
SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF AUGUST 21, 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, Barbara Leach, Cheryl Maness, Pete Paulsen, and Chuck Stowe. Alderperson Darren Knuth was absent.

INVOCATION

Deacon Chuck Ridulph of the Senior Christian Ministry Program gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion

Alderperson Leach moved to approve the agenda and Alderperson Adee seconded the motion.

Voice vote

Mayor Mundy called for a voice vote to approve the motion. All Alderpersons voted aye. Motion carried 7 - 0.

AUDIENCE TO VISITORS

Mike Liszka, 470 Lincolnshire, said there are two items on the agenda regarding dilapidated housing and expressed concern that Sycamore is allowing the owners to let the buildings become dilapidated in order to get the kind of building they want. He also said he appreciated the City looking at the fact that street are too narrow for emergency vehicles in Ward One and suggested inventorying the whole town to see which streets need restricted parking.

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of August 7, 2006.
- B. Payment of the Bills for August 21, 2006 in the amount of \$176,506.75.
- C. Plan Commission Minutes for the Meeting of July 10, 2006.

Motion

Alderperson Bauer moved to approve the Consent Agenda and Alderperson Maness seconded the motion.

Voice vote

Mayor Mundy called for a voice vote to approve the motion. All Alderpersons voted aye. Motion carried 7 - 0.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

Alderperson Kessler thanked Electrical Inspector Dennis Winclawski for writing a letter to bring a resident's house into compliance with City ordinances. Ms. Kessler said she had the privilege of going on a ride along with the Sycamore Police Department. She thanked Lt. Darrell Johnson for setting it up and Sgt. Rod Swartzendruber for allowing her to ride with him. She said the police officers really look out for the betterment of Sycamore.

Mayor Mundy said that school will start this week and urged drivers to slow down and drive defensively.

- A. Presentation of Letters of Commendation to Police Officers Steve Elbrecht, Marshall Flynn and Steve Watry, as well as Firefighter/Paramedic Dan Marcinkowski, and Paid-On-Call Firefighters Dustin Ruby, Gene Listy, John Swedberg, and George Spartz for their meritorious service at the fire scene on Sandberg Drive on the morning of August 1, 2006.

Assistant Fire Chief Mark Kessler presented the Letter of Commendation in Fire Chief Bill Riddle's absence.

- B. Sycamore Economic Development Commission member Rose Trembl will introduce Ken Hirschbein of Hirschbein Trophies and Engravables, who will describe his firm's products and services.

Ken and Ann Hirschbein said they are a destination business that brings potential shoppers from a 40-mile radius. He said they provide trophies, awards, plaques for schools, sporting events, service organizations, municipalities, state and county fairs, corporations, jewelers, dog shows, festivals, parades, and endowment memorials. Ann Hirschbein said they also sell name badges, baby items, wedding gifts, picture frames, clocks, gavels, and gift items. Ken said their business features 2 computerized engravers, 3 pantograph hand engravers and a color fusion system. He said in 2007 they will celebrate their 25th year in business and last year they moved to a location that tripled their size. He said they moved to Sycamore because of the small town atmosphere and the school district's reputation and they have volunteered with several organizations.

- C. Presentation by R.A.M.P. (Regional Access & Mobilization Project, Inc.) representatives regarding the not-for-profit agency's mission and services.

Tim Ashcraft, Personal Services Coordinator, said he was joined by Services Manager Gracie Warren to present on behalf of R.A.M.P. Mr. Ashcraft said that R.A.M.P. is a center for independent living that advocates for people with disabilities, provides peer support, and provides independent living skills training.

Gracie Warren said they will be holding their 6th annual Wheelathon September 30, 2006 at 11:00 a.m. at the R.A.M.P. office. She said the Wheelathon raises funds for the DeKalb County area and educates the community about R.A.M.P. services. She said it is a fun, interactive day with food and games.

- D. Presentation by Michelle Donahoe, executive director of the Sycamore Historical Society and Museum.

Denise Weinmann, President of the Sycamore Historical Society and Museum, presented Mayor Mundy with a t-shirt for his support of the Sycamore Historical Society. She said their Mission Statement is to document, educate, and preserve the history of Sycamore.

