

SYCAMORE CITY COUNCIL

AGENDA

August 20, 2007

CITY COUNCIL COMMITTEE MEETINGS

No Committee 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 August 6, 2007.
 - B. Payment of the Bills for August 20, 2007.
 - C. Plan Commission Minutes for the Meeting of June 11, 2007.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Proclamation declaring September 7 and September 8, 2007 as Lions Candy Days in Sycamore, Illinois.
 - B. Presentation by Chuck Criswell and Les Gibbons of the Turning Back Time Car Show Committee regarding the successful show on July 29.
- 8. REPORTS OF OFFICERS**
- 9. REPORTS OF STANDING COMMITTEES**

10. PUBLIC HEARINGS--None

11. ORDINANCES

A. Ordinance No. 2007.10—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of IRED Sycamore, LLC., Inland Real Estate Investment Corporation, and Yvonne Wolfenberger for the Approval of an Annexation Agreement with the City of Sycamore, Illinois for Property Located on the North Side of Plank Road and East of Moose Range Road, and also South of Plank Road Both East and West of Moose Range Road, and the Subsequent Annexation and Rezoning to “R-1,” One Family Residence District, Planned Unit Development and to “C-1,” Neighborhood Business District, Planned Unit Development. Second Reading.

On June 18, the City Council considered this petition on first reading only. On July 2 and July 16, further consideration of this ordinance was tabled to allow the Mayor’s ad hoc Committee on Growth Management to consider the recent community fiscal study prepared by Dr. David Emanuelson. On August 6, the Council tabled consideration of this ordinance until August 20 to ensure that all members of the corporate authority would be present to vote.

Background

A real estate development firm has filed a petition to annex and develop contiguous land within the City’s mile-and-a-half planning area for residential purposes. The last substantial residential annexation involved the Primm property at IL Rt. 23 and North Grove Road and occurred in January 2006. The property in question consists of 201.64 acres and is contiguous to the Sycamore Creek II development area. The principal petitioner, Inland Real Estate Investment Corporation, owns the property and wishes to annex the property primarily for the purpose of developing detached single-family homes.

This background report will assess the proposed annexation in the context of existing city policy.

THE PRELIMINARY PLAN

The proposed development plan has the following features:

1. Land Uses. The table below depicts the various land uses by their relative area:

Land Use	Acres	Percentage of Gross Land Area
Single Family Lots	97.9	48.55%
Neighborhood Commercial	3.51	1.74%
Private Parks and Conservation Areas	47.4	23.51%
Public Park Land	5.79	2.87%
Public Road Right-of-Way--Internal	11.18	5.54%
Public Road Right-of-Way—External (Plank & Moose Range Roads)	35.86	17.78%
Total	201.64	100%

2. Residential Density. The gross density is 1.47 units per acre. The plan offers three lot sizes as follows:

Unit Type	No. of Units	Minimum Lot Area	% of Total Units	Acres	% of Total Acres
Single Family 80' x 125'	71	10,000 s.f.	23.91%	18.75	9.3%
Single Family 90' x 130'	194	11,700 s.f.	65.32%	62.50	31%
Single Family 100' x 180'	32	18,223 s.f.	10.77%	16.65	8.26%

