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**SYCAMORE CITY COUNCIL – REGULAR MEETING**  
**MINUTES OF FEBRUARY 2, 2004**

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**ROLL CALL**

Mayor John Swedberg called the meeting to order and Clerk Candy Smith called the roll. Those Alderpersons present were: Alan Bauer, Terry Kessler, Barbara Leach, Cheryl Maness, Pete Paulsen, and Janice Tripp. Alderperson Andrew Larson and Chuck Stowe were absent.

**INVOCATION**

Pastor Brian Jones of a new, yet unnamed, church gave the invocation.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**Motion**

Alderperson Maness moved to approve the agenda and Alderperson Kessler seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried 6 - 0.

**AUDIENCE TO VISITORS**

Joe Wiegand, Fairdale, IL, introduced himself as candidate for Representative of the 70<sup>th</sup> District. Mr. Wiegand said he moved to the area to attend Graduate School at NIU and has lived here ever since. He said he understands the importance of the relationship between municipalities and the state and will work hard to see the communities get their fair share.

Peter Barick, 433 W. High Street, expressed concern about the adverse affect to the community of over development. He asked the Council to delay approval of new development until the people have spoken by voting on the growth advisory question on the March 16 ballot.

Ann Hawkins, 603 W. State Street, asked Council to consider delaying the approval of the B & B development until after March 16 to see the results of the referendum.

Ray Baker, 1591 Bethany Road, asked the Aldermen to keep in mind that they should vote for the people and the people are asking to slow down growth.

Carolyn Watson, 1863 Kerrybrook Court, said petitions have been signed to place an advisory question on the March 16 ballot and asked Council to wait to approve the development until seeing the results of the referendum.

Marilyn Erion, 1774 Briggs Street, said she supports the annexation and feels that B & B have high standards and develop quality subdivisions.

John Beck, 328 Somonauk Street, said the City Manager is pushing expansionism and the Mayor is supporting the City Manager and the aldermen and women are forsaking the citizens who elected them to be their advocates. Mayor Swedberg asked Mr. Beck to talk about the development without personal attacks.

Scott Short, 1742 Briggs Street, cited expenditures from the budget report for FY05 of 25% health insurance increase, building inspector/engineering assistant, engineering outsourcing, an additional police officer, and planner. He said he did not believe the sentence in the background that B & B Developments fiscal contribution would make the City, Schools, and Park District whole. He did not think it would cover the bricks and mortar, new teacher salaries, health insurance, and pensions. Mr. Short said the impact fees should be drastically increased. Mayor Swedberg corrected Mr. Short by saying that the additional police officer and planner were only on a wish list.

Bill Ferguson, 308 Brian Street, said he thought the growth should be stopped until the current inventory was off the rolls. He said he does not know how the City will deal with the current growth. Mr. Ferguson said he agrees that B & B is a reputable developer, but expressed concern about the cost to the City. He said he does not want to become a Naperville and asked Council to delay the decision.

Sarah Marsh, 609 Cloverlane, urged Council to delay the approval in order to give B & B another chance to negotiate with the School District. She asked the City to ask B & B to increase their voluntary contributions in order to protect the community and to fund education that so important to the community.

Darren Knuth, 1844 Perry Court, said he hates to see the wants of the citizens ignored and asked Council if they have a target goal for population. He said that children are his top priority and asked Council to delay the vote on the B & B annexation.

Jan Torrance, 520 S. Main Street, asked Council to postpone the vote in order to give people a chance to speak through referendum and to consider what development is doing to the average citizen's property taxes.

Aldersperson Chuck Stowe arrived at 7:15 p.m.

## **CONSENT AGENDA**

- A.** Approval of the Minutes for the City Council Workshop Meeting of January 19, 2004;
- B.** Approval of the Minutes for the City Council Meeting of January 19, 2004;
- C.** Payment of the Bills for February 2, 2004 in the amount of \$229,846.62.

## **Motion**

Aldersperson Stowe moved to approve the Consent Agenda and Aldersperson Paulsen 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.

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

- A.** Consideration of a Presentation by the Sycamore Economic Development Commission Featuring Floor-to-Ceiling.

Economic Development Commission Member Berni Schelkopf introduced Floor to Ceiling owner Doug Reifsteck.

