

SYCAMORE CITY COUNCIL
AGENDA
September 19, 2005

City Council Committee Meetings

No Meetings are Scheduled

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Regular City Council Meeting
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 Regular City Council Meeting of September 6, 2005.
 - B. Payment of the Bills for September 19, 2005.
 - C. Plan Commission Minutes for the Meeting of August 8, 2005.
7. **PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Presentation by the Sycamore Economic Development Commission. Commissioner Pete Paulsen will introduce Cindy Tucker who will briefly describe the range of services and programs offered by Unlimited Performance at 2111 Midlands Court.
 - B. Proclamation Declaring October 16, 2005 as Crop Walk Day in the City of Sycamore.
8. **REPORTS OF OFFICERS**

9. **REPORTS OF STANDING COMMITTEES**

10. **PUBLIC HEARINGS**

A. Public Hearing on the Proposed Annexation of the Lindgren Farm Located on the North Side of Lindgren Road East of Plank Road.

Background information relevant to this public hearing can be found in the staff reports for Ordinances 2005.42 and 2005.43.

B. Public Hearing on the Proposed Annexation of the Yvonne Wolfenberger Farm Located South and East of Plank Road and North of Lindgren Road.

Background information relevant to this public hearing can be found in the staff reports for Ordinances 2005.44 and 2005.45.

C. Public Hearing on the Proposed Annexation of the Mapes Farm Located Northwest of the Intersection of Plank Road and Lindgren Road.

Background information relevant to this public hearing can be found in the staff reports for Ordinances 2005.46 and 2005.47.

D. Public Hearing on the Proposed Annexation of the Freda R. Herst Farm Located at the Northeast Corner of Plank Road and Lindgren Road.

Background information relevant to this public hearing can be found in the staff reports for Ordinances 2005.48 and 2005.49.

11. **ORDINANCES**

A. Ordinance No. 2005.42—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Wolf Lake Development Corporation for an Annexation Agreement, Annexation and Rezoning to “R-1” One Family Residence District for Property Known as the The Hamlet of Sycamore Creek (Lindgren Farm) in the City of Sycamore, Illinois. First and Second Reading.

At the Plan Commission meeting of August 8, the Commission considered annexation agreements and preliminary plans for the development of three farms in the northeast quadrant of Sycamore’s planning area. All three are contiguous with at least one of the phases of the Sycamore Creek planned unit development under the ownership and management of B&B Enterprises, L.P. The petitioner, Wolf Lake Development Corporation, is an investment arm of B&B Enterprises, L.P. organized for the purpose of developing all three farms. The development team working on the preliminary plan and annexation are familiar to the Council. The team includes Chuck Hanlon of Land Vision, John Wills of Christopher B. Burke Engineering West, the traffic consultant Kenig, Lindgren, O’Hara, Aboona, Inc., the drainage consultant Huddleston-McBride Land Drainage, and legal counsel Pat Griffin of Griffin, Hoskins & Brizuela.

The petitioner is seeking the approval of development plans for land areas of varying size contiguous with one or another phase of the Sycamore Creek development to ensure an orderly and compatible residential growth in an area dedicated to low-density residential

development on the City's 2003 Land Use Plan. As the Plan Commission will recall, B&B Enterprises expressed an interest in developing much of this property in July 2003 when it proposed a 650-acre development to the City Council. While introducing their proposal, Ken Blood and Jerry Boose, the principals in the development firm, explained that they hoped to invite a "creative look at the City's northeast planning area" by offering a number of voluntary development contributions to complement their usual attention to amenities such as abundant open space, curvilinear streets, large and small parks, bikepaths and nature trails, etc. Their proposal certainly energized the local discussion of Sycamore's future growth, in no small part because some early press accounts of their proposal left the impression that they would immediately bring 1,100 new homes into an overcooked residential housing market. Eventually, the developers withdrew their plan, sensing that the local debate had moved from a consideration of the merits of their proposal to a more general questioning of the recently-adopted Comp Plan's goals and the regulations necessary to implement them.