3. Access. A number of features deserve note:
- a) The plan depicts a realignment of Plank Road at Moose Range Road. The annexation agreement calls for the dedication of the right-of-way at no cost to the County of DeKalb, and Inland is obligated to contribute \$250,000 toward the engineering and construction costs for the realignment (estimated to be about one-half of the overall cost) at such time as the County may request such funds.
 - b) Commercial lot. Access to and from the commercial lot is from a public way on the north side of the commercial lot, connecting to Moose Range to the east.
 - c) With the realignment of Plank and Moose Range Roads, the homes currently served by Plank and Moose Range Roads would be insulated from the traffic that currently passes their homes. If this subdivision was approved, these roadways would become minor residential streets and their surfaces would be maintained by the City rather than the County of DeKalb or Sycamore Township.
 - d) Access to Plank Road is limited to the intersection of the newly re-configured Moose Range Road and Plank Road, and one access point that is about one-half mile east of the intersection of Devine Way and Plank Road. B&B Development has agreed to adjust the east access point in Sycamore Creek III to align with the Inland access point east of Devine Way.
 - e) The southern section (south of Plank Road will) will connect with Sycamore Creek II as well as Plank Road.
4. Bikeways. The subregional bike path that will connect Heron Creek to Sycamore Creek to Sycamore Creek II will be connected to the Inland project area, and then along the south side of the re-configured Plank Road toward the 30-acre lake dedicated to the Park District for recreational purposes in Sycamore Creek III (see the attached illustrative plan of Sycamore Creek III).
5. Open space. The plan dedicates more than a quarter of the overall land area to open space, either in the form of conservation areas to be maintained by a homeowner's association, or public park land. The City requirement for open space in a low-density planned residential development is 10% (UDO, Article 4.3.4.B.11 "Planned Development: Residential").
6. Buffer areas. Several key buffer areas are proposed:

- A fifty-foot landscaped berm is proposed to separate the backyards of the homes in the Devine Way subdivision and the proposed subdivision.
- The land area east of the homes that presently abut Plank Road will be undeveloped and will provide a buffer between those homes and the realigned Plank Road.

THE ANNEXATION AGREEMENT

The principal terms of the annexation agreement are as follows:

1. The Name. The Owner is conscious of the Comp Plan's preference for a gateway image on the northeast side and is not interested in conjuring a trendy name that does not fit the City's self-image. Accordingly, it is open to local ideas for naming the proposed subdivision.
2. The Term. The agreement runs for twenty years (Section 20).
3. Performance Guarantees. The Owner shall provide an irrevocable letter of credit for the public improvements on the site (Section 13.1). If the City should ever revise its preference for this form of guarantee, other forms such as a cash deposit or subdivision bond are suggested (Section 13.1).
4. Fees. The Owner shall comply with the City's annexation and impact fees (Section 3.2; 6.1), School fees (Section 16.3) and Park fees (Section 16.2) as they may be amended from time to time. In addition, in the event that the transfer tax is held invalid or illegal, the developer will contribute \$3,000 per lot to the School District at the time of final platting of such lots, in addition to any impact fees (Section 16.1).
5. Developmental Exactions. The Owner shall comply with Ordinance 2005.60 with respect to the pace of development and permitting. The second sentence of this section modifies boiler plate language in other city annexation agreements. However, it would still allow a less restrictive pace in the event the Council allows, for instance, a two-lot subdivision to develop sooner than 2010, as occurred on Coltonville Road last year. Accordingly, the City recommends the deletion of the second sentence.
6. Water and Sewer Main Extensions. The Owner shall provide proper storm sewer, sanitary sewer and water main systems in accordance with the City's standards and at the developer's sole expense (Section 7).
7. Roadways. A considerable portion of the text (Section 9) is devoted to future roadway improvements. These may be summarized as follows:
 - Plank Road. Inland representatives and their engineering consultant have consulted with the County Engineer and City Engineer on a number of occasions to fashion a commitment to the realignment of Plank Road, which has been in the City and County comprehensive plans for many years. Inland proposes to dedicate a 100 foot right-of-way at no cost to the County of DeKalb and at the request of the County for such a realignment. In addition, based on a rough estimate of \$500,000 for the engineering and construction of this realignment, they have offered to contribute \$250,000 to the County when the County requests such funding (meaning the County could request it upon approval of the project and bank the money until ready to build the road).
 - Moose Range Road. The realignment of Plank Road also involves the realignment of Moose Range Road (please see the attached illustrative and preliminary plans). This realignment would occur at the sole and entire expense of Inland. The width of the realigned Moose Range would be 35 feet measured

back to back of curb, in a 66 foot right-of-way, per the City's design standards. The small commercial parcel (3.51 acres) would have access to the realigned Moose Range Road via a lane that would also serve the existing homes on the west side and any future developed parcels in proximity.

