

SYCAMORE CITY COUNCIL
AGENDA
May 16, 2005

City Council Committee Meetings

6:30 P.M. Workshop of the Fire and Police Committee. The Committee will informally inspect the new fire engine. All City Council members are welcome to attend, as well as the general public. The fire engine will be parked on the Somonauk Street side of the Sycamore Center.

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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 May 2, 2005;
 - B. Payment of the Bills for May 16, 2005;
 - C. Plan Commission Minutes for the Regular Meeting of April 11, 2005.
7. **PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Introduction of the twelve graduates of the Sycamore Fire Science Cadet program by Fire Chief Bill Riddle. High school graduation is the culmination of a two-year Fire Science Cadet Program for these seniors. Each has attended classes taught by Sycamore firefighters five days a week in the Public Safety Building. Besides high school credit and some valuable practical experience, each student earns twelve hours of college credit through Rock Valley College. The graduates are: Thorn Ackmann, Ryan Aday,

Brad Cooper, Jason Frye, Mike Gunderson, Anthony Kelley, Jason Knudsen, Jeffrey Larson, Justin Lee, Jorge Mendoza, Swen Norris, Dusty Provow, Brian Reed, Ian Wheeler, Ashley Williams, and Nicholas Young.

- B. Introduction of Firefighter John Pink, who has been appointed by the Fire and Police Commission to replace Charles Lorenz.
- C. Presentation of the Annual Report of the Sycamore Fire and Police Commission.

8. REPORTS OF OFFICERS

9. REPORTS OF STANDING COMMITTEES

10. PUBLIC HEARINGS--None

11. ORDINANCES

A. Ordinance No. 2005.05—An Ordinance Approving the Allowance of Opportunity House to Use a Portion of Page Street and Indemnifying the City of Sycamore, Illinois. First and Second Reading.

On May 2, the City Council reviewed a request from Opportunity House to permit the use of a portion of the Page Street right-of-way between North Maple Street and North California Street for off-street parking to serve a new training building on the Opportunity House property (see attached graphic). Specifically, Opportunity House has requested City permission to install ten (10) perpendicular parking spaces plus a bus drive and handicap spaces.

At the Council's direction, the attached ordinance has been drafted to indemnify the City as an additional insured party, and to provide for the rescinding of the permission at a future date in the unlikely event that a public use is identified for the same space in the Page Street right-of-way. The City Manager recommends Council approval with the understanding that the spaces will be constructed according to the design and paving requirements of the City Code and Unified Development Ordinance.

B. Ordinance No. 2005.06—An Ordinance Providing for the Issuance of \$2,910,000 General Obligation Bonds, Series 2005, of the City of Sycamore, DeKalb County, Illinois, and Providing for the Levy and Collection of a Direct Annual Tax for the payment of the Principal of, and Interest on, Said Bonds. First and Second Reading.

At the last regular Council meeting of May 2, the Council heard a presentation from Eric Anderson of Harris Bank concerning a refunding opportunity relating to the outstanding 1999 Refunding Bond series. Nearly all of the outstanding bonds—a total of \$2,910,000--can be refunded at a lower interest rate within certain restrictive guidelines of the Internal Revenue Service. These bonds are callable at par beginning October 1, 2005 and may be refunded on a tax-exempt basis as a current refunding if settled no more than 90 days prior to the optional redemption date. If the Council approves this ordinance, the City may not close on any new bonds that refund the Series 1999 bonds prior to July 5, 2005.

The bonds will be rated “A-1” by Moody’s Investors Service, as were the 2003 bonds. The estimated refunding savings of \$125,000 from the bond sales will be used to diminish the City’s debt service requirements in 2007. The outstanding bonds will remain on the same maturity schedule.

City Council approval is recommended.

C. Ordinance No. 2005.07—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from John L. Castle Builders for a Final Plat for Unit II of the Heron Creek Townhomes P.U.D. First and Second Reading.

On February 16, 2004 the City Council approved the final plat for Unit Two of the Heron Creek Townhomes, P.U.D. (Ordinance 2003.91). The approval was voted on the assumption that the developer would 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.

Since February 2004, some minor changes have been made to the plat, shifting lots but keeping the same number of units. Although probably unnecessary, both the developer and the City would prefer to process a revised plat that, once recorded, represents the most accurate version of the approved plan.

The Plan Commission reviewed this plat at its regular meeting of May 9 and recommended the Council’s approval by a vote of 11-0 with the provision that Lots 65, 66 and 67 be shifted to the west. City Council approval of the Plan Commission recommendation is requested.

D. Ordinance No. 2005.08—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Dahlko LLC for a Final Plat for Phase One, Unit 5 of the Townsend Woods P.U.D. First and Second Reading.

