

SYCAMORE CITY COUNCIL
AGENDA
February 16, 2004

City Council Committee Meetings

6:30 P.M. Meeting of the **Ordinance Committee** to review Section 3-2-7, Subsection A, Paragraph 4 of the City's Liquor Control regulations concerning the allowable number of package goods licenses.

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 for the City Council Meeting of February 2, 2004;
 - B. Payment of the Bills for February 16, 2004;
 - C. Plan Commission Minutes for the Meeting of January 12, 2004;
 - D. Monthly Budget Report, 5/1/2003 through 1/31/2004;
 - E. Building and Zoning Department Annual Report for 2003 (Lyle Doty will review the report under "Reports of Officers");
 - F. Police Department Annual Report for 2003 (Don Thomas will review the report under "Reports of Officers").
7. **PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**

A. Recognition of the Water Department by the Illinois Department of Public Health for compliance with the Illinois Fluoridation Law.

B. Consideration of a Presentation by the Sycamore Economic Development Commission.

Because of scheduling difficulties and the need for some time to hear the annual reports of the Police and Building & Zoning departments, no local business will be featured.

The Sycamore Economic Development Commission will sponsor a business presentation at the next regular City Council meeting on March 1.

8. REPORTS OF OFFICERS

9. REPORTS OF STANDING COMMITTEES

10. PUBLIC HEARINGS

A. Public Hearing on the Proposed Hickory Terrace Planned Unit Development.

A public hearing will be held to give all interested parties an opportunity to speak on the topic of the annexation and residential development of a 30.22-acre parcel at the southeast corner of Peace Road and Freed Road. For further details on the proposed development, see Ordinances 2003.93 and 2003.94, below.

11. ORDINANCES

A. Ordinance No. 2003.87--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. Second Reading.

The City Council last revised School impact fees in April 2002. In view of the dramatic rise in the price of developed acres since that time, the School District has proposed revisions in the impact fees charged for a variety of residential housing units. The District's proposal is summarized in the attached letter, dated January 14, 2004, from Jim Dombek to Mayor Swedberg, and in the attached ordinance draft. A first reading of this ordinance was heard on February 2, 2004.

The following table itemizes the new fees. The fees are derived from a court-tested formula that incorporates the School District's (new) parameters for the number of acres required for middle school and high school levels, the number of students per type of housing (the same as in 2002), and the adjusted price per acre of land (\$110,000). The present fee levels are in parentheses in the table below:

Per Unit Fee	2 Br	3 Br	4 Br	5 Br
Detached Single Family	736 (431)	2,947 (1,556)	5,013 (2,864)	3,886 (2,047)
Attached Single Family	698 (565)	1,303 (860)	2,659 (1,693)	
Apartments	713 (424)	1,935 (1,213)		

Here's an illustration of how the fees are calculated:

Example: 3 Bedroom Detached Single Family Dwelling

Grade K-5	<u>.369*</u> 550**	x	15***	x	110,000****=	\$1,107.00
Grades 6-8	<u>.173*</u> 750**	x	30***	x	110,000****=	\$ 761.00
Grades 9-12	<u>.184*</u> 1500**	x	80***	x	110,000****=	\$1,079.00
Total:						\$2,947.00

*=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 (\$110,000).

The price per acre of \$110,000 is computed as follows: take the average cost of a ¼ acre lot (\$55,000), extrapolate the price per acre (\$220,000), then discount that price by 50% for utilities and infrastructure, and the result is \$110,000.

The City Manager recommends approval of the attached ordinance.

B. Ordinance No. 2003.89—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition From Youssi Real Estate Developers for a Final Plat of River Edge Condominiums, Phase Two. First and Second Reading.

At the December 15 Council meeting, the City Council took action on a “housekeeping” item to facilitate several closings in the River Edge Condominium development. The action was prompted by a request by the County Recorder’s Office for a public hearing on the reconfigured condominium lot lines and evidence of Council approval of such lot lines, notwithstanding the allowance in the annexation agreement and standard P.U.D. procedures for adjustments in the building footprints on an approved preliminary or final plat. Other condominiums will soon be sold, but the action taken in December only pertained to two buildings, shown as Lot 1 (“Add-On Exhibit B”) on page 2 of the attached plat.