- Old Moose Range and Plank Roads. Once a realignment of Plank and Moose Range would occur, the existing roadways would become City streets and be maintained by the City. The former Plank Road is an asphalt section and the former Moose Range is a seal coat section. The homes that currently have access to Plank or Moose Range Roads in the vicinity of that intersection would have a quiet street for access once the realignments would occur. It should be noted that if the current Plank Road section is supplanted by the realigned roadway, it will need to be re-named.
 - Traffic Signals. The staff recommends a sharpening of the language in Sections 9.1 and 9.7 to identify the owner/developer's responsibility for the installation of traffic signals at the realigned intersection of Plank and Moose Range Roads, once warrants are established.
8. Variations. No variations from the City's codes and ordinances are requested. The proposed commercial parcel is not shown on the 2003 Future Land Use map but was preferred by the City staff as a constructive alternative to a denser townhouse or multi-family use that would fill this odd-shaped area at the realigned intersection of Plank and Moose Range Roads.

THE TRAFFIC STUDY

The attached traffic study performed by Kenig, Lindgren, O'Hara, Aboona, Inc. of Rosemont is very readable for the non-professional. The study concludes that the proposed development will generate 305 two-way vehicle trips during the weekday morning peak hour and 600 two-way vehicle trips during the weekday afternoon peak hour. Sixty percent (60%) of the traffic generated by the proposed development would travel south on Plank Road; 30% would travel northeast on Plank Road; and 10% would travel north on Moose Range Road. Once the realignment of Plank and Moose Range Roads would occur and development would occur north of this intersection, it is assumed that future traffic volumes would at some point satisfy traffic warrants for a traffic signal. The timing of such a signal would require such warrants and would have to be closely monitored.

PACE OF DEVELOPMENT

A spreadsheet depicting the number of allowable permits per year according to Ordinance 2005.60 is attached. It is of course impossible to predict with exactitude what the permit activity will be for the balance of this year and through 2008 and 2009. The actual pace of new construction in 2007 is considerably slower than predicted in January. As August 6, 50 detached single family permits had been issued and 82 attached single family permits had been issued for 2007. At this point in a typical construction year, the greater share of the new housing permits have been issued, although one more spurt of new permit applications usually occurs after Labor Day as contractors anticipate the colder weather and its impact on foundation construction. It appears unlikely that the 2007 starts will match the total in 2003, when a total of 257 housing permits were issued (including 139 detached single family permits and 118 attached single family permits). As the housing slowdown

continues, more allowable housing starts are pushed into future years. A second spreadsheet is attached that shows the first Inland permits in 2012.

SUMMARY

The proposed annexation agreement and preliminary plan conform to the City's long-term planning objectives. They are consistent with the City's Comp Plan, Future Land Use Map (2003), and Northeast Sub-Area Plan. The project also promises additional amenities—the realignment of Plank and Moose Range Roads, bike path extensions, and the conservation of undeveloped open space—that would enhance the quality of living for residents within the proposed subdivision. On July 17, the Sycamore Park Board approved the preliminary plan and a petition to annex to the Park District.

The Plan Commission considered the Inland annexation agreement and annexation petition on June 11. The Commission voted 9-2 to recommend the Inland petition, plan and annexation agreement. The City Manager supports the Plan Commission recommendation with the following conditions:

- a) a deferral of the first permits until 2012;
- b) the deletion of the second sentence in Section 6.2 of the annexation agreement.

B. Ordinance No. 2007.11—An Ordinance Annexing the 201.64-Acre Property Located on the North Side of Plank Road and East of Moose Range Road, and also South of Plank Road and Both East and West of Moose Range Road in the City of Sycamore, Illinois. Second Reading.