Mr. Reifsteck thanked Economic Development Commission for the opportunity to talk about his business and thanked the residents of Sycamore for supporting his store for the past 26 years. He said the first 13 years they were located in DeKalb and he and his family have owned and managed the store since it moved to Sycamore

in 1992. Mr. Reifsteck said the Sycamore store is a member of the fastest growing and largest privately owned home improvement franchise in the United States. Mr. Reifsteck listed the some of their products as flooring, window treatments, kitchen fixtures, custom countertops, lighting, lamps, throws, and candles. He said they offer professional design and installation and use local contractors. Mr. Reifsteck said he is looking forward to doing business in Sycamore for the unforeseen future.

Aldersperson Maness requested an Ordinance Committee meeting February 16 at 6:30 p.m. to revisit the liquor ordinance.

## **REPORT OF OFFICERS**

Manager – Bill Nicklas said the Regional Planning Commission has completed the Plan and are at work on a Unified Development Ordinance. He said that Paul Miller is conducting a Zoning 101 seminar for elected officials at the Legislative Center March 6<sup>th</sup> from 9:00 a.m. until noon. Mr. Nicklas also thanked the water department who worked Saturday in the cold for 7 to 8 hours repairing a watermain break.

Engineer – John Brady – no report

Building & Zoning –Lyle Doty – no report

Treasurer – Ken Mundy said the State legislature had overlooked a legality regarding the local use tax and have corrected the error which amounts to about \$8,000 for Sycamore.

Fire Chief – Bill Riddle – no report

Police Chief – Don Thomas - no report

Public Works Supt. – Fred Busse said he had several snow-related items. Supt. Busse said they would keep the Woodgate/Route 23 intersection plowed and salted so the stop line to trigger the light would be visible. He said that vehicles parked in the street must move their cars within 8 hours after a 2" snow or they would be ticketed and towed, shoveling snow into the street is prohibited, and be aware of the danger of kids tunneling in the snow piles near the street. Supt. Busse also reported that the Street Department is demoing a 4-wheel sweeper.

Water Supt. – Ebe Smith said the new well is being drilled. He said the equipment is up and they are drilling the well and working 16 hours per day.

## **REPORT OF STANDING COMMITTEES**

Finance – no report

Ordinance – no report

Police & Fire – no report

Sewer & Water – no report

Streets & Walks – no report

## **PUBLIC HEARING**

### **A. Public Hearing on the Proposed Sycamore Creek, Phase Two Planned Unit Development.**

Mayor Swedberg explained that in July 2003 Council had to pass an ordinance regarding public hearings and he listed the guidelines as:

- Everyone who wants to speak will get an opportunity
- Speakers must be sworn in and give name and address before speaking
- Only one person may speak at a time
- Decorum in the proceeding must be maintained
- Cheering and jeering will not be tolerated
- Eliminate repetitiveness by stating agreement with previous speakers
- Speakers will be subject to cross examination by first the Council and then the public in the form of questions only

Mayor Swedberg said that public notice has been given for the Public Hearing and opened the floor for comments.

Dan Curran, 1514 Sunflower, said the proposed plan meets the Comprehensive Plan, agrees to delay building until 2010, offers voluntary contributions, donates school and park land, and will be an attractive addition to the City. Mr. Curran said the City needs development to be vibrant and urged Council to support.

**Richard Bates, 445 John Marshall Lane**, said he is a new resident as well as a homebuilder. He said residential growth is the catalyst for industrial and commercial growth. He read an editorial stating that "we don't need rooftops, we need jobs" and Mr. Bates said he does not think people understand the importance of the building trades and what they do for the community. He said the building community consists of carpenters, plumbers, electricians, roofers, siders, insulators, drywallers, painters, excavators, ready mix drivers, plus. He said these workers live here and shop here. He said there are also architects, engineers, land planners, environmental consultants, marketing consultants, attorneys, commercial bankers, real estate brokers and agents, appraisers, inspectors, bankers, loan officers, title officers, closing agents, etc. He said this is not a cottage industry and makes up 10% of the GNP of the Country. Mr. Bates said to remove 10% of the City's economy willingly is hard logic for him to follow. He said the building industry provides jobs both directly and indirectly. Mr. Bates urged Council to approve the proposed plan.

Ray Baker, 1591 Bethany Road, asked how long Mr. Bates has lived in Sycamore and Mr. Bates said since April of 2003. Mr. Baker said then he did not live here when there was a lot of commercial and industrial with not as many homes. Mr. Bates said that makes his point that the residential needs to be there.

John Costello, 303 Rowantree, asked where Mr. Bates is from and asked if he wanted all the commercial sites near his home. Mr. Bates said he came from Roselle and he welcomes the commercial because he thinks it will offset the cost of services.

