

**SYCAMORE CITY COUNCIL
AGENDA
November 21, 2005**

City Council Committee Meetings

No Meetings are Scheduled

.....

**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 November 7, 2005.
 - B. Payment of the Bills for November 21, 2005.
 - C. Plan Commission Minutes for the Regular Meeting of October 10, 2005.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
- 8. REPORTS OF OFFICERS**
- 9. REPORTS OF STANDING COMMITTEES**
- 10. PUBLIC HEARINGS—None.**
- 11. ORDINANCES**

A. Ordinance No. 2005.60—An Ordinance Replacing Ordinance 2003.65 with a New Framework to Manage the Pace of Residential Growth in the City of Sycamore, Illinois. First and Second Reading.

At the last regular City Council meeting of November 7, the Council reviewed a staff proposal to replace Ordinance 2003.65 and introduce a new regulatory framework to manage the pace of residential growth in Sycamore. The Council unanimously recommended that the City Manager prepare an ordinance to adopt such a framework. The key features of the proposed ordinance are as follows:

1. the elimination of the “bank” of permits that Ordinance 2003.65 allowed the developer to carry permits over from one development year to the next.
2. the establishment of a threshold of January 1, 2010 for the first permits for any future subdivision approvals.
3. a commitment by the Council to review any future annexation agreements with the expectation that the timing and number of permits would conform to the fiscal standard of an average of 250 dwelling units per year.
4. a reduction in the allowable number of permits that can be issued per year, at each threshold in the regulatory schedule.
5. the removal of the confusion pertaining to the subdivision of larger tracts.

The relevant passages from the text of the proposed ordinance are shown below:

Number of Dwelling Units on the Preliminary Plan	Dwelling Units Permitted Per Year	Time Limit Before New Building Permits Are Issued Following Annexation*
0 to 50 dwelling units	No More than 25 per Year	No Time Limit
51 to 100 dwelling units	No More than 30 per Year	One Year
101 to 200 dwelling units	No More than 35 per Year	Two Years
201 to 300 dwelling units	No More than 40 per Year	Three Years
301 to 400 dwelling units	No More than 50 per Year	Four Years
401 to 500 dwelling units	No More than 60 per Year	Five Years
Over 500 dwelling units	No More than 65 per Year	Six Years

*For planned unit developments and all other subdivisions annexed after November 1, 2005, no permits shall be issued until January 1, 2010.

This provision shall apply to planned unit developments and all other subdivisions annexed after November 1, 2005. The annual allowance for the issuance of dwelling unit permits shall commence on January 1 of each year.

In its consideration of new residential annexations after November 1, 2005, the Sycamore City Council will only consider annexation agreements that adjust both the timing and the number of new housing permits in any given year in order to achieve an overall average of 250 dwelling units per year in the City of Sycamore, from 2010 onward.

The City Council may consider a petition for annexation and preliminary plat approval involving less than the full acreage of a tract of 100 or more contiguous acres. However, in order to plan for orderly growth and to discourage the submittal of a series of annexation plats and preliminary plats from the same tract of 100 or more acres, the Council will only consider one additional petition for annexation and preliminary plat approval involving the balance of land in said tract, and such Council action may only occur after five years has elapsed from the approval of the initial development plat. The Council may only waive this provision by a two-thirds vote of the corporate authorities.

City Council approval is recommended.

B. Ordinance No. 2005.61—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Chris Youssi for a Final Plat of Phase Four of the River Edge Condominium Development. First and Second Reading.

Mr. Youssi has requested the City Council’s review of a final plat for the fourth and final phase of his condominium development. The attached plat shows eighteen (18) four-unit buildings for a total of seventy-two, two-bedroom units. The plat also depicts the requisite utility and drainage easements.

At the last regular meeting of the Plan Commission on November 14, the Commission voted to recommend the Council’s approval of this plat by a vote of 9-0. City Council approval of the Plan Commission recommendation is requested.

C. Ordinance No. 2005.62—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Wiseman-Hughes Enterprises for a Final Plat of Unit 3 of the Reston Ponds Planned Unit Development. First and Second Reading.

