

**SYCAMORE CITY COUNCIL
AGENDA
March 20, 2006**

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 March 6, 2006.**
 - B. Payment of the Bills for March 20, 2006.**
 - C. Plan Commission Minutes for the Meeting of February 13, 2006.**
- 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. 2005.88—An Ordinance Amending Title 8, “Water and Sewer,” Chapter 2, “Water Use and Service,” Section 2, “Connections” of the City Code of the City of Sycamore to Revise the Water Impact Fees. Second Reading.

At the regular Council meeting of March 6, the Council considered the attached ordinance on first reading only. This administration proposal would increase the water impact fee in light of more current unit cost estimates for the capital features for which the fees were intended—namely, wells and storage tanks. According to the terms of the attached ordinance, the water impact fee would increase from \$299 per unit to \$352 per unit.

Why is this increase necessary? If the Council does not extend the corporate boundaries beyond the planning limits in the 2003 Land Use Map, the City will need one well on the north side and another, larger elevated storage tank on the north side to serve the City’s ultimate corporate boundaries. The construction of another elevated storage tank is needed in the short run to maintain optimal water pressure in the north half of the system. The attached ordinance assesses the valuation of the new well and water tower on a cost basis as illustrated below:

Cost of a well:	\$1,750,000 (including new mains, etc.)
Capacity of a well:	864,000 gallons per day (based on 12 hours of run time per day @1,200 gpm)
Cost per gallon:	\$2.02 (vs. \$1.04 in present fee calculation)
Cost per 350 gallons:	\$707 per house (assumes each person uses 100 gallons a day and the IEPA standard of 3.5 persons per household)
Cost of an Elevated Tank:	\$3,000,000 (including connecting mains)
Capacity of Elevated Tank:	\$2,000,000 gallons
Cost per gallon:	\$1.50 (vs. \$1.60 at in present fee calculation)
Cost per 350 gallons	\$525 per house (again, assumes each person generates 100 gallons of treatable water per day and the IEPA standard of 3.5 persons per house)
Total Water Impact:	\$1,232

To implement a fee level that will underwrite these capital improvements, the cost per unit needs to be changed from \$299 to \$352 (+17.7%).

City Council approval is recommended.

B. Ordinance No. 2005.89—An Ordinance Amending Title 8, “Water and Sewer,” Chapter 4, “Sewer Use and Service,” Section 2, “Sewer Connection Charges,” Subsection C, “Connection Fees and Unit Charges for Sewage Treatment Plant,” of the City Code of the City of Sycamore to Revise the Sewer Impact Fee. Second Reading.

At the regular City Council meeting of March 6, the Council also considered an ordinance on first reading to increase the sewer connection fee based on more current unit cost estimates for any treatment plant expansion. Based on industry estimates and the IEPA standard of 3.5 persons per household, it was assumed in 2002 that new treatment capacity

could be built at about \$5.00 per gallon. Assuming a consumption rate of 350 gallons per day, the resulting fee was \$1,750.00. In 2002 the capacity in use was about 55%, based on IEPA guidelines, which was an increase of about 21% over the 45.5 percent in use in 1994.

Today, about 67% of the treatment plant capacity is in use, on average, over the calendar year. The key capital facility remains the treatment plant. The impact of new development is still gauged by the need for additional treatment capacity. The IEPA still employs the standard of 3.5 persons per household for the purpose of calculating water and sewer use. Whatever household standard we may believe is justified based on local demographic studies, the IEPA will use the standard of 3.5 persons when we present the agency with any expansion plans.

Based on the preliminary findings of the City's consultant, McMahon Associates, and the report presented to the City Council by Tim Bronn of McMahon Associates on December 19, 2005, the cost of treatment in today's dollars has increased to \$6.30 per gallon. If the connection charge was adjusted to this cost, the charge per unit would increase from \$500 per person to \$630. The resulting sewer impact fee would be \$2,205 or an increase of \$455 (26% over the current fee of \$1,750 per new housing unit).

The attached ordinance would increase the sewer impact fee to \$630 per "unit" or person. City Council approval is recommended.

C. Ordinance No. 2005.90— An Ordinance Amending Title 3, "Business and License Regulation," Chapter 2, "Liquor Control," of the City Code of the City of Sycamore Update and Modernize the Liquor Code in the City of Sycamore, Illinois. Second Reading.