REPORT OF OFFICERS

Manager – Bill Nicklas said on October 2, 2006, at 6:00 p.m. Council is invited to tour the Upstaging facility.

Engineer – John Brady reported that the underground work has started at the Sycamore Crossing project and if the weather holds up they may get some streets in yet this year.

Building & Zoning – Lyle Doty said he has received plans from Delnor Hospital for a commercial building on Mediterranean Drive.

Assistant Fire Chief – Mark Kessler said he had nothing further.

Treasurer/Asst. City Manager – Brian Gregory said the financial report for July is completed and at a 25% benchmark revenues are at 28.84% and expenditures are at 18.77%. He said the July interest rate is 5.04%.

Public Works Supt. – Fred Busse said the program Public Works participated in with the schools is highlighted in the APWA Newsletter.

Water Supt. – Ebe Smith reported that Well #5 is now pumping water and will be tested to hopefully go on line next week.

Police Chief – Don Thomas said school starts this week and they will have 10 Crossing Guards out. He said that tickets will be issued for speeding in School Zones. He said that R.A.M.P. does good work and during the past two weeks there has been a retired police chief placing the \$250-fine stickers on handicapped parking signs. Chief Thomas thanked Fire Chief Riddle for the Letters of Commendation and for doing a great job coordinating the effort at the fire. Chief Thomas said he was appointed 5 years ago as Sycamore Police Chief and he is happy to be here.

REPORT OF STANDING COMMITTEES

Finance – no report.

Ordinance –no report

Police & Fire – no report

Sewer & Water – no report

Streets & Walks – no report

PUBLIC HEARING - None

ORDINANCES

- A. Ordinance No. 2006.19—An Ordinance Requesting Permission from the Illinois Department of Transportation to Close Illinois Route 64 from Governor Street to Sacramento Street from 7:00 P.M. Until 8:30 P.M. on Wednesday, September 27, 2006 To Allow for the Sycamore High School Homecoming Parade in the City of Sycamore, Illinois. First and Second Reading.**

Motion

Aldersperson Stowe moved to hear Ordinance 2006.19 on first and second reading 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 7 - 0.

Motion

Aldersperson Stowe moved to approve Ordinance 2006.19 and Aldersperson Paulsen seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adee, Bauer, Kessler, Leach, Maness, Paulsen, and Stowe voted aye. Motion carried 7 - 0.

- B. Ordinance No. 2006.20—An Ordinance Declaring Wednesday, October 25, 2006 Through Sunday, October 29, 2006 as Pumpkin Festival in the City of Sycamore, Illinois. First and Second Reading.**

Motion

Aldersperson Stowe moved to hear Ordinances 2006.20, 2006.21, 2006.22, 2006.23, and 2006.24 in omnibus fashion 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 7 - 0.

- C. Ordinance No. 2006.21—An Ordinance Requesting Permission from the Illinois Department of Transportation to Close Illinois Route 64 from Governor Street to Sacramento Street Between 9:00 A.M. and 10:00 A.M. on Sunday, October 29, 2006 To Allow for the “Road Run” as Part of the Pumpkin Festival in the City of Sycamore, Illinois. First and Second Reading.**

Ordinances 2006.20, 2006.21, 2006.22, 2006.23, and 2006.24 taken in omnibus fashion.

- D. Ordinance No. 2006.22—An Ordinance Requesting Permission from the Illinois Department of Transportation to Close Illinois Route 64 from Governor Street to Sacramento Street from 12:00 Noon Until 5:00 P.M. on Sunday, October 29, 2006 To Allow for the Pumpkin Festival Parade in the City of Sycamore, Illinois. First and Second Reading.**

Ordinances 2006.20, 2006.21, 2006.22, 2006.23, and 2006.24 taken in omnibus fashion.