Peter Barick, 433 W. High Street, said he thought Mr. Bates was selective in his facts and asked if he had attended the Plan Commission meeting two weeks ago and Mr. Bates said he had not, but he knew the results. Mr. Barick said that 3500 building permits on the inventory will double the size of Sycamore and Mr. Bates said that he is aware of the backlog, but did not think some were as vibrant as B & B's developments.

Barbara Leach said the catalyst issue concerns her and asked how much is enough to attract business. Mr. Bates said he thinks we are there and the proof of that is on Sycamore Road with Best Buy and Kohl's and Home Now Furniture.

Jan Torrance, 520 S. Main Street, asked how he quantified local contractors and Mr. Bates said he employs local contractors and by local he meant Sycamore and surrounding area.

Bill Ferguson, 308 Brian Street, said he just moved to Landahl, but said there are 3500 inventoried permits and wondered why they must build here, he suggested checking with surrounding communities.

Richard Korleski, 715 W. State Street, asked Mr. Bates if he stood to gain financially from the proposed development and Mr. Bates said he has bought lots from B & B but does not know if he will even be building in 6 years. Mr. Korleski asked what the taxpayer would gain from the development and Mr. Bates said new residents will fuel the economy.

Grace Adee, 1469 Longwood Drive, asked when will the growth stop and Mr. Bates said the City has gone through great pains to revise the Comp Plan and have specifically delineated the outside limit.

Scott Short, 1742 Briggs Street, asked if the impact fee increases would be passed down to the builders and Mr. Bates said they would affect his business.

Darren Knuth, 1844 Perry Court, asked if B & B approval is denied, will the City Council have to take another developer and Mr. Bates said that decision is up to the Council. Mr. Knuth asked if City Council has the ability to protect the City from substandard contractors and Mr. Bates said B & B are reputable developers as opposed to the unknown.

Susan Csaszar, 1520 Plank Road, asked if B & B are land developers and do not build and Mr. Bates said they have not built in the past. Ms. Csaszar asked what the rush was and would Plank Road be realigned. Mayor Swedberg said in June 2003 the Comp Plan was revised and this plan has been in consideration since June 2003. She asked if her zoning would be changed and Mayor Swedberg said her zoning would not change.

Ray Baker, 1591 Bethany Road, asked if when this area was all built out would Mr. Bates move on and Mr. Bates said he hoped not to.

Ross Niebergall, 27561 Moose Range Road, said there is a constant stream of cars leaving town early morning and returning late afternoon and asked if Mr. Bates was aware of that. Mr. Bates said he was not.

John Beck, 328 Somonauk Street, asked what the square footage and cost of the homes Mr. Bates builds and he said from 2450 to 3150 square feet ranging from \$190,000 to \$204,000.

Patrick Kevin, 1309 Larson Street, said if more rooftops bring in big box business, what impact does that have on the small business. Mr. Bates said he sees his neighbors at restaurants, car shops, and downtown stores.

**John Horn, 1819 Perry Court**, said that farming is development of the land and expressed concern about preserving a certain way of life. He said he has watched big businesses force small businesses out and asked Council to delay the vote until after the referendum. He said it is up to Council to force developers to meet standards.

**Arnie Sylvestry, 902 Wildwood, St. Charles**, said he has built two houses in Heron Creek and is not a big builder. He said the Comp Plan has defined controlled growth and a permit regulation ordinance is in place. Mr. Sylvestry said B & B is a quality developer. He said some lesser quality developers will force adherence to the Comp Plan and sue the City if they are denied.

Scott Short, 1742 Briggs Street, asked what development Mr. Sylvestry is working in and what the impact fees are. Mr. Sylvestry said he is building in Harvest Ridge and the developer paid the impact fee, but he did pay \$3,000 for school contributions.

Peter Barick, 433 W. High Street, asked if Mr. Sylvestry believed in the Democratic process and Mr. Sylvestry said he did. Mr. Barick asked if the vote should be held over until after the referendum and Mr. Sylvestry said the land usage in the land plan has been approved.

John Beck, 328 Somonauk, asked why he was not building in St. Charles. Mr. Sylvestry said he does build in St. Charles, but was approached by two people to build the homes in Sycamore. He said the plan is in place and needs to be followed.

**Grace Adee, 1469 Longwood Drive**, said that as representatives the Council members need to listen to their constituents. She said they have nothing against B & B except the timing, size, and location. She asked Council to postpone the vote until after the vote on March 16. She said the impact of this development will call for money from the taxpayers with infrastructure needs, schools, and personnel. She expressed concern about the average people, minimum wage earners, those living on fixed incomes and the homeless. She said that it is proven that those that work outside the community spend more money where they work than where they live.