To avoid a series of repetitive public hearings and actions concerning the remaining 23 buildings in the planned development, the City staff have urged the developer to seek revision of the final plat that was approved on February 17, 2003. The attached plat will note on page 2 that both the Plan Commission and City Council reviewed the exact configuration of all buildings and their respective units, and approved their location on the site.

The Plan Commission reviewed this plat on February 9 and unanimously recommended its approval by a vote of 9-0. City Council approval of the Plan Commission recommendation is requested.

C. Ordinance No. 2003.90—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Roncon Development, LLC for an Amendment to the Annexation Agreement Between the City of Sycamore and John Ward for the Property at the Northwest Corner of Illinois Route 23, Peace Road, and Plank Road. First and Second Reading.

Mr. Stonebreaker, principal owner of Roncon Development, appeared before the Plan Commission on September 8, 2003 to present a concept plan for the development of 41 acres that had been annexed and zoned “R-3” Multiple Family Residence District in November, 2000 with a special use permit for attached townhouses. His original concept plan depicted a mix of single-family detached units (52) and attached townhouses (194 units) or a total of 246 units of all types. During the September Plan Commission workshop, it was recommended that the developer expand the guest parking available to townhouse owners to at least .75 spaces per unit, and explore ways to connect residents to adjacent subdivisions via bike paths or walking paths.

Mr. Stonebreaker returned to the Plan Commission on February 9 with a preliminary plat that would become the new Exhibit “B” for the annexation agreement between the City of Sycamore and Roncon Development, LLC, the successor to the original owner (John Ward). The main features of the plan are as follows:

- a. The development has a name: Camden Crossing.
- b. A reduced total of 183 housing units of all types, including 43 single-family detached units, 48 duplex units, and 92 townhomes.
- c. A density of 4.45 dwelling units per gross acre (6 units per acre is permitted).
- d. A total of 74 guest parking spaces in the townhouse area, or .8 guest spaces per townhouse.
- e. A larger public park dedication toward the north end of the plan, comprising 2.56 acres.
- f. A 10-foot wide pedestrian and bike path linking residents to the commercial frontage and future growth to the west.
- g. Privately-owned and maintained roadways and parking areas within the townhouse area.

The townhouse layout turns garage openings away from the public streets, as preferred. One point of discussion was the lack of separation or buffering between the private guest parking spaces and the commercially-zoned areas to the east and south. On this point, the Commission recommended a natural screen of evergreens to the south and a continuous landscaped berm on the east border, with breaks at the location of the extra parking spaces.

The proposed population of this plan has already been included in the City’s “timeline” (see attached) for the build-out of existing subdivisions and has been included in the School District’s development notebook. Since this subdivision was annexed in 2000, it does not fall under the growth management regulations adopted in November, 2003 (Ordinance 2003.65), but periodic increases in impact fees and other City fees can be passed along at the time of permitting.

This plan provides less density and individual units than the original concept, and complies with our applicable codes and ordinances. The Plan Commission voted 9-0 to recommend the plan, with the condition that the developer installs landscaping and other buffering as described above. City Council approval of the Plan Commission recommendation is requested.

D. Ordinance No. 2003.91—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition from John L. Castle Builders, LLC for a Final Plat of Heron Creek Townhomes P.U.D., Unit Two. First and Second Reading.

The attached final plat pertains to the townhouse development that was described in a preliminary plat that was approved by the City Council on January 19. The platted area comprises 4.45 acres and backs up to a 7.5-acre townhome development that is also owned by the petitioner, Castle Builders. Access to the area within the final plat is through the Heron Creek P.U.D.

In their consideration of the plat on February 9, the Plan Commission recommended that the developer install a line of natural screening along the frontage shared with the future Airport Road right-of-way to keep the headlights of motorists within the townhouse area from confusing motorists on Airport Road. Subject to that consideration, to which the developer consented, the Commission voted 9-0 to recommend the Council's approval. City Council approval of the Plan Commission recommendation, as conditioned, is requested.

E. Ordinance No. 2003.93—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Hickory Terrace, LLC, Bruce Leonard, Timothy Clark and Laura Clark for an Annexation Agreement, the Annexation of the Property at the Southeast Corner of Peace Road and Freed Road with a Zoning Classification of “R-1” One Family Residence District and “R-3” Multiple Family Residence District, and a Special Use Permit for a Planned Unit Development. First and Second Reading.