The community discussion of Sycamore's future growth since mid-July 2003 has brought more clarity and precision to the City's framework for future growth. Since that time, four joint Plan Commission and Council meetings, ad hoc committees on growth appointed by both Mayor Swedberg and Mayor Mundy, numerous joint meetings of elected and appointed officials from local taxing bodies, and a variety of public forums have focused on local economic growth. As a result of this ongoing policy discussion, a strong consensus has emerged around the following notions:

- The 2003 Comp Plan supports a balanced vision of community growth and should be supported;
- The "circuit breaker" regulation that has paced the annual number of permits since November of 2003 (Ordinance 2003.65) and has also deferred the timing of initial permits on a sliding scale from one to six years, based on the size of the residential development, is working and should be maintained;
- Impact fee schedules that are tied to the value of developed land should be adjusted at least every two years or more often if increases in land values spike higher than the average annual trend of 7-8%.
- Based on the findings of the independent Fiscal Impact Study presented in the spring of 2005, "balanced growth" means an average of 250 residential permits per year in the period 2010-2015.
- New residential developments should pay for themselves. The recent independent fiscal impact study prepared by the NIU Center for Governmental Studies found that over the next ten years the City, the Sycamore Park District, and the Sycamore Library should see positive fiscal balances based on the growth anticipated in the City's 2003 Comp Plan. However, the study also concluded that the net present value of the School District's revenue/cost balance will be negative in the same ten-year period without new operating revenues. Counting the average property taxes generated by all of Sycamore's housing stock and Illinois state aid, the District's projected operating "shortfall" was \$2,777 per student over a ten-year period, or \$278 per student per year. On the capital side, a 10.6% increase in the School impact fee will bring capital revenues in line with the debt service requirements for a new school in 2008 without an increase in the District's bond and interest levy. The impact fee increase has been

supported by Mayor Mundy’s ad hoc Committee and by the City Council, and is on this agenda as Ordinance 2005.51.

In this clearer planning context, B&B Enterprises requested a workshop before the Plan Commission in June of this year. The Commission supported their concept plans in terms of the Comp Plan and on the basis of their favorable past experience with the developer and its commitment to higher standards of development and fiscal contributions. The principals of B&B Enterprises have now prepared the necessary engineering and legal documents to formally petition the City to act on their planning concepts. This is the first petition for a formal review of a residential annexation since May of 2004.

This agenda presents three sets of plans, annexation agreements, and petitions from the B&B group. Each involves separate farms and owners so each will be taken individually. The first development plan concerns the 41.09-acre Lindgren Farm, which would be developed as The Hamlet of Sycamore Creek.

The Preliminary Plan

The proposed plan has the following features:

1. Land Uses. The following table depicts the various land uses by their relative area:

Single-Family Homes	Acres	Percentage
Single Family Lots	22.81	55.5
Private Parks & Conservation Areas	8.86	21.5
Public Park Land	0*	0
Public Road Right-of-Way	9.42	23
Total	41.09	100%

* Because of the dedicated public park areas in the adjacent Sycamore Creek II project, the Park District administration is not seeking a public park dedication.

2. A gross area of 41.09 acres and a gross density of 1.97 units per acre;
3. A total of 81 single-family detached home lots. Based on the provisions of the City’s permit constraints (Ordinance 2003.65), the first permit could not be issued until September 2006, and no more than 35 permits could be issued per year.
4. A main entrance on Lindgren Road;
5. A shifting of traffic through the subdivision via five outlets, including the main entrance.
6. The signature B&B arrangement of private park space. About as much private park space as public road right-of-way is shown.

The Annexation Agreement

The principal terms of the annexation agreement are as follows:

1. The Name. In keeping with the Comprehensive Plan’s preference for a gateway development on the northeast side that suggested one is arriving in “Sycamore,” the staff and the developer have cooperated on a name that gives direction toward a portion of Sycamore Creek, without losing the general orientation to the larger Sycamore Creek

planned development. To the observer, there would be an entry scheme consistent with others in “Sycamore Creek.”

2. The Term. The agreement runs for twenty years.
3. Performance Guarantees. The developer shall provide an irrevocable letter of credit for the public improvements on the site.
4. School Contribution. The agreement proposes to make the School District “whole” by one of two means. The agreement acknowledges the current public/private initiative in behalf of a new funding source for the School District’s operational priorities (Paragraph 15). The Commission is aware of the recent work of Mayor Mundy’s ad hoc Committee on Growth Management and its support for a real estate transfer tax. A brief question-and-answer piece regarding the proposed tax is appended for the Commission’s reference. Based on a review of all Sycamore real estate transactions in 2004, the ad hoc Committee believes it is reasonable to assume that the proposed transfer tax, with exemptions, will generate sufficient new revenue to offset the projected imbalance in school operating funds. Since the proposed tax can only be imposed by a referendum and the next general election is March 21, 2006, the annexation agreement must anticipate both a successful and an unsuccessful referendum to assure that a comparable level of school funding is provided. How can this be done? The Developer agrees to pay a \$3,000 per unit “voluntary fee” to the School District in addition to any applicable impact fee. The largest previous “voluntary” fee offered by any developer to the School District was \$1,500 per lot (Sycamore Creek).