Wiseman-Hughes Enterprises has petitioned the Council for review of a final plat for the third and final phase of the Reston Ponds planned unit development. The plat depicts 190 single family lots as well as four large retention areas (Lots 403, 404, 406 & 407) and the final portion of the central park (Lot 405).

At the last regular meeting of the Plan Commission on November 14, the Plan Commission voted 9-0 to recommend the Council approval of this plat. City Council approval of the Plan Commission recommendation is requested.

12. RESOLUTIONS

A. Resolution No. 464—Authorizing the Mayor to Sign an Intergovernmental Agreement Recognizing the City of DeKalb as an Administrator of Public Transportation and Downstate Operating Assistance Program Funds.

The City of Sycamore is a member of the metropolitan planning organization (“MPO”) representing DeKalb County, along with the City of DeKalb, the County of DeKalb, the Town of Cortland, NIU and IDOT. As the largest urban area, the City of DeKalb is the lead agency. The MPO was organized in the fall of 2002 and was declared effective by Governor Blagojevich in April 2003. It is both a planning agency and a fiscal agent for the distribution of federal transportation grants in DeKalb County. As with other MPOs, the DeKalb County agency—known as the “DeKalb/Sycamore Area Transportation Study” or DSATS—prepares long-range and short-range plans for transportation improvements that would match local funding with potential federal funding. One part of the MPO’s long-range planning responsibilities is the enhancement of public transit. The attached resolution is a small step toward that end.

In order to facilitate the reimbursement of expenses that the City of DeKalb may incur while improving transit services outside DeKalb's corporate limits, the participating members of the MPO need to pass the attached resolution. The City of DeKalb became eligible to participate in the Downstate Operating Assistance Program ("DOAP") as of July 1, 2005. The DOAP reimburses agencies for up to 55% of their transit operating expenses. In FY06, the City of DeKalb will work with the two transit providers in the DeKalb/Sycamore area—Voluntary Action Center and the Huskie Line—to underwrite more hours of operation, to market their services more assertively to the public, to update scheduling software and hardware, and to pursue more contract agreements with human service agencies that serve persons dependent upon public transit. In subsequent years, assuming the continuing financial support of the DOAP and the Huskie Line, the City of DeKalb will work toward an expansion of the Huskie Line's "green line" to Sycamore.

City Council approval is recommended. Similar resolutions will be considered this month by the County of DeKalb and other participating governmental bodies.

13. CONSIDERATIONS

A. Consideration of the City of Sycamore's Financial Statements for Fiscal Year 2004-2005, Including the Independent Auditor's Report.

Dennis Hildebrandt and his audit team from Siepert & Co., LLP have completed the audited financial statements for the City of Sycamore as of April 30, 2005, along with the independent auditor's report. Several features are noteworthy:

1. As of April 30, 2005 the General Fund cash reserve was \$5,125,993.00, an increase of \$956,887 over the cash balance of \$4,169,106 on April 30, 2004. This balance represents 52% of the budgeted FY06 expenditures (\$9,815,573).
2. The Water Fund ended FY04-05 with an operating surplus of \$814,695.00, a cash reserve of \$2,090,173 and net assets of \$4,383,087.
3. The Sewer Fund ended FY04-05 with an operating surplus of \$440,668.00, a cash reserve of \$4,363,663 and net assets of \$5,232,605.
4. In the Independent Auditor's Report it was noted that the City was in compliance with the guidelines established by the Government Accounting Standards Board (GASB 34) for calculating and depreciating the cost of public improvements, infrastructure, and property in general.

Representatives of the accounting firm of Siepert & Co. will be on hand to answer any Council questions.

B. Consideration of a Progress Report from the Sycamore Park District Regarding Cart Liquor Sales at the Sycamore Golf Course.

Park District Director Dave Peek will be present to provide a report on the impact of liquor sales from a golf cart on the Sycamore Golf course in the summer and fall of 2005. A letter from Mr. Peek summarizing the experience is attached.

C. Consideration of a Closed Session to Discuss Personnel Matters and to Review Closed Session Minutes.

14. APPOINTMENTS

15. ADJOURNMENT