This ordinance separately considers the Inland annexation for recording purposes. Final action on this ordinance will be contingent upon action on Ordinance No. 2007.10.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of an Administration Recommendation Regarding a Grant Request to Assist with the Relocation of a New Industrial Business to the City of Sycamore, Illinois.

Elgiloy Specialty Metals of Elgin is interested in relocating its wire operation to the Sycamore Industrial Park (the former Anaconda complex), which has access on North California and North Cross Streets. The firm would initially occupy 53,000 square feet with the intent of expanding to a total of 70,000 square feet within the first year. The anticipated workforce of operators, engineers, and other professional staff will initially total about 31 people, including 21 who are presently employed by the company and 10 more who will be hired to staff the new operation in Sycamore. The firm's business plan projects the hiring of 10 additional employees in each of the next several years if the market for the company's product line continues to grow.

Elgiloy's Sycamore location would produce high performance wire consisting of an alloy originally developed by the firm nearly 60 years ago. The alloy for which the company is named was developed by Elgin Watch Company and Battelle Laboratories to address the tendency of carbon steel watch springs to corrode. The new alloy was successfully used by the Elgin Watch Company until it closed in the 1960s. Officers of the watch company

purchased the rights to the alloy and expanded its application in aerospace, oil and natural gas, and medical instrument industries. Combined Metals of Chicago, LLC acquired the company in 1988 and broadened its markets. Today, Elgiloy offers over fifty alloy systems and 30% of its materials are exported to 28 countries. The relocation of the wire operation to Sycamore will allow the expansion of a rolling mill at the present Elgin location.

Elgiloy's wire-pulling processes consume considerable energy. The owners of the industrial park will need to separately meter their gas and electric service to provide a more accurate accounting of the energy used by Elgiloy's processes, both for the benefit of Elgiloy and the other tenants of the industrial complex. The firm will also need to update the leasable space with handicap accessible male and female washrooms. Both the installation of the new utility lines and the washrooms will require excavation of the extraordinarily thick concrete floors in this older industrial space. In behalf of the industrial park, owner Bob Boey has requested the City's assistance in offsetting a portion of the cost of the utility upgrade, along with a portion of the cost of installing handicap accessible washrooms. He has made it clear that such assistance is important in settling the lease with Elgiloy (please see the attached letter from Mr. Boey, dated August 1, 2007).

Specifically, Mr. Boey and Elgiloy are requesting a grant not to exceed \$30,000 or one-third of the cost, whichever is less, for the separate metering and the installation of the handicap washrooms. Both private parties are aware that the City does not offer property tax abatements to attract companies to leased space. Nevertheless, the recent application of the City's property tax abatement policy to attract new industrial businesses can be a frame of reference. For example, the City granted a three-year property tax abatement package to Fullco in the fall of 2004 to fill an industrial spec building in the Sycamore Prairie Business Park that had an overall area of 34,600 square feet. The Fullco abatement will ultimately have a value of over \$85,000. Fullco had 22 employees when it relocated to Sycamore with plans to add another 17 by 2010. The firm also received a waiver of the City's sewer and water connection fees and a waiver of permit fees except for the cost of the water meter.

Elgiloy is a first-class industrial company with top-end industrial wage classifications. In addition to the new jobs it would bring to Sycamore, the firm would also anchor the west end of the industrial park, which has seen some turnover in recent years (the most recent departure being Leath Furniture). The attraction of higher end industrial businesses has been a major objective of our Comp Plan and city policy since the mid-1990's, and a contribution in support of the industrial park and Elgiloy would seem consistent with those policy objectives.

The City has no economic development fund to provide upfront assistance and the City's small TIF district does not include the industrial park. However, the City's "fuel" fund (Fund 22: Sales Tax Distributive Fund) has a substantial uncommitted reserve in FY08 of over \$400,000. The City Manager recommends support of Mr. Boey's request, and proposes that an agreement be drafted for the Council's approval at the next regular meeting with the designation of funds from Fund 22 for the attraction of Elgiloy. Sycamore has been fortunate to attract some other high quality industrial firms in recent years (e.g.