David Orgler, 310 Viking, asked about the contractors and builders spending money in the community in which they build. Ms. Adee said that was not covered in her research.

**Craig Robbins, 1786 Charles Waite**, said he moved back here 3 years ago and has nothing to gain from B & B and is in support of the development. He said he went to school at NIU and moved back because he likes the area. Mr. Robbins said he has been in Colorado for 10 years and watched the expansion in Denver. He said you must have the housing to get the industry. He said he would like to see the big box commercial stores come to Sycamore rather than DeKalb. He said he thinks this development is good for the community.

Carolyn Watson, 1863 Kerrybrook Court, asked if this was not approved, did he think it would be a bad development. Mr. Robbins said he knows it takes time to set up a plan like this. Ms. Watson asked if Mr. Robbins is aware that DeKalb County has been hemorrhaging jobs. Mr. Robbins said there is lag time to build up the community before industry and commercial come in.

**Grace Adee, 1469 Longwood**, asked if City Council can change the Comp Plan and Mayor Swedberg said they can.

**Teresa Haish, 29824 Oak Meadow Drive**, said she was born and raised in Sycamore and chose to live here. She said she supports the development because she knows change will come and this plan follows the Comp Plan. Ms. Haish said Council approved the Comp Plan and she wondered why they were questioning it now. Ms. Haish said she works at Chicago Title and shops in Sycamore.

Dick Korleski, 715 State Street, asked her what she will do to pay the higher taxes and Ms. Haish said maybe she would eat out less.

Jan Torrance, 520 S. Main Street, asked if she took part in the Charrette and public discussion and Ms. Haish said she had not.

David Orgler, 310 Viking, asked if she took a poll in her office at Chicago Title would they be happy there is development and Ms. Haish said yes.

**Joyce Smith, 1514 Kennicott Court**, asked Council to wait until the people have their say at the polls.

**Jan Torrance, 520 S. Main Street**, said she felt unheard in the public planning process and asked Council to postpone the vote.

**Darren Knuth, 1844 Perry Court**, said this sounds like a car deal that the deal is no good after today. He said if he does not need a car, then it is not a good deal. Mr. Knuth said he did not think this development is needed.

**David Orgler, 310 Viking**, asked Mr. Knuth if he owned property he was trying to sell, would he just sit on it if he could not get the asking price or would try to sell it. Mr. Knuth said he would try to sell it.

**Roberta Niebergall, 27561 Moose Range Road**, asked Council if they had made an effort to ask constituents how they feel about this issue.

Aldersperson Paulsen said he has an email distribution list and has received a number of responses. He said one wanted the vote held over until after the election, one showed impact fee concerns, one felt need for affordable housing, and one asked what value is being added to Sycamore by this growing boom.

Aldersperson Bauer said he as sought responses from his constituents.

Aldersperson Maness said they all have email and she will open hers as long as the subject line pertains to Sycamore business.

Aldersperson Leach said she conducts a ward meeting the 3<sup>rd</sup> Saturday of each month and sends out the agenda list. She said she realized this is not a binding referendum, but 230 signatures on the petition are from her ward.

Aldersperson Tripp said she has heard from both sides and she appreciates the public taking part in the meetings.

Aldersperson Kessler said they have put regulations in place and feels this has been an educational experience for the public and the Council.

Aldersperson Stowe said he enjoys emails and phone calls and hearing from his constituents and is listening to the public comments this evening.

Ms. Niebergall said she appreciates being heard since she lives in the country and Council is not obligated to her.

**Shawn Kelly, 1234 Omega Circle, DeKalb**, said he is a local builder who moved here from Rockford because his wife is attending NIU. He said there is a need for the small builder in the area. He said he believes in the American way and everyone has the right to run a business.

Dick Korleski, 715 State Street, asked if delaying the vote would hurt his business. Mr. Kelly said if they delay then the other less desirable developments might come in. Mr. Korleski asked if the people should decide and Mr. Kelly said the Comp Plan is in place to control growth.

Darren Knuth, 1844 Perry Court, asked if the Plan was in error should they live with that and Mr. Kelly said no, but he did not think the Plan is in error.

Carolyn Watson, 1863 Kerrybrook Court, asked how many houses he needed to build to survive and Mr. Kelly said 10. Ms. Watson asked how many children those 10 houses would generate and Mr. Kelly said that last year only 2 people had children.

Aldersperson Leach asked his average house price and Mr. Kelly said \$175,000 to \$300,000. Mr. Kelly said limiting the number of houses will drive up the cost.

