

**SYCAMORE CITY COUNCIL**  
**AGENDA**  
**May 15, 2006**

**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 May 1, 2006.
  - B.** Approval of the Minutes for the Special City Council Meeting of April 24, 2006.
  - C.** Payment of the Bills for May 15, 2006.
  - D.** Annual Report of the Sycamore Fire and Police Commission.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
  - A.** Introduction of Eagle Scouts Andrew Funkhouser, Garret Shear, and John Windleborn.
  - B.** Proclamation Declaring the Week of May 21, 2006 through May 27, 2006 National Public Works Week in the City of Sycamore.
  - C.** Recognition of Sharon Anderson on the occasion of her promotion to the position of Police Sergeant.
  - D.** Introduction of new Police Officer Rudi Zeigler.
- 8. REPORTS OF OFFICERS**

**9. REPORTS OF STANDING COMMITTEES**

**10. PUBLIC HEARINGS--None**

**11. ORDINANCES**

**A. Ordinance No. 2006.05—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from First Rockford Group and National Bank & Trust Company, Trust No. 40-465200 for Final Plat No. 1 for the Sycamore Crossings Planned Unit Development in the City of Sycamore, Illinois. First and Second Reading.**

On February 6, 2006 the Sycamore City Council approved the annexation agreement, preliminary plan, annexation and zoning of the “Sycamore Crossings” planned unit development. During the Council discussion of the project, the developer, First Rockford Group, detailed its intentions for the first final plat, which was to include all of the residentially-zoned area at the west end of the property as well as commercially-zoned lots south of the Sarah Drive extension to a point about 1,400 feet from the common property line with the Grandview Townhouse Association. The attached plat depicts such a general configuration.

The Council will recall that one of the concerns addressed by the developer during the annexation process was the screening of the adjacent townhomes to the south. The annexation agreement addressed these concerns as follows:

- a. The Developer and Owner shall provide a landscaped berm and eight-foot fence along the property line separating the commercially-zoned portion of the property and the residential (townhouse) property to the south. The berm shall be constructed within 120 days from the start of the mass earthwork for the residentially-zoned portion of the Property. The fence and landscaping for the berm shall commence within 30 days of the issuance of the first building permit for a commercial building on any portion of the commercial property, excluding construction on the 5.254 acres within the commercial lot identified as Lot 50 on Exhibit B within Phase I that begins at Sarah Drive and stretches southward along the Peace Road frontage to a point approximately 1,400 feet distant from the center of the fence line.
- b. The Developer and owner shall provide an eight-foot fence, consisting of alternating board-on-board construction with gaps of 1-1/2 inches or less, along the property line separating the two-family zoning and the residential property to the south. This fence shall be installed at the same time that the fence is installed along the property line that separates the commercially-zoned portion of the Property and the townhouses to the south.

According to these terms, no landscaping or fencing would be required with this final plat, but would be required with any subsequent final plats.

The Plan Commission reviewed the attached plat at its regular meeting on May 8 and recommended the Council’s approval by a vote of 10-0. City Council approval of the Plan Commission recommendation is requested.

**12. RESOLUTIONS**

**A. Resolution No. 471—Authorizing the Mayor to Execute an Easement Agreement Between the City of Sycamore and Sycamore Family Sports for Public Sidewalk Construction.**

A public sidewalk stretching along the north side of IL Route 64, adjacent to the Sycamore Family Sports complex, was included in the 2005 sidewalk replacement program but design considerations postponed this portion of the program until the spring of 2006. After discussions with IDOT, it is clear that there is insufficient room within the public right-of-way to install the five-foot wide sidewalk while maintaining the drainage ditch's function. The owner of the sports complex, Joe Manczko, has agreed to grant a ten-foot permanent sidewalk easement along the south boundary of his property for the nominal sum of \$10.00. With the approval of this easement, construction can begin.

City Council approval is recommended.

**13. CONSIDERATIONS**

**A. Consideration of a Request from the Sycamore Chamber of Commerce to Reserve City Parking Lot #1 for the Farmer's Market.**

As in 2005, the Sycamore Chamber of Commerce requests the Council's permission to use City Lot #1 (the former Henderson lot) to conduct the popular Sunday afternoon "Farmers Market" this summer, beginning on Sunday, June 4 and ending on Sunday, September 24. Discover Sycamore coordinator Kayte Hamel will be on hand to describe this event and other planned Chamber events for the months ahead.

City Council approval is recommended.

**B. Consideration of a Presentation by Carolyn Grieves of Baxter & Woodman of the Water Distribution Model Recently Completed for the City of Sycamore.**

The engineering consulting firm Baxter & Woodman recently completed a "water distribution model" to identify water flows and pressures at key points in Sycamore's system. Such a model more clearly identifies both the strengths and the deficiencies of the system today, and will help the city staff assess the potential impact of future demands on the water system, whatever the type of use. Carolyn Grieves, the firm's consulting engineer who worked with the Water department on this study, will be on hand to review the results with the Council and answer any questions.

**14. APPOINTMENTS**

**15. ADJOURNMENT**