CCI, Fullco) and the attraction of Elgiloy will continue to send the message that Sycamore offers a favorable business climate.

Bob Boey and Jim Darrow, general manager of Elgiloy, will be present to answer any Council questions.

B. Consideration of a Professional Services Agreement with the Daley Group.

In June 2005 the City Council approved a federal lobbying contract with the Daley Policy Group for the sum of \$78,000 in retainer fees, plus reasonable expenses including travel to and from Sycamore for periodic Council reports. The Daley contract was renewed on August 7, 2006 for another year at the same fee. As the City of DeKalb, Northern Illinois University, and a number of Illinois communities have learned through experience, tracking federal legislation that may have a significant local impact, either in terms of mandated services or funding for capital projects, is a full-time proposition. Distance, of course, is a further complication that limits local initiative. Communities of all sizes have turned to lobbying firms located in the Washington, D.C. area who regularly meet face-to-face with the Illinois Congressional delegation, key committee chairs and staff, and key staff in various federal agencies and keep their clients informed and positioned for federal assistance, as may be appropriate.

The Council has contracted with the Daley Group because of its past success in helping Illinois communities stay informed and also receive a fair portion of the considerable federal taxes they send to Washington every year. The Daley Policy Group has secured about \$35 million in grants for the DeKalb area over the past 15 years, with the greatest share going for improvements at the DeKalb-Taylor Municipal Airport. Notwithstanding the scope of these grants, Illinois as a whole is nearly last (46th) among the states in the return of federal dollars (receiving less than 75 cents for every dollar sent to Washington). Sycamore has been granted about \$1.5 million in the past 20 years, including the \$1 million grant for the Bethany Road reconstruction project completed in 2005, and about \$500,000 in federal aid for the reconstruction of Elm Street from Main Street to California Street in the early 1990s.

In the past year, the City staff has worked with Ms. Daley to try to secure some federal assistance for the following projects in particular:

A. Harvester Square Brownfield Site. Sycamore has one small blighted area that is within its modest TIF district at 370-450 South Avenue. The site housed a variety of manufacturing facilities from the mid-nineteenth century until the early 1980s with names such as Sycamore Wagon Works, Diamond Wire, Essex Wire and Marsh Manufacturing. The footprint covers a total of about 4.5 acres. The abandoned facility was purchased in the 1980s by a local resident, Jim DiNicola, who turned the property into a rental storage facility for machinery, materials, wastes and recyclable supplies. Eventually, hundreds of steel and fiber drums of detergents, soda ash, hazardous waste foundry sands, and a wide variety of unknown chemical wastes were deposited on the site from places unknown, and probably without proper manifests under EPA guidelines. The overall facility was allowed to deteriorate rapidly under Mr. DiNicola's ownership and in the summer of 1999 the City of Sycamore condemned a major portion of the complex and ordered the demolition of the

most dangerous structures. To facilitate the removal of the condemned structures, the City and the owner invited demolition bids and the City Council extended a loan to Mr. DiNicola in the amount of \$94,500 for a period of 18 months to accomplish the demolition. The demolition occurred but Mr. DiNicola defaulted on the good faith loan and the City assumed ownership of the 1.67-acre portion of the complex that secured the loan in 2002, after an extended legal contest. At the time of the City's takeover, this land area contained a variety of decaying buildings, an old boiler building and contaminated parcels of land. Working with the environmental consulting firm of Marlin Environmental of South Elgin, Illinois, the City secured an initial IEPA Brownfield grant of \$119,479 in May 2004 and received notice on May 2, 2005 that a follow-on grant of \$77,093 was awarded to the City by the IEPA to reimburse additional assessment costs. The initial cleanup budget established in November 2003 was \$1,711,150 over three phases: Phase One (Complete Site investigation) was estimated to cost \$161,150 with Sycamore obligated to pay 30% or \$48,345; Phase Two (Corrective Action including removal of hazardous materials and contaminated soils) was estimated to cost \$1,091,500 with the City obligated to pay 20% or \$218,300; and Phase Three (Property Restoration including building demolition, final grading and earthwork) was estimated to be \$458,500 with the City obligated to pay 20% or \$91,700. Phase One was to be a partnership with the IEPA and Phases Two and Three were planned to be a partnership with the USEPA.