Why \$3,000.00? Based on the 2000 Census data and more recent occupancy data collected by the City’s Building department over the past 19 months (see attachment), the City’s new households have an average of .7 students (about two-thirds of all new households have no children). The average new household is thus about 2.7 persons. The independent fiscal study presented this spring reports a net School operating imbalance of \$8,469,503 over the period 2005 to 2015. At the 2004-2005 enrollment level, this would be a funding shortfall of \$2,777 per student (\$8,469,503/3050). The developer has agreed to “round up” the “voluntary” donation to \$3,000 per home, payable at the time of permitting in the same manner as impact fees. If the planned referendum on a transfer fee is successful, this contribution would be a “credit” against any transfer fee obligation. If the referendum is unsuccessful, every house permit would generate a \$3,000 voluntary donation to be applied to School operating needs.

5. Impact Fees. 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.
6. Park Contribution. Several large park dedications are immediately north and northeast in the Sycamore Creek II development area. One is “Columbia Park” and comprises 3.04 acres. It would be reached by Bismarck Street and is about 700 feet from the northwest corner of the Hamlet. Another larger park—“Washington Park”—comprises 13.86 acres and is immediately north via Austin Avenue. Given the abundance of nearby park space, Park District Director Dave Peek has agreed that the developer should simply pay the required impact fees for the development.

7. Water and Sewer Main Extensions. The developer shall provide proper storm sewer, sanitary sewer and water main systems in accordance with the City's standards and at the developer's sole expense.
8. Variations. There are no proposed variations from City policies or practices.

The Traffic Study

A summary of the traffic study performed by Kenig, Lindgren, O'Hara, Aboona, Inc. of Rosemont is attached. The development will generate 50 two-way vehicle trips during the weekday morning peak hour and 70 two-way trips during the weekday afternoon peak hour. It is estimated that 70 percent of the vehicle trips will approach or depart the site from the south entrance. Due to the multiple access points and the low traffic volumes generated by the site, no geometric improvements were recommended for Lindgren Road at its intersection with Plank Road or at its intersection with the main entrance. The consultant recommended that the main entrance should provide one inbound and one outbound lane and the outbound lane should be under stop sign control.

The City staff recommends no occupancy permits for this development until the Lindgren Road re-configuration and Plank Road improvements are complete.

Pace of Development. A spreadsheet depicting the number of allowable permits per year is attached. The spreadsheet places the proposed development in the context of all current developments.

Recommendation

At the regular Plan Commission meeting in August, the Commission voted 10-0 to recommend the Council's approval of this development. City Council approval of the Plan Commission recommendation is requested. The proposed annexation agreement and preliminary plan epitomize good long-term planning in the following ways:

- They are consistent with the City's Comp Plan and Northeast Sub-Area Plan, and all locally-adopted codes and ordinances;
- They promise fiscal contributions that will more than make the School District, Park District, Library and City whole.
- They 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.

There is an additional intangible reason which cannot fairly count as heavily as the aforementioned factors but is certainly on the minds of city employee with regular contact with the firm: B&B Enterprises 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.

B. Ordinance No. 2005.43—An Ordinance Annexing the 41.09-Acre Property on the North Side of Lindgren Road East of Plank Road in the City of Sycamore, Illinois. First and Second Reading.

If the Council approves Ordinance No. 2005.42, the Council’s support for the attached ordinance is also requested. This ordinance separately considers the act of annexation for recording purposes.

City Council approval is recommended.

C. Ordinance No. 2005.44—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Wolf Lake Development Corporation for an Annexation Agreement, Annexation and Rezoning to “R-1” One Family Residence District for Property Known as Sycamore Creek III (Yvonne Wolfenberger Farm) in the City of Sycamore, Illinois. First and Second Reading.

The second and related plan of development submitted by B&B Enterprises concerns the 282.98-acre Wolfenberger Farm which lies directly east of Sycamore Creek, Phase Two.