Scott Short, 1742 Briggs Street, said he did not understand the supply and demand concept. Mr. Kelly said if you limit the product the demand will increase. Mr. Short asked if they build 600,000 homes would that hurt his home price. Mr. Kelly said he did not think anybody in this room would allow 600,000 homes to be built.

David Orgle, 310 Viking, asked if he sold a \$300,000 home would it increase the value of existing homes and Mr. Kelly said it would.

Grace Adey, 1469 Longwood, asked if he could build a cheaper house and Mr. Kelly said he cannot find a way to do that. She said that even though her property value increases, she would not be able to purchase something else.

**Brian Weydert, 1617 Sleepy Hollow, DeKalb**, said he is a lifelong resident and B & B provides jobs. He said they sell lots to local builders who buy their supplies locally. He said that affordable housing would have to be done in specialized developments with denser populations. Mr. Weydert said that B & B is a quality developer.

Carolyn Watson, 1863 Kerrybrook Court, asked if there was a job for her as a nurse in his industry. Mr. Weydert said there are a lot of jobs created by development.

**Mac Macintyre, 126 Oak Street**, said he is an executive officer of the DeKalb County Builders and asked if the costs are too high, will the costs lower if a freeze is placed on growth. He said he did not think so. He said that one out of 4 households in the County has a spouse working at NIU and one out of 4 households has an employee at the school districts, park districts, county government, city government or the library. He said one out of 2 households in DeKalb County are dependent on the government for jobs. Mr. Macintyre said this is private sector job creation. Mr. Macintyre encouraged taking care of independent builders and he said this subdivision will do that.

**Charlie Laing, 450 Lincolnshire**, asked if the proposed plan encompassed all of the Planning area and Mayor Swedberg said it did not. He said he supported making the decision this evening because the City has the Comp Plan in place. He suggested allowing business people to do their jobs.

Mayor Swedberg, hearing no more comments, closed the Public Hearing at 9:50 p.m.

## ORDINANCES

- A. Ordinance No. 2003.81—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition From B&B Development LP for the Annexation Agreement, Rezoning, and Preliminary Plan for a Residential Development of 366 Acres Along Plank Road, Known as Sycamore Creek, Phase Two, in the City of Sycamore, Illinois. Second Reading.**

Manager Nicklas explained this proposal was heard in concept form in November and December at the Plan Commission. He said that because of the new Regulatory Ordinance this project could not obtain building permits until 2010. Mr. Nicklas said he has heard the residents' anxiety that they want to keep the feel of a small town. He said that in a parallel way the Council has placed a constraint on new development for timing and number of permits allowed each year. Mr. Nicklas summarized the annexation agreement as:

1. The Name. At the Plan Commission meetings of November 10 and December 8, the proposed development was known as "Harvest Lakes." In keeping with the Comprehensive Plan's preference for a gateway development on the northeast side to suggest one is arriving in "Sycamore," the staff and the developer have cooperated on a change in name to "Sycamore Creek, Phase Two." The subdivision name "Sycamore Heights" has already been taken. "Sycamore Creek" has been taken, as well. However, since (a) this development proposal can be seen as an extension of Sycamore Creek in style, layout, and amenities, (b) the two development areas are under common ownership, and (c) any other "Sycamore" names carry the potential for confusion at the City's planning edge, "Sycamore Creek" seemed the logical name. For legal purposes, the name of the subdivision will be "Sycamore Creek Phase Two (similar to Mr. Krpan's successive "Grandview" subdivisions). To the observer, there would be a unified entry scheme with "Sycamore Creek" on the upscale entry features that will eventually be built along Plank and Lindgren Roads.
2. The agreement runs for twenty years.
3. The eventual development of the "R-3" zoned property for townhouses shall only be permitted after a public hearing to consider a mini-development plan for such acreage.
4. The developer shall provide an irrevocable letter of credit for the public improvements on the site.
5. The developer shall donate 22.09 acres for a school site. In addition, the developer shall voluntarily contribute \$750 per lot to the Sycamore School District over and above the impact fee per lot, as it may be amended during the life of the agreement. The net combination of these contributions, excluding impact fees as they may change over time, is \$2,855,900 (22.09 acres x \$110,000 = \$2,429,900; plus \$750 x 568 = \$426,000). By way of comparison, the net Sycamore Creek voluntary contribution for 352 single-family homes was \$606,000, excluding impact fees. The Sycamore Creek formula was calculated as follows: the developer got a land credit for 7.04 acres of \$528,000 [7.04 x \$75,000 per acre]; the District got an offsetting contribution of \$528,000 [\$1,500 per lot x 352 lots]; and the developer donated the remaining 8.08 acres for the school site [8.08 x \$75,000 = \$606,000].
6. Impact fees shall be assessed at the rate in effect at the time a permit is issued, allowing the rates to float upward over time as the City Council determines their appropriate levels, with the advice of local taxing bodies. At the rate recently proposed by the School Board for a four-bedroom house (see Ordinance 2003.87, below), the school impact fee revenue from this development would yield an additional \$2,847,384 (\$5,013 x 568). Assuming the proposed fee of \$5,013 per four-bedroom home is enacted on February 2, it will represent an increase of \$2,149 (75%) over the April 2002 level of \$2,864 per four-bedroom home. If we assume a conservative increase of 10% per year until 2010, the School impact fee per four-bedroom single family detached home would be \$8,021. Given this assumption, it would be more realistic to assume that the development might conceivably generate an additional \$4,555,928 in School impact fees after permitting begins in 2010.
7. The developer shall donate 18.90 acres of public park space to the Park District, with a value of about \$2,079,000 calculated on the current basis of \$75,000 per acre of developed land suitable for neighborhood park purposes. According to the Park fee ordinance, the developer is required to dedicate, not donate, land. In the event that the District does not want to develop park space in the subdivision, the developer must make a cash contribution.

