
SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF MARCH 20, 2006

ROLL CALL

Mayor Ken Mundy called the meeting to order and Clerk Candy Smith called the roll. Those Alderpersons present were: Grace Adee, Alan Bauer, Terry Kessler, Darren Knuth, Barbara Leach, Cheryl Maness, Pete Paulsen, and Chuck Stowe.

INVOCATION

Mayor Mundy asked for a moment of silent reflection.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mayor Mundy removed Closed Session from the agenda.

Motion

Aldersperson Leach moved to approve the agenda with the removal of the Closed Session and Aldersperson Maness seconded the motion.

Voice Vote

Mayor Mundy called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 8 - 0.

AUDIENCE TO VISITORS

Scott Short, 1742 Briggs St., said he was confused why proponents of the Real Estate Transfer Tax claim the only alternative is higher property taxes. He suggested putting pressure on the developers. He said they should give the full \$3,000 voluntary contribution.

Jim Stoddard, 2045 Aberdeen Ct., said he represents the Carls family and they are pleased there has been some recognition of rights of property owners in the sub-area plan, but are still concerned about the part of the property designated green space.

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 in the amount of \$1,843,792.43.
- C. Plan Commission Minutes for the Meeting of February 13, 2006.

Motion

Aldersperson Bauer moved to approve the Consent Agenda and Aldersperson Leach seconded the motion.

Voice Vote

Mayor Mundy called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 8 - 0.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

Alderson Stowe said he always appreciates phone calls and comments from the public. He said he received an anonymous letter and just wanted people to know that he stands behind his statements and he expects others to stand behind theirs and he will not read anonymous mail.

Alderson Paulsen thanked Mr. Nicklas and staff for addressing some Ward 2 parking and speeding issues. He said the new park in Maple Terrace is a unique space in the middle of town the Soil & Conservation District is recognizing it as an urban conservation project at a dinner Friday night.

Alderson Knuth said there would be a benefit April 29 for Sarah Trump, a 10-year-old local girl, suffering with cancer.

Mayor Mundy said lately he has enjoyed spending time with classes at the elementary schools. He also acknowledged Pay-It-Forward House celebrating their first year anniversary.

Mayor Mundy introduced Chamber of Commerce Executive Director Rose Trembl to introduce Ann Lindahl to talk about her business Celebration Events.

Ann Lindahl said she started her business in 2000 solely planning weddings and has branched out to planning anniversaries, family reunions, and business events. She said she meets with clients and listens to their ideas. She said her job is to take the stress off the party giver by taking care of the details. She said that Celebration Events helps their clients be successful with their events.

REPORT OF OFFICERS

Manager – Bill Nicklas thanked John Brady, Don Thomas and Fred Busse for their help with the Ward 2 Exchange Street issues. He said he had prepared copies of a Q & A regarding the Real Estate Transfer Fee that were in the back of the room.

Engineer – John Brady said that Wells 6 & 8 were out to bid and they are due April 13, 2006.

Building & Zoning – Lyle Doty – no report

Fire Chief – Bill Riddle said they would be preparing press releases about tornado season. He said the sirens are maintained and working and those are for those who are outside. He said indoors the public might want to invest in weather radios.

Treasurer/Asst. City Manager – Brian Gregory said the treasurer's report through February which is at about 83% benchmark with revenues about 92% and expenditures at 79%. He reported receiving the first reimbursement for our efforts with Hurricane Katrina.

Public Works Supt. – Fred Busse said they will be working on a retaining wall of Martin's ditch and will close Cottage Row in that area during the day.

Water Supt. – Ebe Smith reported the abandonment of Well #1 started earlier in the week. He said part of the well is caved in and once that is removed abandonment will proceed.

Police Chief – Don Thomas said he attended a summit with federal and state officials on the avian flu. He said it is believed that within the next 6 months the flu in birds will come to the U.S. and some bird handlers might get sick. He said if it evolves into a person-to-person flu it may cause a pandemic. He said the federal government is figuring out what they are supposed to do and both state and federal governments are telling

the local governments that they will have to take care of themselves. He said the flu is being talked about and prepared for.

REPORT OF STANDING COMMITTEES

Finance – Chairperson Alan Bauer said a Finance Meeting hopefully attended by the whole Council to review the budget is scheduled for Wednesday night at 7:00.

Ordinance –no report

Police & Fire – no report

Sewer & Water – no report

Streets & Walks – no report

PUBLIC HEARING - None

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.

City Manager Nicklas said this was discussed earlier as a consideration and as a first reading last meeting and nothing has changed from the draft ordinance considered. He said he received a communication from the DeKalb County Building and Development Association opposing this increase.