The Preliminary Plan

The proposed plan has the following features:

1. Land Uses. The following table depicts the various land uses by their relative area:

Single-Family Homes	Acres	Percentage
Single Family Lots	134.03	47
Private Parks & Conservation Areas	48.63	17
Public Park Land	35.47	12.5
School Dedication	0	0
Public Road Right-of-Way	64.85	23
Bike Pathways	1.53	.5
Total	282.98	100%

2. A gross land area of 282.09 acres and a gross density of 1.61 units per acre;
3. A total of 457 single-family detached home lots. Based on the provisions of the City’s permit constraints (Ordinance 2003.65), the first permit could not be issued until September 2010, and no more than 68 permits could be issued per year (see the revised permit timeline, attached).
4. A 7-acre lake would be the centerpiece of a large public park dedication directly across from Devine Way.
5. A central or hub park of about 5.5 acres connected to the outlying parks and residential lots by bikepaths.
6. A shifting of traffic through the subdivision via nine outlets, including the main entrance.
7. The signature B&B arrangement of private park space.
8. An entrance amenity on the Plank Road corridor (Parcels 3&4) as prescribed by the 2003 Comp Plan and the June 2003 Northeast Regional Plan.

The Annexation Agreement

The principal terms of the annexation agreement are as follows:

1. The Name. In keeping with the Comprehensive Plan's preference for a gateway development on the northeast side that suggested one is arriving in "Sycamore," the staff and the developer have cooperated on a name that gives direction toward a portion of Sycamore Creek, without losing the general orientation to the larger Sycamore Creek planned development. To the observer, there would be an entry scheme consistent with others in "Sycamore Creek."
2. The Term. The agreement runs for twenty years.
3. Performance Guarantees. The developer shall provide an irrevocable letter of credit for the public improvements on the site.
4. School Contribution. As with The Hamlet and The Commons agreements, the developer intends to pay a \$3,000 per unit "voluntary fee" to the School District in addition to any applicable impact fee, if the referendum on a transfer tax is unsuccessful. The largest previous "voluntary" fee offered by any developer to the School District was \$1,500 per lot (Sycamore Creek).

Why \$3,000.00? Based on the 2000 Census data and more recent occupancy data collected by the City's Building department over the past 18 months, the City's new households have an average of .7 students (about two-thirds of all new households have no children). The average new household is thus about 2.7 persons. The independent fiscal study presented this spring reports a net School operating imbalance of \$8,469,503 over the period 2005 to 2015. At the 2004-2005 enrollment level, this would be a funding shortfall of \$2,777 per student (\$8,469,503/3050). The developer has agreed to "round up" the "voluntary" donation to \$3,000 per home, payable at the time of permitting in the same manner as impact fees. If the planned referendum on a transfer fee is successful, this contribution would be a "credit" against any transfer fee obligation.

5. Impact Fees. 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.
6. Park Contribution. The proposed Park contribution dwarfs any in recent memory. The 7-acre private lake at the north of the project could offer a variety of recreational activities including fishing and small boats (presumably with a "no wake" zone across the entire lake). According to the Park Fee Ordinance, the developer was required to dedicate 15.71 acres for the population represented by the 457 units on the Sycamore Creek III plan. The 35.47 acres of dedicated public parkland represents 226% of the ordinance requirement.
7. Bike Paths. The Sycamore Creek III plan offers an elaborate system of bike trails joining parks and adjoining neighborhoods at no public cost. Maintenance would be assumed by a homeowners association.
8. Water and Sewer Main Extensions. The developer shall provide proper storm sewer, sanitary sewer and water main systems in accordance with the City's standards and at the developer's sole expense.
9. Variations. There are no proposed variations from City policies or practices.

The Traffic Study

A summary of the traffic study performed by Kenig, Lindgren, O'Hara, Aboona, Inc. of Rosemont is attached. The development will generate 325 two-way vehicle trips during the weekday morning peak hour and 415 two-way trips during the weekday afternoon peak hour. It is estimated that 70 percent of the vehicle trips will approach or depart the site from the south entrance, with the remaining from the north. The study recommends that at the Plank Road and Access Roadway intersection, an eastbound right-turn lane, and a westbound left-turn lane should be provided on Plank Road, and a separate northbound left-turn lane and northbound right-turn lane should be provided on the Access Roadway. The consultant recommends that the exiting movements be under stop-sign control.

The City staff recommends no occupancy permits for this development until the Lindgren Road re-configuration and Plank Road improvements are complete.

Pace of Development. A spreadsheet depicting the number of allowable permits per year is attached. The spreadsheet places the proposed development in the context of all current developments.

Recommendation

On August 8 the Plan Commission voted 10-0 to recommend the Council's approval of this project. City Council approval of the Plan Commission recommendation is requested. As with The Hamlet P.U.D., the proposed annexation agreement and development plan epitomize good long-term planning in the following ways:

- They are consistent with the City's Comp Plan and Northeast Sub-Area Plan, and all locally-adopted codes and ordinances;
- They promise 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;
- They promise fiscal contributions that will more than make the School District, Park District, Library and City whole.
- They provide additional amenities--e.g. private parks, substantial public park space, bikepaths, the conservation of undeveloped open spaces-- that will enhance the quality of living for residents within the subdivision.