Based on consultation with Park Director David Peek, the developer will likely be asked for a land donation since the likely population of the proposed subdivision justifies significant public park space. How much space is required? The dedication requirement is 11.5 acres per 1,000 population. Using the ordinance formula of 3.5 persons per single family detached home and 2.25 persons per two-bedroom townhouse, the overall land requirement is 24.93 acres (3.5 x 568 = 1,988 plus 2.25 x 80 = 180, or a total of 2,168, at 11.5 acres per 1,000 population, the total is 2.168 x 11.5 = 24.93). Since *the developer is not asking for a "credit" for the 18.9 acres donated, and is offering to provide the park space fully built rather than in a raw shape*, it is not likely that the District will expect the developer to donate additional acreage. As is customary, when the Park Board took up this matter at its regular meeting on January 20, it deferred action pending a Council vote on the

matter of annexation. The Board has scheduled a second look for February 17, after the Council has considered the annexation petition.

If the negotiation is carried forward on the basis of the cash value of dedicated land per the ordinance, the developer's credit would be 18.9 times \$75,000 = \$1,417,500. The dedication required by the District in this instance would be 24.93 acres, with a value of \$1,869,750 according to the impact fee ordinance (24.93 x \$75,000 = \$1,869,750). The developer would typically "owe" 6.03 acres, or \$452,250. But since the developer in this case is donating the land and saving the District the "credit", the developer is actually contributing a net value of \$965,250 if all of the proposed donated land is accepted by the District.

**The Council will note that at the Plan Commission meeting of January 12, the Park District's president and representative to the Commission, Larry Steczo, voted to recommend approval of the B&B project.**

8. The developer shall donate a 4.55-acre site at the northwest corner of the development, abutting Whipple Road, for a future City water tower.
9. The developer shall contribute \$750 per lot or a value of \$426,000 (568 x \$750) to the City to offset the cost of future City services to the development.
10. Roadways. The developer will be responsible for all improvements to Lindgren Road to the easternmost portion of the Sycamore Creek Phase One frontage. Lindgren Road will be reconstructed to urban standards along this stretch, with a width that is 35 feet measured from the backs of the facing curbs.
11. Bike Paths. The developer has the option of building standard sidewalks along both sides of Lindgren Road, or creating a 10-foot wide bituminous bikepath/sidewalk with an additional five feet of dedicated right-of-way to create a sufficiently wide parkway. A series of additional 10-foot wide paths will course through the subdivision (see the preliminary plat) to afford connections for walkers or bicycle enthusiasts with the public and private parks, as well as the original Sycamore Creek planned development to the south. In all, 3.9 miles of bikepaths will be constructed according to the plan.
12. Recapture. The intersection on Plank Road that is roughly half-way between the realigned Lindgren Road and Moose Range Road will be the subdivision's main entrance. It will also serve as a major outlet for contiguous land areas over time. Accordingly, the developer will be allowed to recover 25% of the intersection costs from the developers of the Wallis/Mapes farms and 25% from whoever develops the 284-acre Wolfenburger parcel to the east.
13. Signals. The developer will also pay a pro rata share of any signal costs, when warranted, at the main subdivision entrance at Plank Road (Springfield Street). The cost will be determined by the percentage of traffic generated by the development at the intersection.
14. Water and Sewer main extensions. Section 7 details the developer's responsibility for water and sewer main extensions. To avoid the surcharging of City sewer mains with storm water before houses are weather-tight, Section 7.7 recapitulates the City's new policy of requiring builders to use sewer ejector units in basements if they wish to connect the building drain to the City system in the early stages of construction.
15. Variations. **There are no proposed variations from City policies or practices.**