The greatest progress has been made since the Spring of 2004. Since that time, the City has spent \$624,135 with reimbursement from the IEPA brownfields redevelopment grant program in the amount of \$188,619.27, for a net City outlay of \$435,515.73 in the past three years. The initial assessment that was begun in 2003 could not be completed until some demolition and debris removal could expose a variety of drums in the most deteriorated portions of the complex. In the winter of 2004-2005 the City contracted for the demolition of about one-half of the complex of structures and in September, 2005 the USEPA inventoried and removed most of the remaining drums at an undetermined cost (possibly as much as \$150,000). In the spring of 2006, the City contracted for the demolition of the remaining structures, excluding the asbestos-laden boiler house. Both the USEPA and IEPA have been very solicitous and helpful to date. The remaining tasks include the following:

- ✓ Demolition of the former boiler house, estimated to cost about \$200,000 for the razing, removal, and disposal;
- ✓ Additional soil testing and investigation to identify the need for any remaining "hot spot" removals (e.g. contaminants of concern above Tier 1 industrial or commercial standards), estimated to cost \$20,000;
- ✓ Further remediation in the form of engineered barriers in areas where concrete floors do not remain, estimated to cost \$100,000;
- ✓ Preparation of a "Remedial Action Completion Report," estimated to cost \$10,000;
- ✓ City action to legally extend the prohibition of groundwater usage to this site.

Costs to Date:

City of Sycamore: \$744,575 (since 1999)

Illinois EPA Reimbursement: \$188,619.27

USEPA Contribution: Emergency Drum Removal Valued at \$150,000

B. Bethany Road Reconstruction: Peace Road to Somonauk Street. Estimated Cost: \$3.25 million. The City is seeking assistance in widening and reconstructing the 3,600-foot eastern leg of the Bethany Road research corridor from Peace Road to Somonauk Street, in order to upgrade this portion of the corridor to a Class II truck route. The federal government contributed \$1 million toward the \$4 million reconstruction of the west leg from Peace Road to IL Rt. 23, which was an intergovernmental effort involving the cities of Sycamore and DeKalb, the County of DeKalb, and IDOT. The City of Sycamore was the project manager for the west leg since most of the research corridor runs within the Sycamore city limits, and would be the lead agency for any reconstruction on the east leg. Later this year, Suter Foods will relocate warehouse and production space to property it is developing in the adjacent Sycamore Prairie Business Park on the condition that this stretch of Bethany Road will be upgraded to a Class II truck route.

Recommendation

During the two years that her firm has been under contract with the City of Sycamore, Ms. Daley has not been able to secure federal funding assistance for the projects detailed above. Both projects fall into categories of federal spending—transportation and environmental cleanup—for which there is intense competition for limited funds, especially during the past few years as the defense budget has increased in size. A key milestone in the near future is the Congress’s consideration of Transportation Reauthorization legislation, which is a process that occurs in three-year cycles. The trigger for consideration in the Congress will be the President’s budget which is submitted in late January or early February. The City Manager recommends a suspension of the contract with the Daley Policy Group until the Council meeting of February 4, at which time Ms. Daley can report to the Council on the prospect for federal funding of the key Sycamore projects listed above, or other capital projects for which federal assistance may seem possible.

Ms. Daley will be present to answer any Council questions.

C. Consideration of Various Proposals for the Use of City Property at 1730 N. Main Street.

The former Engh family farmstead at 1730 Main Street was generously donated to the City of Sycamore by Harold Engh in the spring of 2005. At the time of the property transfer, the City also entered a lease with the farm tenants, Marvin and Evelyn Poliska, who continued to occupy the main house and some outbuildings until April of this year. Aside from the storage of some City vehicles and equipment in the large metal machine shed, none of the buildings on the site are currently occupied.