- E. Ordinance No. 2006.23—An Ordinance Authorizing the Use of City Parking Lot #3 at the Corner of Sacramento Street and State Street for a Carnival to be Held from Wednesday, October 25, 2006 Through Sunday, October 29, 2006 in the City of Sycamore, Illinois. First and Second Reading.**

Ordinances 2006.20, 2006.21, 2006.22, 2006.23, and 2006.24 taken in omnibus fashion.

- F. Ordinance No. 2006.24—An Ordinance Authorizing the Use of City Parking Lot #1 at the Corner of Somonauk Street and Elm Street for a “Kiddee Carnival” to be Held from Wednesday, October 25, 2006 Through Sunday, October 29, 2006 in the City of Sycamore, Illinois. First and Second Reading.**

Ordinances 2006.20, 2006.21, 2006.22, 2006.23, and 2006.24 taken in omnibus fashion.

Motion

Aldersperson Leach moved to hear Ordinances 2006.20, 2006.21, 2006.22, 2006.23, and 2006.24 in omnibus fashion 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 7 - 0.

Motion

Aldersperson Leach moved to approve Ordinances 2006.20, 2006.21, 2006.22, 2006.23, and 2006.24 in omnibus fashion and Aldersperson Paulsen seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adee, Bauer, Kessler, Leach, Maness, Paulsen, and Stowe voted aye. Motion carried 7 - 0.

- G. Ordinance No. 2006.25—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Camden Crossing LLC for a Special Use Permit for the Purpose of Permitting the Re-Subdivision of Twenty-Four Duplex Lots for the Sale**

**of Attached Single Family Dwellings on Separate Lots with a Common Wall Agreement.
First and Second Reading.**

City Manager Nicklas explained that Camden Crossing subdivision was originally annexed and zoned November 2000 before the City established the position of plat officer to administratively process minor re-subdivisions to permit the sales of duplex and townhouse units with common lots in fee simple. He said because this authority was not in place when Camden Crossing was approved a special use permit is needed to authorize the sale of the attached duplex units in this subdivision.

Motion

Aldersperson Maness moved to hear Ordinance 2006.25 on first and second reading 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 7 - 0.

Motion

Aldersperson Paulsen moved to approve Ordinance 2006.25 and Aldersperson Leach seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adee, Bauer, Kessler, Leach, Maness, Paulsen, and Stowe voted aye. Motion carried 7 - 0.

H. Ordinance No. 2006.26—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Camden Crossing for Approval of a Final Plat for the Gardens of Camden Crossing P.U.D. in the City of Sycamore, Illinois. First and Second Reading

City Manager Nicklas said the final plat approved in November 2004 did not depict the townhouse area, which was shown simply as lots 68 and 69.

Motion

Aldersperson Stowe moved to hear Ordinance 2006.26 on first and second reading and Aldersperson Paulsen seconded the motion.

Voice vote

Mayor Mundy called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 7 - 0.

Motion

Aldersperson Paulsen moved to approve Ordinance 2006.26 and Aldersperson Leach seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adee, Bauer, Kessler, Leach, Maness, Paulsen, and Stowe voted aye. Motion carried 7 - 0.

I. Ordinance No. 2006.27—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Naheed Siddiqui for the Annexation of Property at 2212 Coltonville Road and Rezoning to “R-3,” Multiple Family Residence for a Six-Unit Apartment Building in the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas said the .636 parcel is presently within the County’s planning jurisdiction and Mr. Siddiqui is requesting to annex and rezone the parcel to R-3 Multiple Family which conforms to the use that is predominant in the area. He said this property would not be subject of the provisions of Ordinance 2005.60

which defers any permits until January 1, 2010 because there is no subdivision of property. He said the petitioner has provided a layout of the proposed building, but that is not germane to the zoning.

Aldersperson Stowe asked if sidewalk would be incorporated.

Mr. Nicklas said it would.

Aldersperson Leach said she was contacted by a nearby resident concerned that there have been past problems with undersized sewer in that area.

City Engineer John Brady said he is not aware of any problems except during the 1996 rain. He said there is a 48 inch storm sewer with sanitary out Coltonville to the west.

Motion

Aldersperson Maness moved to hear Ordinance 2006.27 on first and second reading and Aldersperson Kessler seconded the motion.