Motion

Aldersperson Maness moved to approve Ordinance 2005.88 and Aldersperson Stowe seconded the motion.

Aldersperson Kessler said the details on how the increases were arrived at are worth noting. She said the numbers are based on needs and costs.

Aldersperson Bauer said this is an impact fee and does not affect those currently connected to the system.

Voice Vote

Mayor Mundy called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 8 - 0.

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.

City Manager Nicklas explained the increase is based on recent assessment provided by an independent consultant who is working on the treatment plant facility plan.

Motion

Aldersperson Maness moved to approve Ordinance 2005.89 and Aldersperson Kessler seconded the motion.

Voice Vote

Mayor Mundy called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 8 - 0.

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.

Mayor Mundy explained at the last meeting there was some language concerning the 100-foot rule and it has since been clarified.

City Attorney Foster said Alderperson Stowe pointed out that there was some incomprehensible language and they have redrafted that to make it clear.

Motion

Aldersperson Leach moved to approve Ordinance 2005.90 and Aldersperson Stowe seconded the motion.

Voice Vote

Mayor Mundy called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 8 - 0.

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.

City Manager Nicklas said the need for a sub-area plan arose when a developer who was focusing on senior housing with 800 units in the area north of Old State Road. He said one issue was transportation to and from the development because one access was the Old State Road-Route 64-Airport Road intersection. He said that was the catalyst for a more detailed plan for that area of the City’s planning area. He said the revised plan has the following intended land uses:

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

He explained other features of the proposed plan were as follows:

- 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 line of the “Swanson’s Airport Subdivision.” 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.

Aldersperson Leach said she thought the mixed-use area looked the same size as the commercial use area.

Mayor Mundy said because of the 3 roadways a lot has to happen to get order at the intersection. He said the County's latest comment was that the Airport Road would be 60 to 70% development driven.

Mr. Nicklas said County Highway Engineer Lorence said there is no funding for the extension of Airport Road from the river to the south up through the intersection to the north. He said the senior housing developer said the road improvements were not cost effective and he said it would be hard to prove the public benefit of the improvement to spend public funds.

Aldersperson Bauer asked why there was green space between Route 64 and the commercial zoning.

Mr. Nicklas said the mapper was suggesting a gateway at the east entrance and said it was slightly exaggerated on the map.

Aldersperson Bauer said he liked the realignment of Old State Road and said he could envision commercial zoning north of Old State Road. He said that mixed-use zoning lends itself to residential. Mr. Bauer also said he thought it seemed like a large ORI designation.

Mr. Nicklas suggested that once the Bethany Road corridor is built out we would be out of that type of zoning space. He said if they are rigorous about the intent of mixed-use they could use language to focus on the intent of the uses.

Aldersperson Leach expressed concern that mixed-use could become a mass of townhouses.

Aldersperson Stowe said they need to make sure mixed-use does not become residential. He said he liked the green space between the two Airport Roads. He said he would like this to remain on first reading in order to take another two weeks to study the map.

Aldersperson Knuth asked if the existing County residential would remain county.

Manager Nicklas said it would remain County.

Aldersperson Knuth asked why the Airport Road extension was starting so far south.

Mr. Nicklas said it was designed to straighten out some of the curves.

Aldersperson Knuth asked if the old Airport Road would still be used.

Mr. Nicklas said it would serve the existing homes and businesses.

Aldersperson Maness explained that the County Engineer said that no right-of-way has been purchased. She said it could still move further east because there is talk at the State of an additional interchange. She said some Plan Commissioners wanted to give the Park District a limited number of years to purchase the green space before it would be rezone commercial or residential. She said this is a plan and a starting point for this area.

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.

City Manager Nicklas explained that these properties have long been dedicated to commercial uses and it has been the City's intention to maintain commercial as opposed to industrial uses along the corridor.

Motion

Aldersperson Maness moved to hear Ordinance 2005.92 on first and second reading and Aldersperson Stowe seconded the motion.

Voice Vote

Mayor Mundy called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 8 - 0.

Motion

Aldersperson Stowe moved to approve Ordinance 2005.92 and Aldersperson Paulsen seconded the motion.

Mayor Mundy said that Mr. Bridge is responsible for making that part of town look much better.

Voice Vote

Mayor Mundy called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 8 - 0.

RESOLUTIONS - None

CONSIDERATIONS

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

City Manager Nicklas said the review is scheduled for March 22, 2006 at 7:00 p.m. and the department heads will be in attendance.

APPOINTMENTS - None

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 8:04 p.m. and Aldersperson Knuth seconded the motion.

Voice Vote

Mayor Mundy called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 8 - 0.

Approve:

Mayor - Ken Mundy

Attest:

City Clerk – Candy Smith