic of a downtown historic district, together. The last Council discussion of an historic preservation ordinance occurred on February 5, 2001. At that time, the downtown streetscape project was about to get under way, the City staff were focused on the development of urban design guidelines and a southeast subarea plan, and a municipal election was

approaching that could change the Council's perspective on such matters. Accordingly, the discussion did not have "legs."

The City Manager believes the Committee's interest in an "overlay" plan for the downtown is well-taken, now that the downtown streetscape is done and a number of businesses—and the city government!—have made or are making substantial improvements in downtown buildings. One short-run result of a workshop discussion on this point might be a collaboration with a planning firm that could help us envision a look that we might like, and one that is consistent with our downtown's history.

City Council direction is requested.

**B. Consideration of an Engineering Department Recommendation Regarding the Award of the Annual Street Maintenance Contract.**

At this writing, bids have not yet been received for the annual street maintenance contract. City Engineer John Brady will chart the bid results and report them to the Council, with a recommendation, at the meeting on July 7.

**C. Consideration of an Administration Report on Various Options for Funding Certain FY04 Capital Projects.**

At the last regular Council meeting of June 16, the City Manager promised a detailed report on funding options for the new Well #9 and radium mitigation at Wells 6, 8 & 9, in addition to the low-interest loan money the City is pursuing from the IEPA. Since that meeting, the private market in municipal bonds has moved in an opposite direction, enlarging the gap between the IEPA loan rate and what we might achieve in open capital markets. In addition, the Federal Reserve's recent cut in the fed funds rate has also affected municipal bond rates. In this flux, the prudent course will be further analysis and patience, especially since the IEPA has approved the loan request for the well drilling and testing and may have approved the loan for the extension of water and sewer mains by the meeting on the 7<sup>th</sup>. The City Manager will present an oral report on July 7 to update the Council and seek further direction.

**14. APPOINTMENTS**

**15. ADJOURNMENT**