D. Ordinance No. 2005.45—An Ordinance Annexing the 282.98-Acre Property Located South and East of Plank Road and North of Lindgren Road in the City of Sycamore, Illinois. First and Second Reading.

If the Council approves Ordinance No. 2005.44, the Council's support for the attached ordinance is also requested. This ordinance separately considers the act of annexation for recording purposes.

City Council approval is recommended.

E. Ordinance No. 2005.46—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Wolf Lake Development

**Corporation for an Annexation Agreement, Annexation and Rezoning to “R-1”
One Family Residence District for Property Known as The Commons of Sycamore
Creek (Mapes Farm) in the City of Sycamore, Illinois. First and Second Reading.**

The third and related plan of development submitted by B&B Enterprises concerns the 114-acre Mapes Farm which lies between the northwest portion of Sycamore Creek, Phase Two and the North Grove Crossing development.

The Preliminary Plan

The proposed plan has the following features:

1. Land Uses. The following table depicts the various land uses by their relative area:

Single-Family Homes	Acres	Percentage
Single Family Lots	61.46	53.8
Private Parks & Conservation Areas	20.33	17.8
Public Park Land	0*	0
School Dedication	10.32	9
Public Road Right-of-Way	21.98	19.2
Bike Pathways	0.31	.2
Total	114.09	100%

* A dedicated park area will be incorporated with the larger school site, in the same manner as the South Prairie School site.

2. A gross area of 114.09 acres and a gross density of 1.75 units per acre;
3. A total of 200 single-family detached home lots. Based on the provisions of the City’s permit constraints (Ordinance 2003.65), the first permit could not be issued until September 2007, and no more than 40 permits could be issued per year (see the revised permit timeline, attached).
4. The main entrance will be Springfield Street which merges with Plank Road through a portion of Sycamore Creek II.
5. A shifting of traffic through the subdivision via four outlets, including the main entrance.
6. The signature B&B arrangement of private park space.
7. The enlargement of the donated school site in Sycamore Creek II from 22.09 acres to 32.41 acres.

The Annexation Agreement

The principal terms of the annexation agreement are as follows:

1. The Name. In keeping with the Comprehensive Plan’s preference for a gateway development on the northeast side that suggested one is arriving in “Sycamore,” the staff and the developer have cooperated on a name that gives direction toward a portion of Sycamore Creek, without losing the general orientation to the larger Sycamore Creek planned development. To the observer, there would an entry scheme consistent with others in “Sycamore Creek.”
2. The Term. The agreement runs for twenty years.
3. Performance Guarantees. The developer shall provide an irrevocable letter of credit for the public improvements on the site.

4. School Contribution. The agreement proposes to donate 10.32 acres to enlarge the school land donation in the adjacent Sycamore Creek Phase Two from 22.09 acres to 32.41 acres. The developer is not seeking the “credit” for the land value that is afforded developers in the School land/cash ordinance. In addition, as with The Hamlet and Sycamore Creek III agreements, the developer intends to pay a \$3,000 per unit “voluntary fee” to the School District in addition to any applicable impact fee, if the referendum is unsuccessful. The largest previous “voluntary” fee offered by any developer to the School District was \$1,500 per lot (Sycamore Creek).

Why \$3,000.00? Based on the 2000 Census data and more recent occupancy data collected by the City’s Building department over the past 18 months, the City’s new households have an average of .7 students (about two-thirds of all new households have no children). The average new household is thus about 2.7 persons. The independent fiscal study presented this Spring reports a net School operating imbalance of \$8,469,503 over the period 2005 to 2015. At the 2004-2005 enrollment level, this would be a funding shortfall of \$2,777 per student (\$8,469,503/3050). The developer has agreed to “round up” the “voluntary” donation to \$3,000 per home, payable at the time of permitting in the same manner as impact fees. If the planned referendum on a transfer fee is successful, this contribution would be a “credit” against any transfer fee obligation.