On July 7, 2003 the City Council approved the annexation and rezoning of the 3.71-acre strip of land to the west of Hopkins Lane and the reconfiguration of the single family lot layout to the west of this buffer strip. This revision of the original (1996) annexation agreement for the Townsend Woods development allowed no access to Hopkins Lane and required a landscaped berm on the west side of Hopkins Lane. After an extended public discussion of this reconfiguration that extended from mid-March to early July, the Council determined that the landscaped berm should have a minimum height of 4 feet at the time of planting with fir trees staggered in two rows at 10-foot centers. Hopkins Lane was to be rebuilt by the Sycamore Township, retaining the ditch system for stormwater conveyance, and Hopkins Lane thereafter would be a city-owned and maintained roadway and the permanent edge between the corporate limits and the unincorporated County jurisdiction.

The Council approved the amendment to the 1996 annexation agreement and a revised preliminary plan of Unit Five with the understanding that the following conditions would be met before the final plat for Unit Five was approved:

- a) the traffic signals at Maplewood Drive would be permitted by IDOT and the reconstruction of the intersection begun;
- b) the first asphalt lift on Mt. Hunger Road would be installed; and
- c) all Landahl Streets would be completed and accepted.

To date, conditions (a) and (b) have been met.

The attached plat depicts a layout that is in conformance with the City's codes and ordinances with the exception that the landscape easement at the west edge of the Hopkins Lane right-of-way needs to be added before recording. The Plan Commission reviewed this plat at its regular meeting of May 9 and voted 11-0 to recommend its approval with the following conditions:

- prior to recording, the plat should be revised to show a landscape easement along the rear property lines of the lots abutting Hopkins Lane;
- a note should be added on the plat to state that there would be no access to Hopkins Lane from Lots 222-232.

City Council approval of the Commission recommendation, with conditions, is recommended.

E. Ordinance No. 2005.09—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Jeffrey A. and Colleen N. Overton and Hickory Terrace LLC for the Annexation and Rezoning of the Property at 1510 Freed Road to “R-1” Single Family Zoning District and “R-3” Multiple Family Zoning District with a Special Use Permit for a Planned Development. First and Second Reading.

The City Council will recall that at the time of the annexation of the Hickory Terrace Planned Unit Development (February 16, 2004), a 0.723-acre single family parcel at the west side of the intersection of Freed Road and the main entrance to the subdivision remained within the County jurisdiction. A condition of the approval of the subdivision was the annexation of this parcel within a two-year period. The property, now owned by Jeffrey and Colleen Overton, is the subject of this annexation.

The portion of the property to be rezoned “R-3” Multiple Family Residence District is the south 30 feet of the property, abutting the Hickory Terrace subdivision. The creation of this zoning would provide a wider permanent green space between the single family home and the townhome development to the south.

The Plan Commission reviewed this annexation petition at its last regular meeting of May 9 and recommended the Council's approval by a vote of 10-1. City Council approval of the Plan Commission recommendation is requested.

F. Ordinance No. 2005.10—An Ordinance Annexing the Property Known as the Overton Parcel at 1510 Freed Road in the City of Sycamore, Illinois. First and Second Reading.

If the City Council approves Ordinance No. 2005.09 the City Manager recommends that the Council approve the attached ordinance, which separately considers the actual annexation of the Overton parcel for recording purposes.

G. Ordinance No. 2005.11—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Hickory Terrace LLC for a Final Plat for the Hickory Terrace Townhomes P.U.D. First and Second Reading.

The City Council approved a final plat for the entire Hickory Terrace planned development area of about 30 acres on September 20, 2004. At that time, the final plat showed 49 single-family detached lots, the retention areas, and a larger Lot 50 dedicated to the townhouse development with the expectation that the townhome area would be platted at a later date.

The attached plat shows six buildings that would account for the 26 attached townhomes allowed in the original development plan. As the units are sold in fee simple, the plat officer (City Engineer John Brady) will define the lot lines. The Council will note that the Overton parcel that is the subject of the annexation in Items “E” and “F,” above, is also shown with a delineation of the 30-foot space transferred to the Hickory Terrace development to provide a wider common area and buffer.

The Plan Commission reviewed this plat at its last regular meeting of May 9 and recommended the Council’s approval by a vote of 11-0. City Council approval of the Plan Commission recommendation is requested.

H. Ordinance No. 2005.12—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from the Sycamore Community Unit School District No. 427 to Rezone a Portion of the Property at 245 West Exchange Street from “R-2” Two Family Residence District to “R-3” Multiple Family Residence District. First and Second Reading.