The Plan Commission hearing on this petition was continued from the December 8 Plan Commission meeting to the February 9 meeting to afford time for the petitioners and an adjacent propertyowner (the Born family) to negotiate a resolution of their conflict over access to the proposed subdivision. Prior to the February 9 Plan Commission meeting, a mutual agreement was reached between the parties that will result in the purchase of the Borns' residential property by the developer and their relocation. A copy of a letter from the Borns' attorney documenting this understanding is attached.

A. The Preliminary Plan and Plat.

- ◆ A gross density of 2.42 units per gross acre (73 units; 30.22 gross acres).
- ◆ A widened sidewalk/bikepath leading from the southeast corner of the property to the south boundary of the Winfield Meadows subdivision.
- ◆ Interior bikepaths to connect the townhouse area with the public sidewalk on both sides of the public street that serves the detached single family lots.
- ◆ Detention facilities at the southwest corner of the site that are near the floodplain boundaries.

- ◆ A 50-foot wide landscaped entry feature on the east side of the main entrance.
- ◆ A future road connection to Susan Street, as it may be extended from the Winfield Meadows development to the northeast.
- ◆ 47 detached single-family homes on lots averaging 14,366 square feet in area. The starting price of the detached units will be around \$250,000. A fiscal impact study portraying the possible financial impact of the development of these homes on the School District and City is attached.
- ◆ 26 attached townhouses with 2 bedrooms and a price range of \$190,000 to \$230,000 per unit. The wide range is due to “extras” from which individual buyers will be able to choose.

Along with the plan, the petitioners have submitted a traffic impact study. The study concludes that there would be an average total of 600 daily trips (a trip may be into or out of the subdivision). This creates a “minor” impact in engineering terms, which is defined as less than 1,000 trips per day.

B. The Annexation Agreement.

The annexation agreement has the following features:

- a twenty year term.
- the requirement of a concurrent Park District annexation.
- the looping of water mains including the extension of a 10” water main along the north side of Freed Road to Peace Road and then southward along the east side of Peace Road to the south line of the property. Recapture of a pro-rated portion of the construction cost of this water main extension is possible if the main extension is used by other developers.
- The reconstruction of Freed Road to a width of 35 feet measured from the back to the back of the curbing, with a turn lane for eastbound traffic on Freed Road at the entrance to the property.
- The requirement that model homes must be served by city utilities and paved temporary parking.
- School and Park District donations according to ordinances then in effect.
- The developers would be limited to a maximum of 35 permits of any type per year, and could not receive their first building permit until one year after the recording of the annexation documents, as per the regulations passed on November 17, 2003 (Ordinance 2003.65).
- A homeowners association is required to maintain common areas and the pool area.
- No voluntary contribution above the required impact fees has been negotiated with the School District.

During the Plan Commission review of February 9, the following recommendations were made:

- a) that the agreement and plat should not be recorded until the closing has occurred between the Born family and the developer;
- b) that a 10-foot easement should be established along the rear lot lines of Lots 21 through 28 to afford a bikeway link to the connecting path at the southeast corner of the development. A similar 10-foot easement will be required of any development

that may occur south of, and adjacent to, the development to afford a total of 20 feet for bikepath construction and maintenance;

- c) that the trees on the development property adjacent to the rear lot lines of Lots 11 and 12 of the adjoining Winfield Meadows subdivision will be protected during construction; and
- d) that Section 15 of the annexation agreement should be revised to delete specific impact fees numbers so as to avoid any confusion about the fact that purchasers of lots in the subdivision will be obliged to pay whatever impact fees are current at the time of permitting.

With these conditions, the Commission voted 9-0 to recommend the Council’s approval of the development. City Council approval of the Plan Commission recommendation, with conditions, is requested.

F. Ordinance No. 2003.94—An Ordinance Annexing the Property Known as Hickory Terrace in the City of Sycamore, Illinois. First and Second Reading.

If the City Council approves Ordinance 2003.93, the City Manager recommends that the Council approve the attached ordinance, which separately considers the actual annexation of the proposed Sycamore Creek Phase II development for recording purposes.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of a Preliminary Report on the Administration’s Capital Spending Priorities for FY05.

The attached three-year projection of capital priorities and possible funding sources continues the Council’s ambitious and often overlooked effort to remedy deficiencies in older, existing City neighborhoods and business areas. The largest projects in terms of engineering scope and cost include a variety of street reconstruction objectives, water system improvements, and public sidewalk construction.