The City Manager and City staff recommend the Council's approval of the Plan Commission recommendation. The proposed annexation agreement and development plan epitomize good long-term planning in the following ways:

- The agreement and plan are consistent with the City's Comp Plan and Northeast Sub-Area Plan, and all locally-adopted codes and ordinances.
- B&B promises a pace of development that conforms to our best judgment about the moment when new residential development could be absorbed without straining local operational services. This can be seen by referring to the development timeline attached to this agenda. The year 2010 is the first year that the

projected annual permit pace will be reduced to a level that is consistent with the resources of the City and other local taxing bodies.

- The developer promises extraordinary fiscal contributions that will more than make the School District, Park District, and City whole.
- The developer will provide additional amenities--e.g. private parks, bikepaths, the conservation of undeveloped open spaces--that will enhance the quality of living for residents within the subdivision and those who might visit our community.

There is an additional intangible reason which cannot fairly count as heavily as the aforementioned factors but is certainly on the minds of public employees: the B&B firm has a long track record of doing what it promises on paper, and doing it well. From City employees who test the underground piping to Park employees who work with the firm in planning and creating park space, the general opinion is that the developer delivers.

Chuck Hanlon, Land Vision, said he is joined by Ken Blood and Charlie Boose of B & B Development and John Wills, the engineer. Mr. Hanlon presented a slide presentation of the proposal. He said the development exceeds ordinance requirements and dedications. Mr. Hanlon explained that the preliminary plat is part of the agreement and cannot be changed without going back through the Plan Commission and City Council. He listed the dedications as:

- ★ 4.5 acre municipal site
- ★ 22.09 school site – placed so an adjacent development could expand
- ★ 97 acres of public and private park space

Mr. Hanlon said the starting point would be the southern part of the plan. He said the bike trails would run along the north and south and east and west collectors and trees would be planted on either side of the trail.

Mr. Hanlon said he would let previous B & B developments speak for themselves. He said the project would start in 2010 and end about 2020 and would be subject to future increases in impact fees.

Aldersperson Leach said they sell to local builders, but would they ever consider selling portions to a bigger company and Ken Blood of B & B Development said they would never do that. Jerry Boose, B & B Development, said in addition, they have architectural control.

Aldersperson Leach said there is concern that the houses along Washington Park will lose their back yards and Mr. Hanlon said that land is dedicated to the Park District and would be permanent park space.

Aldersperson Maness said the citizens have expressed the need to slow growth and reminded them of the steps Council has taken to address that:

- increased lot size to decrease density
- revised Comprehensive Plan in 2003
- established a green beltway between Sycamore and Genoa
- placed a limit on building permits
- asked B & B not to build until 2010
- looking at increasing impact fees

Ms. Maness said growth is occurring everywhere. She said she met with Dr. Hammon, Superintendent of Schools, and he said the School District prefers working with the larger developments to the smaller developments. She said there are five people sitting at the dais born and raised in Sycamore and choosing to continue living in Sycamore.

Mayor Swedberg said this project will slow the traffic on Plank Road, contains desirable amenities, fits the City's Comprehensive Plan, and he cannot see anything about the plan as a detriment to the community.

Mayor Swedberg said he and Genoa's mayor have agreed on a boundary line south of Ellen Oaks and they will bring that to each Council for approval.

**Motion (Original)**

Alderson Maness moved to approve Ordinance 2003.81 and Alderson Kessler seconded the motion.

Alderson Bauer said he came to the meeting with every intention of waiting for the results of the referendum before making a decision and he said the referendum simplifies the question. He said he thought the strength of the people in favor surprised him and felt they have made their argument. He thinks this is a good plan, best laid in the largest piece possible leading to consistency. He said he is prepared to pass this plan this evening.

Alderson Stowe said when first approached he thought this plan was too large with the entire backlog, but since then the ordinance regulating building was passed. Mr. Stowe said the thing we love about Sycamore we cannot build under our plans and zoning ordinances with the small lots, because people would complain about the density. Mr. Stowe said the contributions this developer is making should offset the taxes people are concerned about. He said this will makeup for past mistakes and he will support this.

