

**SYCAMORE CITY COUNCIL**  
**AGENDA**  
**June 5, 2006**

**City Council Committee Meetings**  
**6:15 P.M.**

**MEETING OF THE FINANCE COMMITTEE.** The Finance Committee will meet to review the grant applications under the “Community Development Grant Program.” The members of the Finance Committee include the chair, Alderman Alan Bauer, along with Alderman Chuck Stowe, Alderman Pete Paulsen, and Alderman Barbara Leach.

The Community Development Grant Program guidelines were reviewed and amended at the Council meeting on May 1, 2006. Following the May 1 meeting, the City Manager prepared a revised set of guidelines per the Council’s suggestions and distributed packets to community agencies that had previously expressed interest. In addition, a call for applications was published in a local newspaper. Grant applications were due on May 30, 2006.

If the Committee has not reached a consensus behind a recommendation for the allocation of up to \$10,000 in grant assistance and needs more time to deliberate, the Committee’s consideration of this matter may be continued until the June 19 Council meeting. If the Committee has reached a consensus, committee chair Alan Bauer will review the Committee’s work and pass along its recommendations.

Copies of the grant applications are appended to this agenda. The applicants, in alphabetical order, are:

- American Red Cross, DeKalb County Chapter. Request: \$10,000;
- DeKalb County Economic Development Corporation (DCEDC): Request: \$5,000;
- Taking Animals Into Loving Shelter (T.A.I.L.S.) Request: \$5,000;
- Voluntary Action Center (VAC): Request: \$7,000.

A brief summary of each request follows:

1. American Red Cross. The DeKalb County Chapter has requested \$10,000 to augment its emergency housing and food budget for county-wide disasters. The agency’s annual budget is \$166,346. This agency has not previously received municipal grants from the City of Sycamore.

2. DeKalb County Economic Development Corporation. DCEDC has requested \$5,000 to enhance its marketing to attract industrial firms to the area. The not-for-profit agency has an annual budget of \$247,000. The City of Sycamore has contributed to the annual attraction efforts of DCEDC since its inception in 1988 and has allocated \$10,000 to date in FY07. A grant increase would be dedicated to the development of new written brochures to feature DeKalb County sites, including new Sycamore industrial and commercial sites such as the evolving Krpan industrial park layout centered on the new Oakland Drive extension.

3. T.A.I.L.S. TAILS has requested \$5,000 to enhance its funding of veterinary services for animals adopted into Sycamore homes. The agency’s annual budget is \$470,000. It has not previously received city funding.

4. Voluntary Action Center. VAC has requested \$7,000 to augment its new flexible route bus service to Sycamore, which is slated to begin in the fall of this year. The agency’s annual budget is \$1,243,100. VAC has received city funding for over twelve years and has already received \$17,000 in FY07. A grant increase will specifically help finance “route deviations” to serve Sycamore residents on an as-needed basis.

Detailed information about the various grant requests is appended to this agenda. Finance Committee direction is requested.

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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 May 15, 2006.
  - B. Payment of the Bills for June 5, 2006.
  - C. Zoning Board of Appeals Minutes for the Meeting of September 27, 2005.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
  - A. The Sycamore Economic Development Commission will present Jesus Romero, proprietor of TAXCO Restaurant at 223 W. State Street, who will summarize the charitable results of the recent Cinco de Mayo Event in downtown Sycamore.
  - B. Proclamation Declaring 2006 the “Year of the Museum” in the City of Sycamore.

- C. Recognition of the Graduates of the Fire Department’s Three-Year Internship program: Ryan Gustafson, Adam Honiotes, and John Pink.
- D. Introduction of the Class of 2009 Fire Department Interns: Mike Hardesty, Sean Warren and Ian Wheeler.