This ordinance was considered on first reading on March 6. Mayor Mundy has proposed a number of changes to the City's liquor code to update its language and application. The attached ordinance would revise the code as follows:

- The archaic prohibition of dancing in a licensed establishment will be removed.
- The liquor district will be eliminated. Presently, each time a new license is issued the liquor district's boundaries must be changed. Since licenses can only be issued for locations that conform with the City's zoning regulations for such business, and since the proposed revision retains the prohibition of licenses within 100 feet of any church, school, hospital, etc., the purpose of a liquor "district" appears to be no longer relevant.
- Licensees or their managers would no longer be required to be residents. Although a convenience, this restriction has never been a determining factor in defining the integrity of the business operation. Moreover, it could discourage new business from relocating to Sycamore from another community.

City Council approval is recommended.

D. Ordinance No. 2005.91—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Proposed Amendment to the Comprehensive Plan Involving a Sub-Area Plan for the Area Located at the Eastern Edge of

Sycamore’s Corporate Limits and Being in the General Vicinity of Illinois Route 64 and Airport Road and the Surrounding Area. First and Second Reading.

At the last regular meeting of the Plan Commission on March 13, the Commission conducted a hearing on a fourth draft of a sub-area plan for the 675 acres extending north, south, and east of the intersection of Airport Road and East State Street. The proposed draft presented the following features:

- A pulling back of the City’s east “edge” from Lovell Road to the section line roughly between Lovell Road and Airport Road;
- Clarification of the south terminus of the re-aligned Airport Road north of the bridge over the East Branch of the Kishwaukee River;
- An extension of commercial uses south of the former State Street Motors to the proposed subdivision road that aligns with the entrance to the Sycamore Park;
- A buffer area of “green space” whose north boundary was the park entrance and whose south boundary was the north tree line of the Carls farmstead. This buffer extended easterly from the present Airport Road to the re-aligned Airport Road.
- The alignment of Hillside Road (serving the 10-lot Swanson’s subdivision) and the proposed entrance to the ORI area east of the present Airport Road.

The hearing was well-attended and testimony was heard from a number of residents of the two small County subdivisions at the south end of the plan area.

The revised plan that the Commission considered had the following intended land uses:

Land Use	Acres
Office, Research, Industrial	250
Mixed-Use Commercial	205
Open Space	115
Commercial	85
Residential	20
Total	675

The Commission voted 7-2 (with Lewis abstaining) to recommend the Council’s approval of this sub-area plan. City Council approval of the Plan Commission recommendation is requested.

E. Ordinance No. 2005.92—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Jeff Bridge to Change the Zoning at 456, 502-504, 524 and 530 North Main Street from “M-2” Heavy Manufacturing to “C-3” Highway Business District in the City of Sycamore, Illinois. First and Second Reading.

Mr. Bridge owns the properties at 456, 502-504, 524 and 530 North Main Street. As the Council is aware, these properties have long been dedicated to commercial uses of one sort or another. In addition, it has been the City Council’s intention to maintain commercial as opposed to industrial uses along this corridor. In this context, the current heavy industrial zoning is an anomaly that conformed to the railroad-related uses that grew up in the early

twentieth century. Mr. Bridge's proposal seems only logical in terms of present uses and future intended uses.

The Plan Commission considered this rezoning proposal on March 13 and recommended the Council's approval by a unanimous vote of 10-0. City Council approval of the Plan Commission recommendation is requested.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of the Preliminary FY2006-2007 City Budget.

The City Manager has distributed copies of the proposed FY2006-2007 City Budget to the City Council. A special thanks is owed the City Clerk's office for duplicating the proposed budget document. Copies will also be distributed to the media and a copy will be placed in the reference section of the Sycamore Library where it will be on record for interested citizens to review.

The proposed FY2006-2007 City Budget will simply be received and filed on March 20. A special Council Finance Committee workshop will be convened at 7:00 p.m. in the Council Chambers on Wednesday, March 22 to review the budget document. All Council members are welcome to attend and participate as in previous years. On March 22 the General Fund departments will be reviewed as well as the Water Department and Treatment Plant budgets. The City's department heads will be on hand to assist the City Manager in this review. If these operational departments are covered to the Council's satisfaction on March 22, the Committee may wish to review the special and capital funds, and possibly the bond funds. If time does not permit the full review of the special, capital and bond funds on March 22, the Committee will need to conclude its work on another date to be determined. A public hearing on the proposed budget, which may be revised following the Finance Committee workshops, will be held on Monday, April 3 and action on the budget will be recommended on Monday, April 17.

B. Consideration of an Administration Request for a Closed Session to Discuss Personnel Matters and Collective Bargaining.

14. APPOINTMENTS

15. ADJOURNMENT