Aldersperson Paulsen asked how long the owner has owned the property.

Chuck Cronauer, attorney for Mr. Siddiqui, said his client purchased the property two months earlier.

Voice vote

Mayor Mundy called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 7 - 0.

Motion

Aldersperson Kessler moved to approve Ordinance 2006.27 and Aldersperson Maness seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adee, Bauer, Kessler, Leach, Maness, Paulsen, Stowe, and Mayor Mundy voted aye. Motion carried 8 - 0.

J. Ordinance No. 2006.28—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Todd Weaver to Rezone the Property at 132 Sabin Street from “C-2,” Central Business District to “R-3,” Multiple Family Residence District in the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas said this property presently has the anomalous zoning of C-2 Central Business District and is a prime candidate for a rezoning. He said that R-3 Zoning would match many uses in the area and he thought the neighborhood would be improved by any compatible plan for redevelopment that removed the two vacant and dilapidated buildings that existed on the site until recently. Mr. Nicklas explained that the owner of the single-family home adjacent to the property expressed concern that erratic parking and building maintenance issues of the past would be replicated if this property was re-developed for multiple family use. Mr. Nicklas said the consensus of the Plan Commission was that the removal of the former buildings and the construction of one new structure, in accordance with the City's newer and more stringent off-street parking requirements, would improve the neighborhood.

Aldersperson Adee asked how close the proposed building would be to the next building.

Mr. Nicklas said the lot affords one 4-unit building with off-street parking and the setback requirement for the old neighborhood is 5 feet.

Mayor Mundy said there would be new sidewalk all the way around and this proposal would be an improvement for this site.

Alderson Bauer asked if the setback requirements stay with the property or when changes are made must that property comply with the new standards.

Mr. Nicklas said it was a mix with those platted before 1996 and those platted since May 2005.

Alderson Bauer asked if they knew for sure there were going to be four 1-bedroom apartments.

Mr. Nicklas said it is always in the enforcement of plan review and in the enforcement of codes after buildings are in use. He said the City was not enforcing the codes very rigorously in that area because this property was not in conformance with the code. He said the City will need to focus on that more.

Alderson Stowe expressed concern that the den might be used as a second bedroom.

Mr. Nicklas said they have to rely on the people who move in to comply and if there is higher occupancy the City can enforce compliance.

Motion

Alderson Maness moved to hear Ordinance 2006.28 on first and second reading and Alderson Paulsen seconded the motion.

Alderson Paulsen asked how long the current owner has owned the property.

Mark Doherty, attorney for the petitioner, said the petitioner has owned the property about 8 years.

Voice vote

Mayor Mundy called for a voice vote to approve the motion. All Aldersons voted aye. Motion carried 7 - 0.

Motion

Alderson Paulsen moved to approve Ordinance 2006.28 and Alderson Leach seconded the motion.

Alderson Stowe said the City should keep an eye on the bedroom situation.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Aldersons Adey, Bauer, Kessler, Leach, Maness, Paulsen, and Stowe voted aye. Motion carried 7 - 0.

RESOLUTIONS - None

CONSIDERATIONS

A. Consideration of a Report from the Ad Hoc Architectural Review Committee Regarding Façade Grant Applications.

City Manager Nicklas said the Committee reviewed and recommended \$4,500 to Jamie Zinkann and Scott & Sheri Prutton to replicate the Victorian cornice and frieze design of 330 W. State on their building/business at 322 W. State and also recommended exceeding the budgeted allowance to fund the replacement of 12 windows on the buildings at 239, 245, 249, and 303 W. State Street. Mr. Nicklas explained that the guidelines

for the grants are \$5,000 per building and because it is a special case since the Cooper/Paulsen building is architecturally unique and located at the heart of the downtown area, he said it would negatively affect the façade of the building to only replace 3 of the 12 windows. He suggested granting \$15,500 from the Hotel Motel fund and granting \$22,745 from the Fuel Fund.

Aldersperson Maness asked if the Cooper/Paulsen building request included any awnings.

Mr. Nicklas said they had not.