5. Impact Fees. 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.
6. Park Contribution. The additional 10-acre donation for the school site makes a larger area available for outdoor recreation, organized fitness programs and athletics. It is hoped that the Park District and School District can collaborate on a creative use of this large land area for both school and park purposes.
7. Bike Paths. The Commons plan shows a continuation of the bike trail along Springfield Street from the Sycamore Creek, Phase Two project to the western boundary of the Commons.
8. Water and Sewer Main Extensions. The developer shall provide proper storm sewer, sanitary sewer and water main systems in accordance with the City’s standards and at the developer’s sole expense.
9. Variations. There are no proposed variations from City policies or practices.

The Traffic Study

A summary of the traffic study performed by Kenig, Lindgren, O’Hara, Aboona, Inc. of Rosemont is attached. The development will generate 150 two-way vehicle trips during the weekday morning peak hour and 200 two-way trips during the weekday afternoon peak hour. It is estimated that 70 percent of the vehicle trips will approach or depart the site from the south entrance, with the remaining from the north. The study recommends that at the Plank Road intersection with the access road, a northbound left-turn lane and a southbound left-turn lane should be provided on Plank Road and a separate eastbound left-turn lane and a shared through/right-turn lane should be provided on the access roadway. The exiting movements onto Plank Road should be under stop-sign control.

The City staff recommends no occupancy permits for this development until the Lindgren Road re-configuration and Plank Road improvements are complete.

Pace of Development. A spreadsheet depicting the number of allowable permits per year is attached. The spreadsheet places the proposed development in the context of all current developments.

Recommendation

By a vote of 10-0, the Plan Commission voted on August 8 to recommend the Council's approval of this development. The City staff request the Council's approval of the Plan Commission recommendation. As with The Hamlet and Sycamore Creek III developments, the Commons annexation agreement and development plan epitomize good long-term planning in the following ways:

- They are consistent with the City's Comp Plan and Northeast Sub-Area Plan, and all locally-adopted codes and ordinances;
- They promise 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;
- They promise fiscal contributions that will more than make the School District, Park District, Library and City whole.
- They 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.

F. Ordinance No. 2005.47—An Ordinance Annexing the 114.09-Acre Property Located Northwest of the Intersection of Plank Road and Lindgren Road. First and Second Reading.

If the Council approves Ordinance No. 2005.46, the Council's support for the attached ordinance is also requested. This ordinance separately considers the act of annexation for recording purposes.

City Council approval is recommended.

G. Ordinance No. 2005.48—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Freda R. Herst for an Annexation Agreement, Annexation and Rezoning to “R-1” One Family Residence District, Planned Unit Development, “C-1” Neighborhood Business District, and “R-3” Multiple Family Residence District, Planned Unit Development for Property Known as the Herst Farm in the City of Sycamore, Illinois. First and Second Reading.

At their regular Meeting of September 12, the Plan Commission considered a “shell” annexation agreement for the 97.21-acre Freda R. Herst property at the northeast corner of Plank Road and Lindgren Road. Freda Herst is not interested in developing her property at this time, but in the context of recent discussions with City officials concerning the dedication of a realigned Lindgren Road, the impact of such a public improvement on future development of her property naturally arose. Based on the Plan Commission's

favorable direction of August 8, Ms. Herst and her counsel, Robert Krupp, have petitioned to annex their property to the City of Sycamore and to provide for the realignment of Lindgren Road, with certain conditions spelled out in the attached annexation agreement. The salient terms of the agreement are as follows:

- The annexation agreement has a term of 20 years;
- The annexation would provide for the creation of a 14.8-acre neighborhood commercial zoning (“C-1”) district along the realigned Lindgren Road (please see the attached Zoning Exhibit), as well as a transitional 11.20-acre townhouse area (zoned “R-3”) that separates the commercial area from a larger, 71.21-acre single family zoning (“R-1) area to the north and east.
- The realignment of Lindgren Road and a portion of National Street that courses through the Herst property will be completed by B&B Development, at their sole expense. If and when a final plat is approved for any portion of the Herst farm, fifty percent (50%) of the cost of the new Lindgren roadway and that portion of National Street on the Subject Property will be recaptured by B&B Development.
- When warrants exist, traffic signals at the intersection of Plank Road and the realigned Lindgren Road will be installed by B&B Development. If and when a final plat for the Herst farm property is approved, the future developer will be responsible for reimbursing B&B Development for twenty-five percent (25%) of the cost of said signals.
- If and when the residentially-zoned areas of the property develop, the City will be reimbursed at the rate of \$50 per residential unit for upsizing costs associated with the sewer main serving the Herst property and additional properties nearby.
- If and when the Subject Property is developed, the installers of the 18-inch sanitary sewer main serving the property (B&B Development) will recapture a portion of their upfront cost based on the ratio that the estimated additional population bears to the total anticipated population served by the trunk line.
- Whenever any residential development occurs on the Herst property, the impact fees then in effect shall apply, as they may be amended from time to time.
- Any future development shall be reviewed under the City’s planned unit development regulations, as a special use, with all required public hearings.