On June 18 the City Council approved a master plan for the City’s water storage and pumping system that included the construction of a 1 million gallon elevated storage tank on the southeast corner of this farmstead, beginning sometime in 2008. Currently, the City staff and the consultant involved with the water plan update, Baxter & Woodman, are refining the scope of work for that major capital project. Aside from this interest, the City staff and City Council have not identified any long-term uses for the small and large

residences, two-car residential garage, corn crib, wooden barn, or hog building, although it is the City's intention to continue to use the newer metal machine shed.

What is the highest and best use of this public property? The Council as a body has not discussed this question at length. Two local not-for-profit agencies believe they have an answer and have recently submitted proposals for the Council's consideration. The purpose of this agenda item is to give the two interested parties an opportunity to explain their interest, and to invite the Council's direction on how to proceed. The balance of this background report will detail the two proposals for use of the farmstead, and to lay out a framework for making a decision about the ultimate use of the property.

Proposals for the Use of the Farmstead

A. DeKalb County Probation Department.

The DeKalb County Probation Department of DeKalb County Court Services is interested in locating a "safe house" for youth charged with domestic violence. The department's data show that in the period May, 2006 to June 2007, out of 127 occurrences in which juveniles were detained in DeKalb County about 1 in 4 were for the offense of domestic battery. The department's experience shows that children who witness or experience violence in the home are more likely to carry that pattern into adulthood, either as victims or perpetrator's of family violence. Often, juvenile offenders are actually victims who have tried to defend themselves with the violent means they have learned in their household.

Alice Elliott, juvenile supervisor for DeKalb County Court Services, has presented our staff with the following general proposal in behalf of the Probation Department:

- To use the larger home on the farmstead for a safe house for youth charged with domestic violence. The house would be staffed by a full-time foster family selected and under the supervision of DeKalb County Court Services. In addition, all youth would be assigned a case manager working for Court Services. The house would occasionally be the location for family sessions and on-site crisis intervention by certified therapists.
- To use the smaller house at a later point in time as an all-female house or transitional living space for older adolescents.
- To use the residential garage as a group meeting area.
- To use the corn crib as a recreational space.
- To use the grounds for gardening and other beautification projects to instill confidence and cooperation.

In terms of responsibility for the costs of creating usable space to launch the activities noted above, the City as landlord would be expected to

- ✓ Bring the larger home up to code per City of Sycamore rental property requirements (including exit lights, emergency lighting, fire extinguishers, etc.);
- ✓ To eventually bring the smaller house up to code per the City's property maintenance regulations, including the replacement of the existing roof.
- ✓ Modify the first floor bathroom of the larger house to make it as close to handicap accessible as the structure will permit;

- ✓ Modify the porch entrance of the larger house to make it handicap accessible;
- ✓ Assume any repairs through the term of the lease which are greater than \$500;
- ✓ Provide lawn care equipment necessary for yard maintenance;
- ✓ Provide snow removal from IL Rt. 23 to the turn around by the house;
- ✓ Pay for water and sewer costs (the house is on a well and septic basis presently).

Court Services proposes to assume the following tenant responsibilities:

- Perform any painting or routine cleaning, including the scraping and painting of the smaller house;
- Provide appliances and furnishings;
- Provide for ongoing lawn maintenance with City-provided equipment;
- Perform routine snow removal from walkways;
- Perform repairs to the property if less than \$500 in cost;
- Maintain rental insurance through the term of the agreement;
- Notify the City of any proposed changes in the use of the property;
- Pay for gas, electric and cable costs;
- Pay a monthly rent based on comparable market prices (to be negotiated).