Aldersperson Maness said she thought if the City would give money to replace the windows, and had given a grant to repair the top of the buildings, they might consider doing the other improvement themselves.

Motion

Aldersperson Bauer moved to approve the grant for 322 W. State Street in the amount of \$4,500 and Aldersperson Maness seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adey, Bauer, Kessler, Leach, Maness, Paulsen, and Stowe voted aye. Motion carried 7 - 0.

Motion

Aldersperson Leach moved to approve the grant for \$38,245 for 239, 245, and 249 W. State Street and Aldersperson Stowe seconded the motion.

Aldersperson Maness said she thought this was good improvement for the building, but wondered how much the business was contributing.

Aldersperson Bauer said it looked like the City was covering the entire bill and the original program was a 50/50 deal. He said he would like to see some sharing.

Mr. Nicklas said all the interior work was not included in the grant.

Mayor Mundy said there is a challenge with the building because there are multiple businesses involved and the cornice and window work are only part of the work needing to be done. He said this will restore its historical look.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adey, Leach, Maness, and Stowe voted aye with Aldersperson Bauer and Kessler voting nay and Aldersperson Paulsen abstaining. Motion carried 4 – 2 - 1.

B. Consideration of a Police Department Report on Several Parking Bottlenecks in the First Ward.

City Manager Nicklas explained that time to time members of the Council and the community identify some traffic enforcement issues that need to be considered at the Council level.

Aldersperson Maness said residents brought the areas to her attention and she thanked Lt. Johnson for driving her around and identifying areas. She went through the proposals as listed in the agenda background as follows:

- Lincoln Street, from the curve at Kishwaukee Drive west bound approximately 150 feet. The Police department recommends the prohibition of parking in this location, and the placing of “No Parking Between Signs” on both sides up to the point where Lincoln Street widens to the west.
- Locust Street. The 200, 300 and 400 blocks have a width of approximately 25 feet so when vehicles are parked on both sides there is less than 13 feet of clearance for two-way traffic, far below what the ordinance provides. The Police department recommends a prohibition of parking on at least the hydrant side (west side).
- Walnut Street. In the 100, 200, 300 and 400 blocks the same issues exist as on S. Locust Street. Parking is recommended on one side only.
- Kishwaukee Drive. Between State Street and Lincoln Street parking is permitted intermittently on the east side. In the stretch between State Street and High Street, parking is permitted on the west side but “No Parking” might be contemplated, although it might adversely affect one residence between Elm Street and High Street. Moving south toward Lincoln Street, the roadway is quite narrow and previous Councils have enforced “No Parking” on curves between signs. Parking limited to one side may be a better solution, but which side? Or, alternate side parking might be considered. A prohibition on parking on both sides between High Street and Lincoln Street would adversely affect too many homes without adequate guest parking.

Aldersperson Maness added Home Street from Main to Walnut as no parking on the south side.

Aldersperson Bauer suggested no parking on Kishwaukee Drive between Elm Street and High Street.

Aldersperson Maness said she would include that because when there are events at the Armory that area is very congested.

Mayor Mundy asked if there are any properties affected with no driveways.

Aldersperson Maness said any with no driveways have alleys behind their property.

Mr. Nicklas said when the City is affecting people’s homes we want to give them a chance to respond. He said he will place this on our website and hopefully the press will pick this up.

Aldersperson Stowe said this should be written in ordinance form.

Mr. Nicklas said he would bring this back to the next meeting on first reading.

C. Consideration of an Administration Request for a Closed Session to Discuss Personnel Matters.

Motion

Aldersperson Leach moved to go into Closed Session at 8:55 p.m. and Aldersperson Bauer seconded the motion.

Voice vote

Mayor Mundy called for a voice vote to approve the motion. All Alderspersons voted aye. Motion carried 7 - 0.

Motion

Aldersperson Leach moved to return to Open Session at 9:21 p.m. 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 7 - 0.

OTHER NEW BUSINESS

APPOINTMENTS

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 9:21 p.m. 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 7 - 0.

Approve:

Mayor - Ken Mundy

Attest:

City Clerk – Candy Smith