The list also includes a variety of vehicle and equipment purchases. Nearly all of these proposed spending targets involve the replacement or upgrading of existing equipment.

In FY05, the proposed funding sources and relative funding shares are as follows:

General Fund (Fund 1)	\$150,000
Water Fund (Fund 2)	\$50,500
Sewer Fund (Fund 4)	\$32,500
Capital Assistance Fund (Fund 6)	\$664,000
Motor Fuel Tax Fund (Fund 7)	\$550,000
2002 Bond Fund (Fund 24)	\$903,000
2003 EPA Loan Fund (Fund 25)	\$1,750,000
2004 Bond Fund (Fund 26)	\$640,000
Total	\$4,740,000

Seventy percent (70%) of the proposed FY05 capital program, or a total of \$3,293,000, will be funded from borrowed monies. This highlights a continuing challenge for Sycamore that has nothing to do with new development: the financial neglect of the City's infrastructure, fleets, and equipment years ago has resulted in the need for a substantial annual outlay of general capital dollars that are not generated from an enterprise or fee-based system such as our Water and Sewer Funds.

The main sources of general capital dollars are either borrowed monies or capital dollars that are deposited in the Capital Assistance Fund (Fund 6). Of the latter, the main sources are one-third of the City's annual home rule tax proceeds, and any General Fund surplus monies that can be transferred to the Capital Fund without undermining the City's reserve requirements.

For three consecutive fiscal years, a portion of the City's general operating surplus has been used for capital improvements. In the present fiscal year (FY04), a total of \$1,585,000 in equity transfers were devoted to capital purposes: \$1.4 million was transferred to the Public Buildings Fund (Fund 11) to help with the remodeling of the Sycamore Center, \$135,000 was transferred to the Capital Assistance Fund to help with a variety of vehicle and equipment purchases, and \$50,000 was transferred to the Downtown Revolving Loan Fund (Fund 13) to seed the initial loans for the Downtown Improvement Program and an architectural vision of rehabilitated downtown facades.

In FY05, no equity transfers are anticipated, because a portion of the FY04 annexation fee income (\$250,000) has been transferred to the Capital Fund to address a growing wish list of vehicle replacements and equipment upgrades touching all but the Administration department. However, even with the substantial proposed outlay of capital funds in FY05, a sizeable list of capital projects remains in FY06 and FY07 (please see the attached table). To address the FY06 and FY07 capital needs, further General Fund surpluses will have to be achieved to afford the opportunity to sustain our capital program, while maintaining appropriate general operating reserves.

Since the late 1990's, the City has committed the paramount share of its annual capital program to the repair of our existing infrastructure. Since 1999, the City has committed \$19.83 million dollars to the following projects, most of which have been completed:

- Rt. 23/64 ((\$2,305,000)
- Bethany Road Retention Pond (\$2,000,000)
- Downtown Streetscape (\$1,600,000)
- Neighborhood streets (\$2,500,000)
- Public building repairs (\$4,225,000). These include the Public Works Building, Sycamore Center, new Engineering and Building department offices, and the Public Safety Building remodeling.
- Well #9 and radium treatment at Wells 6, 8 &9 (\$2,900,000)
- Bethany Road reconstruction (\$3,300,000)
- Public sidewalk repairs (\$250,000)
- Oakland Drive extension (\$750,000)

This list does not include annual sewer and water line repairs that are not associated with major street projects, the addition of new sludge drying pits at the Treatment Plant, an array of architectural and engineering costs, vehicle purchases, and equipment purchases. Although most of these projects have been financed, or will be financed, by borrowed monies, only \$155,000 is allocated each year from our property tax proceeds to support capital debt service payments, or about \$32.29 per City household. The balance of our debt service funding is from dedicated fees or general revenues. The Council's fiscally impressive commitment to the improvement of existing public property since the late 1990's has curiously been overlooked, despite attempts to inform the public, except by Moody's Investors Service.

The proposed capital program for FY05 is depicted "at a glance" in the attached spreadsheet. City Council direction is recommended. The staff recommendations for street maintenance in FY05 and sidewalk replacement in FY05 will be discussed at the March 1 meeting of the City Council.

B. Consideration of a Closed Session to Discuss Land Acquisition and Collective Bargaining Matters.

14. APPOINTMENTS

15. ADJOURNMENT