The cooperation of Freda Herst and her counsel has been constant and constructive. Rather than insist that the City condemn the proposed realigned roadway, they have worked with city officials to provide for the dedication of the necessary land with the understanding that some basic terms can be established for the future development of the Herst farm. As noted above, any future development plan or plats will have to undergo the usual scrutiny brought to such plans and plats by the Plan Commission and City Council.

At the Plan Commission meeting of September 12, the Commission voted 9-0 to recommend the approval of the proposed annexation agreement and rezoning, with the condition that the dedication plat be revised to show a further dedication of about 15 feet along the east frontage of Plank Road for roadway and utility purposes at the request of the County engineer. City Council approval of the Plan Commission recommendation is requested.

H. Ordinance No. 2005.49—An Ordinance Annexing the 97.21-Acre Property Located at the Northeast Corner of the Intersection of Plank Road and Lindgren Road. First and Second Reading.

If the Council approves Ordinance No. 2005.48, the Council’s support for the attached ordinance is also requested. This ordinance separately considers the act of annexation for recording purposes.

City Council approval is recommended.

I. Ordinance No. 2005.50—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Plat of Dedication for a Portion of Lindgren Road, Immediately East of Plank Road. First and Second Reading.

The attached plat of dedication is an exhibit to the Freda R. Herst annexation agreement. It will require separate City Council action. In the Sycamore Creek annexation agreement approved by the City Council in August 2002, the City in conjunction with the County of DeKalb insisted on the realignment of Lindgren Road as part of B&B Development’s preliminary plan to create a safer intersection at Plank Road. The upfront costs associated with such realignment will be borne solely by B&B Development, with a proportion of their upfront costs eventually recaptured from other tributary developments over time. The Sycamore Creek annexation agreement also obligated the City to use its good offices to facilitate the dedication of the necessary right-of-way for roadway and utility purposes. The attached plat describes the area of land within the Freda R. Herst farm that would be dedicated for the realignment of Lindgren Road. It also depicts the intersection of National Street with that realigned roadway. National Street would be one of several principal entrances to the Sycamore Creek residential subdivision, particularly the land dedicated for school purposes.

At the Plan Commission meeting of September 12, the Commission voted 9-0 to recommend this plat of dedication, provided it is revised before recording to show an additional 15 feet of right-of-way on the east side of Plank Road to accommodate future turn lanes. City Council approval of the Plan Commission recommendation is requested. The Council will note that the City also advertised for the vacation of the right-of-way for that portion of Lindgren Road that will be abandoned once the realignment work is completed. A public hearing on this detail was held on September 12, but Council action will be deferred until such time as the realigned roadway is accepted by the City. Otherwise, Ms. Herst would be responsible for the maintenance of the present Lindgren Road that abuts the south boundary of her property until the realigned roadway is completed and accepted.

J. Ordinance No. 2005.51--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Proposed Revision of Article 6.11, “Park, School and Library Contributions,” Section 6.11.3, “School Contributions,” of the Unified Development Ordinance of the City of Sycamore, Illinois. First and Second Reading.

Mayor Mundy’s ad hoc Committee on Growth Management has recommended an increase in both the School and Park impact fees, based on the increase in the average price of an

acre of developed land within the Sycamore city limits since the fees were last revised in the winter of 2004. During its deliberations in the spring of this year, the Committee, which included representatives from local taxing bodies among others, found that if the School impact fees were adjusted upward by about 10.6 percent the fee revenue should keep pace with the likely bond and interest costs associated with the elementary school slated to be opened in 2008-2009. Detached single-family lots of 12,000 square feet are now selling for \$67,000 which computes to a quarter-acre price of \$60,803. In the present school impact fee schedule, a quarter-acre lot is presumed to be \$55,000. The difference is about 10.6%. With the proposed increase of about 11%, and on the safe assumption that City permits will meet or exceed the 2004 total in this calendar year, the school impact fee revenue for 2005 should reach \$667,000, which is the threshold in annual debt service that the School District administration has set for a new 55,000 square foot elementary school on one of the two school sites donated by B&B Development.