The Sycamore Board of Education owns two linked parcels on Sycamore Street that are currently zoned “R-2” Two Family Residence District and are vacant (see the attached aerial view). The Board has requested a rezoning of those lots to “R-3” Multiple Family Residence District for the purpose of attracting a developer who might see value in the higher density allowance. Under the City’s zoning regulations for “R-3” lots platted before June 24, 1996, a total of 11 two-bedroom apartments or condominiums could be constructed on the property, which comprises about 0.72 acres (31,552 square feet). The off-street parking requirement for two bedroom units is 2.75 spaces per unit (or, in effect, one per bedroom with .75 guest spaces). A smaller building would be necessary to afford the requisite off-street guest parking for the maximum gross density.

The potential revenue gain for the District has to be balanced with the impact on the neighborhood. Presently, the West Sycamore Street corridor between California Street and Maple Street provides parking for a number of older multiple family structures that were not required to provide off-street parking at the time of their construction.

Additionally, the rezoning of the two linked parcels would afford the opportunity for larger attached units with more than two bedrooms. Most fiscal impact studies do not consider

two-bedroom units as consistent generators of school-aged children. However, three-bedroom units would be considered prime generators of school-aged children because of their logical pricing in this neighborhood. It is not legally possible to conditionally zone the parcel in such a way as to prohibit the development of three-bedroom units, so there is a possibility that the redevelopment of these vacant parcels could ironically generate students from units that do not approach the District's "break-even" point in terms of property tax or impact fee revenue.

The Plan Commission reviewed this proposal at its regular meeting of May 9. At that time a neighborhood petition (attached) was presented in opposition to the rezoning proposal. Neighboring property owners who spoke before the Commission expressed concern about additional on-street parking on Sycamore Street and the loss of the park-like space. The Commission voted 11-0 against the proposal.

Following the Plan Commission meeting, the School Superintendent advised the City Manager that the Board of Education appreciates the Commission's review and the response of the neighborhood and will not formally seek a Council vote on this matter.

No further Council action is required.

I. Ordinance No. 2005.13--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from EFS Bank for a Temporary Office Building at 245 West Peace Road in the City of Sycamore, Illinois. First and Second Reading.

As the attached letter from Joseph Stanczak of EFS bank explains, the bank holding company currently has a branch facility under construction off Baron Drive in the commercial subdivision at the northwest corner of Peace Road, Plank Road and IL Rt. 23. The bank is requesting permission to install a temporary office trailer customized to serve as a retail bank office, with adjacent paved parking for fifteen vehicles, two drive-through lanes (see the attached site plan), and two handicap toilet rooms. According to Section 4.12 of the Sycamore Zoning Code, which was still in effect at the time this petition was filed, such temporary facilities are permitted until the construction of the principal structure is completed. A similar permit was issued to the First National Bank in the mid-1990s as construction of what is now known as the Castle Bank Branch at North Sacramento Street and West State Street was in progress.

Zoning Officer Lyle Doty reviewed this petition and recommended favorable Plan Commission action. The Plan Commission supported Mr. Doty's position by a vote of 11-0 on May 9 with the following conditions:

- the temporary building will be removed within ten days of the opening of the permanent bank branch;
- the paving below and around the temporary building will be removed within thirty days of the opening of the permanent branch building and the area will be properly restored.

City Council approval is recommended.

J. Ordinance No. 2005.14--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from T&D Properties of DeKalb County to Rezone Property at 235, 245, 255 and 265 North Sacramento Street from “M-1” Light Manufacturing District to “R-3” Multiple Family Residence District with a Special Use Permit for a Planned Unit Development. First and Second Reading.

Dave Bowen, a principal of T&D Properties of DeKalb County, has petitioned for a rezoning of the several properties known as 235, 245, 251, 255 and 265 North Sacramento Street from “M-1” Light Manufacturing District to “R-3” Multiple Family Residence District. The properties are currently under construction and were originally designed to establish commercial condominiums on the ground level with residential condominiums on the second level, as permitted in “M-1” zoning districts under former zoning provisions. Mr. Bowen would like to re-design the units so they are “stacked” residential condominiums, with the ground level spaces devoted to garages, utility rooms and possibly recreation rooms and the second floor spaces devoted to the kitchens, living areas and bedrooms.

In the attached memorandum, Zoning Officer Lyle Doty notes that the proposed zoning and residential uses would likely be more compatible with the adjacent properties than the original zoning and uses. The Plan Commission agreed that the prospect of owner-occupants might mean better routine maintenance. However, concerns were raised by the Commission and neighbors in attendance on May 9. Among the concerns is the possibility of children cutting through the rear yards of abutting single-family properties, the protection of adjacent properties from plowed snow and debris, and the need to buffer sounds along the north side. The Commission voted to approve the rezoning as presented, but to condition the special use permit request by requiring the following:

- a six-foot solid fence along the south, west and north sides of the property; and
- landscaped islands within the center parking area and landscaping between the sidewalk and the front façade facing Sacramento Street.