Alderson Paulsen said it is a good plan, but did not know if this is what the City will be looking for in 6 years, especially regarding voluntary contributions. He said this is still not enough to build a school and support the 500 plus kids it will bring. He thinks taxes will increase because of this and he cannot support further development at this time.

Alderson Leach said that the school district is saying they support larger developments IF the City is going to continue to approve subdivisions. She said she was hearing that their first choice is that they cannot accommodate any more right now.

**Motion (Subsidiary)**

Alderson Leach moved to postpone approval of this annexation agreement until the April 5<sup>th</sup> meeting and Alderson Paulsen seconded the motion.

Alderson Kessler asked Alderson Leach what would change after the referendum regarding this decision. Alderson Leach said she thought the people would realize the Council is listening. Ms. Leach said she thinks it would be irresponsible of Council not to listen to the people who put them in office.

Alderson Tripp said she is listening to the people and one development is not a slap in the face to the C.A.R.E. group. She said they have been listening. She said to say they are not listening is an insult. Alderson Leach said she did not say they were not listening, but if they do not give them consideration of this it will imply to them the Council is not listening.

Alderson Bauer said he thinks they got more feedback at this meeting than they will through any referendum.

Manager Nicklas said the Council has worked hard and in November the Council affirmed what the referendum is asking – to pace and defer development.

**Voice Vote (Subsidiary Motion)**

Mayor Swedberg called for a voice vote to approve the motion. Five Alderpersons voted nay with Leach and Paulsen voting aye. Motion failed 5 - 2.

**Roll Call Vote (Original Motion)**

Mayor Swedberg called for a roll call vote to approve the motion. Alderpersons Bauer, Kessler, Maness, Stowe, Tripp, and Mayor Swedberg voted aye. Alderpersons Leach and Paulsen voted nay. Motion carried 6 - 2.

**B. Ordinance No. 2003.82—An Ordinance Annexing the 366-Acre Development Known as Sycamore Creek, Phase Two in the City of Sycamore, Illinois. Second Reading.**

Manager Nicklas explained this as a companion ordinance to annex the property in the agreement.

**Motion**

Alderperson Stowe moved to approve Ordinance 2003.82 and Alderperson Maness seconded the motion.

**Roll Call Vote**

Mayor Swedberg called for a roll call vote to approve the motion. Alderpersons Bauer, Kessler, Leach, Maness, Paulsen, Stowe, Tripp, and Mayor Swedberg voted aye. Motion carried 8 - 0.

**C. 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. First Reading.**

Manager Nicklas said this ordinance is in response to a request from the Sycamore School Board to increase impact fees. He said one of the key variables is the increase in price per acre. He said he recommends favorable action, but would wait for that action at the next meeting. Mayor Swedberg said the audience comment will be under Audience to Visitor at the next meeting.

**D. Ordinance No. 2003.88—An Ordinance Amending Title I, "Administration," Chapter 10, "Personnel Rules," Section 16, "Group Insurance" of the City Code of the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas recommended holding this over to get feedback regarding the definition of spouse in continued health insurance coverage for retirees. He said he has received calls and would like to review this with work groups before taking action.

**RESOLUTIONS**

None

**CONSIDERATIONS**

**A. Consideration of an Administration Recommendation to Upgrade the Entry-Level Standards for Firefighter.**

Chief Riddle said the EMT paramedic curriculum has increased to 1.5 semesters and they want to change the hiring requirement to reflect the kind of service the department has so candidates bring to the department the skills to do the job. He said they are one of the few remaining industries to practice entering the job with no experience and certification. He said the cost to train for paramedic is \$25,000 in overtime. He said they need the ability to hire qualified people to lessen the cost and time of training employees.

Manager Nicklas said the Chief presented this proposal to the Fire and Police Commission and they wanted direction from Council.

Mayor Swedberg said this is a fiscal challenge and does give credence to the profession.

Chief Riddle said in preparation they will visit school and job fairs to let young people know the qualifications needed.

Aldersperson Kessler asked if the union is OK with raising the entry-level pay and Chief Riddle said it is contractual and is paid up front.

Aldersperson Kessler asked if this affects Paid On Call and Chief Riddle said it would not.

Aldersperson Bauer asked if this would inhibit the candidate pool and Chief Riddle said they would watch it closely.

Aldersperson Kessler said it is common for applicants to apply all over the state and did not think this requirement would affect the pool.

Consensus of Council was to upgrade the entry-level standards for firefighter.

**APPOINTMENTS**

None

**ADJOURNMENT**

**Motion**

Aldersperson Stowe moved to adjourn the meeting at 11:25 p.m. and Aldersperson Paulsen 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