**8. REPORTS OF OFFICERS**

**9. REPORTS OF STANDING COMMITTEES**

**10. PUBLIC HEARINGS--None**

**11. ORDINANCES**

**A. Ordinance No. 2006.06—An Ordinance Concerning the Recommendation of the Zoning Board of Appeals With Regard to the Petition of Fasco Mills of 410 N. Main Street for a Variance from Section 6.5.2.H.2a of the Vertical Standards of the Unified Development Ordinance. First and Second Reading.**

On Tuesday, May 23, the Zoning Board of Appeals considered a variance request from Fasco Mills which is the owner of the grain storage facilities at 410 North Main Street. The petition requested an allowance for a grain “leg” with a height of 133 feet for the filling and emptying of two new grain bins. There is presently a “leg” of approximately the same height serving two existing bins on the site. This complex can be more easily viewed from Page Street. The petitioner requests relief from the height requirements in Article 6.5.2.H.2.a of the Unified Development Ordinance.

The Zoning Board reasoned that the de facto height standard for this business parcel was established with the erection of the first grain leg years ago, and that the proposed addition would be installed in a location that would not markedly change the visual landscape or alter the essential character of this industrial-zoned area. By a vote of 5-0, the Board recommended the Council’s approval of this variance request. City Council approval of the Zoning Board recommendation is requested.

**B. Ordinance No. 2006.07—An Ordinance Ascertaining the Prevailing Wages for Public Works in the City of Sycamore, Illinois. First and Second Reading.**

By July 1 of each year the City must adopt the prevailing wage rate schedule for public works projects within the City’s corporate limits. The attached ordinance and schedule satisfy this state statutory requirement.

City Council approval is recommended.

**C. Ordinance No. 2006.08—An Ordinance Requesting the Permission of the Illinois Department of Transportation to Close Illinois Route 64 from Main Street to Sacramento Street from 6:00 A.M. Until 4:00 P.M. on July 30, 2006 to Allow for the “Turning Back Time” Car Show in the City of Sycamore, Illinois. First and Second Reading.**

For the seventh consecutive year, the organizers of the “Turning Back Time” car show have requested the closing of Illinois Route 64 from Main Street to Sacramento Street from

6:00 a.m. to 4:00 p.m. on Sunday, July 30, for the annual car show, principally coordinated by Chuck Criswell of Chuck's Auto in Sycamore. As in previous years, the car show will feature a variety of vendors, antique cars, and some musical entertainment and should be well-attended. The event organizers expect over 1,000 vehicles this year.

City Council approval is recommended.

**D. Ordinance No. 2006.09—An Ordinance Amending Title 8: Chapter 2: “Water Use And Service,” Section 8-2-2, “Connections,” To Prohibit The Installation Or Use Of Private Potable Water Supply Wells And To Prohibit Completely The Use Of Groundwater As A Potable Water Supply By The Use Of Potable Water Supply Wells Or Any Other Method In Specific Areas Of The City Of Sycamore, Illinois. First and Second Reading.**

In cooperation with the Illinois Environmental Protection Agency (IEPA), BP Amoco, and several propertyowners in the 100 block of West State Street, some important understandings have been reached to assure that subsoil contamination originating in the vicinity of a long-closed automobile service station will not migrate to any City-owned water supply wells. The area in question is the former Amoco site at State and Main, where leaking underground storage tanks were removed and where contaminated soil was also removed. At the time of the removal of the tanks and surrounding subsoil, monitoring wells were installed. These wells have revealed traces of certain chemicals that pose no risk except or unless the City was to authorize the re-opening of its Well No. 1 in the adjacent alley. The well was properly abandoned under City and IEPA supervision with financing from BP Amoco in the past few months. The attached ordinance basically affirms that the area in question will be added to the areas where, under ordinance, no water supply wells may ever be drilled and made operational.

City Council approval is recommended.