City Council approval of the Plan Commission recommendations is requested.

12. RESOLUTIONS

A. Resolution No. 457—Authorizing the Mayor to Sign a Loan Agreement with the Illinois Environmental Protection Agency for Funding the Building and Pump Equipment for the Well No. 9 Project on Airport Road in the City of Sycamore, Illinois.

The attached resolution extends the loan agreement with the Illinois Environmental Protection Agency in the amount of \$845,088 to include the well building and pump equipment for Well #9 on Airport Road. The loan is at 2.5% simple interest for a term of 20 years. City Council approval is recommended.

B. Resolution No. 458—Authorizing the Mayor to Sign a Medical Services Agreement with Kishwaukee Corporate Health.

At the last regular Council meeting of May 2, the Council concurred with the staff recommendation to pursue a one-year medical services agreement with Kishwaukee Corporate Health. The selection of this firm followed a request for proposals from other local medical service providers. The focus of the contract will be the physical exams for new employees, annual exams for the City's firefighters, and exams for work-related injuries.

City Council approval is recommended.

13. CONSIDERATIONS

A. Consideration of a Waste Management West Request to Revise its Collection

Schedule in the Woodgate Subdivision.

In the attached letter, Tom Kleczewski, Waste Management's municipal manager, requests the Council's authorization to adjust the weekly refuse collection schedule. The current contract, approved on August 5, 2002, was a revision and extension of a contract previously negotiated in November 2001. The current contract gives the hauler flexibility to pick up refuse, recyclables and yard waste "on either Monday or Tuesday of each week." When the contract was originally approved in 2001 there were approximately the same number of residences on the Monday and Tuesday pick-up schedules. Because of the greater number of homes being occupied on the City's northside, the Monday schedule has grown to 2,781 homes and the Tuesday schedule lags considerably at 2,109 homes. Operationally, this imbalance has meant delays in picking up refuse on the north side and higher costs for the hauler. Mr. Kleczewski is requesting an opportunity to shift some of the Monday pickups, primarily in the Woodgate area, to Tuesday to re-balance the routes and provide more timely service (see the attached letter).

According to the terms of the contract, the hauler can re-balance as proposed by Mr. Kleczewski provided that thorough and advance notice is given. The contract calls for a "direct mailing to all affected residents" as well as a notice in "a newspaper of general circulation" at least one month in advance of the proposed change. The hauler has offered to print and distribute door hangers as well. If all these methods are followed—and with some help from the local media—the terms of the contract would be met and exceeded.

City Council direction is requested.

B. Consideration of a Professional Services Contract with McMahon Associates, Inc. to Update the City's Facility Plan for Wastewater Collection and Treatment.

As the Council is aware, the FY06 City Budget includes an allocation for a facility plan update to guide our planning for future treatment plant expansion and collection system improvements (Fund 5, 05-8331; \$100,000). During the March budget review, this initiative was discussed and the City Manager was encouraged to request qualifications from engineering firms. Qualifications were requested in March and the City received eight responses. Copies of the RFQ, the public notice, and a listing of the responding firms are attached.

A city interview team consisting of the City Manager, Public Works Superintendent, Assistant Public Works Superintendent for the Treatment Plant, and the City Engineer interviewed five of the eight firms between April 15 and April 21. Based on a thorough review of references, recent professional work, and follow-up questions with the principals, the committee unanimously recommends the Council's support for a contract with McMahon Associates, Inc. The firm provided the most competitive pricing for the scope of work, and appeared to have the most relevant experience and professional credentials for Sycamore's needs.

The attached contract proposes a scope of work that would accomplish the following tasks:

1. Treatment Plant Capacity.

- a) review the performance of the existing wastewater treatment processes;
- b) determine flow and load parameters that would need to be incorporated in future treatment facility expansion, based on the residential, commercial and industrial growth assumptions in the 2003 Sycamore Comprehensive Plan;
- c) consider future water quality requirements, particularly anti-degradation and nutrient removal regulations.
- d) consider prospects for simplifying the treatment process to achieve higher energy efficiency, lower equipment and maintenance costs, and lower labor costs.
- e) consider biosolid processing, storage and volume reduction strategies.

2. Collection System and Wastewater Transport.

- a) include reviews of the current collection system;
- b) analyze potential loadings from the various drainage basins within the service area;
- c) project potential growth areas and population densities, based on the City's Comprehensive Plan of 2003.

The estimated cost of this work is \$70,000 and any additional costs would be authorized only with City approval. City Council approval is recommended.

14. APPOINTMENTS

15. ADJOURNMENT