Because of the pace of inflation in regional housing prices, the locally-adopted impact fees will continue to be reviewed by the City staff on an annual basis. A copy of the revised UDO passages pertaining to the School impact fee schedule is attached. The chart below shows the difference between the current and proposed schedules (the February 2004 fees are in parenthesis):

TABLE OF FEES				
Per Unit Fee	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Detached Single Family	\$817.00 (\$736)	\$3,269.00 (\$2,947)	\$5,560.00 (\$5,013)	\$4,310.00 (\$3,886)
Attached Single Family	\$774.00 (\$698)	\$1,446.00 (\$1,303)	\$2,949.00 (\$2,659)	
Apartments	\$790.00 (\$713)	\$2,147.00 (\$1,935)		

The Plan Commission voted 8-1 to recommend the Council's approval of this ordinance at their regular meeting on September 12. City Council approval of the Plan Commission recommendation is requested.

It should be noted that no change to the Library fee is recommended at this time. The Library fee is not based on land values. The fee was established in April 2002 to account for the fiscal impact of new residential units on the Library's long-term capital expenditure plan. In calculating the fee, the assumed number of persons per household is multiplied against the per capita spending of the Library to arrive at a fair charge. Assuming an average of 2.7 persons per household (based on the 2000 Census) and an FY06 Library operating budget of \$751,706.00, the Library fee per new home should be \$751,706/12,020 x 2.7 equal to \$168.85 per three-bedroom unit. The present fee is **\$166** per three-bedroom home. The next objective opportunity to adjust the fee will be when the City's special census results are known, and the number of actual residents living in Sycamore can be more accurately known. The special census should be completed in the late winter or early spring.

In 2002, the Library Board identified the purchase of an adjacent lot and the demolition of the former Annex building as its chief capital projects in the near term, with an estimated short-term capital cost of about \$100,000 for the land purchase and demolition. The longer-term capital cost for the erection of an addition to serve, in part, new development areas within the district’s expanding geographic area is undetermined. Since April 2002, the former Annex building has been demolished and the land acquisition cost has been paid off.

K. Ordinance No. 2005.52—An Ordinance Concerning the recommendation of the Plan Commission With Regard to the Proposed Revision of Article 6.11, “Park, School and Library Contributions,” Section 6.11.2, “Park Contributions,” of the Unified Development Ordinance of the City of Sycamore, Illinois. First and Second Reading.

Mayor Mundy’s ad hoc Committee also recommended an increase in the Park District impact fee to conform with the rising cost of local developed land. With the same assumed quarter-acre price of \$60,803 as used in the calculation of the revised School impact fee schedule, the Park fee schedule would be as follows (the February 2005 fees are in parentheses):

Type of Residence	Persons Per Unit*	Impact Fee Per Unit @ \$350/Person (Rounded)
SINGLE FAMILY DETACHED		
One and Two Bedroom	2.017	\$706 (\$635)
Three Bedroom or More	2.899	\$1,015 (\$913)
SINGLE FAMILY ATTACHED		
1 Bedroom	1.193	\$418 (\$376)
2 Bedroom	1.990	\$697 (\$627)
3 Bedroom or More	2.392	\$837 (\$753)
MULTIFAMILY		
Efficiency	1.294	\$453 (\$408)
1 Bedroom	1.758	\$615 (\$554)
2 Bedroom	1.914	\$670 (\$603)
3 Bedroom or More	3.053	\$1,069 (962)
MOBILE HOME		
1 and 2 Bedroom	2	\$700 (\$630)
3 Bedroom or More	3.2	\$1,120 (\$1,008)

*Source: Associated Municipal Consultants, Inc., Naperville, Illinois, 1996. These estimates are identical with the Estimated Ultimate School Population Per Dwelling Unit.

On September 12, the Plan Commission voted 8-1 to recommend this ordinance revision. City Council approval of the Plan Commission recommendation is requested.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of an Engineering Department Report on the Bids for the City's Annual Tree Planting Program.

City Engineer John Brady has solicited bids for the City's fall tree planting program. Under this program, the City pays 50 percent of the cost of furnishing and planting various types of trees approved by the City Engineer. These trees may be planted in the parkway or front yards, with a limit of two trees per property. Orders are taken through the City Clerk's office, which also provides wood lath for property owners to "stake out" the desired tree location(s). The FY06 program has a project budget of \$15,000, with one-half (\$7,500) underwritten by the City's Forestry Program budget (732-8313; 732-8314). The balance of monies in these line items is used to pay private contractors who may be hired to take down larger dangerous trees in the course of a fiscal year, and to remove the stumps.

All orders are subject to the availability of resources. The City Engineer will report on the bid results at the September 19 meeting.

14. APPOINTMENTS

15. ADJOURNMENT