**12. RESOLUTIONS--None**

**13. CONSIDERATIONS**

**A. Consideration of a Finance Committee Recommendation Regarding the Community Development Grant Program.**

The Finance Committee will meet at 6:15 p.m. to review the applications for grant assistance under the new Community Development Grant Program. The program was conceived during the recent budget process and the guidelines (see attached) were reviewed and amended at the Council meeting on May 1, 2006. Following the May 1 meeting, the City Manager prepared a revised set of guidelines per the Council's suggestions and distributed packets to community agencies that had previously expressed interest. In addition, an announcement of the call for applications was published in a local newspaper. Grant applications were due on May 30, 2006.

If the Committee has not reached a consensus behind a recommendation for the allocation of up to \$10,000 in grant assistance and needs more time to deliberate, the Committee's consideration of this matter may be continued until the June 19 Council meeting. If the

Committee has reached a consensus, committee chair Alan Bauer will review the Committee's work and pass along its recommendations.

**B. Consideration of an Administration Recommendation to Award a Contract for a Replacement Vehicle for the Building & Zoning Department.**

Lyle Doty has advertised for bids for the replacement of a 1997 Chevy Blazer which was used at the time of its purchase in 2001. The bid specifications called for a used, 4x4, four-door, six-cylinder SUV with a maximum of 30,000 miles.

Bids were received on May 26. Lyle Doty opened the bids and has prepared the attached tabulation. The lowest local bid was presented by Countryside Wheels of Sycamore. City Council approval of the Countryside bid is recommended.

**C. Consideration of an Administration Recommendation to Award the Contract for Improvements at Wells 6 & 8 to Mike Long Construction.**

At a special Council meeting on April 24, the Council accepted the bid of Mike Long Construction for additions to Wells 6 & 8 to accommodate the installation of radium removal systems. The low bid from Mike Long Construction was \$1,320,000. With a City contingency of 3%, the estimated project cost was \$1,359,600. In anticipation of a loan commitment from the Illinois Environmental Protection Agency based on a 2003 commitment (and based on 2003 estimates of cost), the Council opted to fund the 'gap' between the expected loan and the estimated project cost from the Water Fund reserve, rather than delay the improvements by re-applying for a new loan commitment and risking the possibility that the IEPA might require higher user charges to fund the loan. On May 1, the Council amended the FY06 budget to allocate \$309,600 from the Water Fund reserve to the 2003 EPA Loan Fund (Fund 25). On May 31, the City received written confirmation that the IEPA had approved a loan of \$1,024,417 which is short of the expected commitment but sufficient to cover the actual contract costs and most of the City's contingency.

With the funding secured, it is appropriate to award the contract and proceed with the installation of the improvements. City Council authorization to execute a contract with Mike Long Construction is recommended.

**D. Consideration of an Administration Recommendation for a Workshop to Discuss a Possible Development Agreement to Promote the Commercial Development of the 20.55 Acre Parcel at the Southwest Corner of the Intersection Peace Road, Plank Road and Illinois Rt. 23.**

Location Finders International (LFI), the present owner of the 20.55-acre parcel at the southwest corner of Peace, Plank and Illinois Rt. 23 and Jewel Food Stores, Inc.--the intended developer of slightly less than half of that site--have requested a special Council workshop for the purpose of hearing their proposals for a revenue-sharing arrangement to promote the commercial development of the parcel. The City Manager has proposed the usual Council meeting dates for such a meeting but the private parties have conflicts on these dates in June and July. To afford a more timely review, the alternative of a special workshop session has been proposed. The proposed dates are as follows:

Wednesday, June 14  
Tuesday, June 20  
Wednesday, June 21

June 12 is a Plan Commission meeting night which conflicts with the City staff's ability to attend a special Council meeting on that night.

The City Council's support is recommended to afford an opportunity for dialogue with all Council members, the private parties, and the interested public. Once a date is chosen, a detailed background of incentive options can be prepared and distributed for review.

**E. Consideration of an Administration Request to Hold a Closed Session to Discuss Closed Session Minutes.**

- 14. OTHER NEW BUSINESS**
- 15. APPOINTMENTS**
- 16. ADJOURNMENT**