B. Sycamore Historical Society and Museum.

The Sycamore Historical Society and Museum which is presently located in the lower level of the Sycamore Center is interested in relocating to the former Engh farmstead. The museum board is looking for a permanent home for its growing collections and is interested in expanding usable space for educational programming. The executive director, Michelle Donahoe, and board members have outlined a general plan for the use of the property and its buildings. They would use the larger home for public displays and gatherings. The smaller house would comprise the office. The garage could be used for archival storage and other purposes. The board has also expressed interest in the wooden barn or the former hog building for educational programming.

In terms of responsibility for the costs of creating usable space to launch the activities noted above, the City as landlord would be expected to

- ✓ Bring both the larger and smaller home up to code per City of Sycamore rental property requirements (including exit lights, emergency lighting, fire extinguishers, etc.). The replacement of the roof on the smaller house in the near future would be a City responsibility;
- ✓ Modify the first floor bathroom in the larger house to make it as close to handicap accessible as the structure will permit;
- ✓ Modify the porch entrance of the larger house to make it handicap accessible;
- ✓ Assume any repairs through the term of the lease which are greater than \$500 (including the re-roofing of the smaller house; painting; etc.);
- ✓ Provide lawn care and maintenance (labor and equipment);
- ✓ Provide snow removal from IL Rt. 23 to the turn around by the house;

- ✓ Pay for water and sewer costs (the house is on a well and septic basis presently).

The Sycamore Historical Society and Museum proposes to assume the following tenant responsibilities:

- Perform routine cleaning;
- Provide appliances and furnishings;
- Perform routine snow removal from walkways;
- Maintain rental insurance through the term of the agreement;
- Notify the City of any proposed changes in the use of the property;
- Pay for gas, electric and cable costs;
- Pay a monthly rent of \$1.

Options for Council Direction

The Council may consider the following options:

1. Direct the City Manager to negotiate a lease with DeKalb County Court Services;
2. Direct the City Manager to negotiate a lease with the Sycamore Historical Society and Museum;
3. Direct the City Manager to formally request proposals through a public notice printed in a newspaper with general circulation and through other local media;
4. Inquire as to whether the Sycamore Park District would accept a transfer of this property with certain conditions, including a dedication of land on the southeast corner of the parcel to the City for the construction and maintenance of a new elevated water tower and possibly a well.
5. Other.

City Council direction is requested. The City Manager does not have a reliable estimate of the overall City costs associated with the differing landlord responsibilities suggested by the two tenant interests, although one estimate has been received for the roof and gutter replacement at the smaller house (\$8,448). Pending further Council direction, some estimates can be developed so the city staff and the Council can assess the City's ability to perform the landlord responsibilities associated with Options 1 & 2.

Representatives of the DeKalb County Probation Department and the Sycamore Historical Society will briefly present their proposals and answer Council questions.

D. Consideration of a Recommendation from the City Engineer to Award a Contract for the 2007 Street Maintenance Program.

On August 6, the City Council approved the annual street maintenance list prepared by the City Engineer with a minor revision. The revised list, with the City Engineer's estimates of cost, is shown below:

- Freed Road--Bituminous surface removal and replacement adjoining the Maple Terrace Subdivision from 230 feet east of Janet Street west to 160 feet west of William Street. Estimate: \$156,810.00.
- Parkside Drive--Pavement removal and replacement from Home Street to 110 feet north. Estimate: \$13,314.00.

- Kishwaukee Drive--Bituminous surface removal and replacement from High Street to 95 feet north and also on Kishwaukee Drive from High Street to 60 feet south. Estimate: \$10,011.00.
- Page Street--Pavement removal and replacement from 125 feet east of Main Street to 255 feet east of Main Street. Estimate: \$33,024.00.
- South Walnut Street--Bituminous/Concrete surface removal and bituminous pavement replacement from State Street to 186 feet south. Estimate: \$11,994.00
- South Walnut Street - Bituminous/Concrete surface removal and bituminous pavement replacement from Elm Street to 65 feet south. Estimate: \$4,218.00
- Somonauk Street from Becker Place to 150 feet south of Georjean Court— Estimate: \$49,591.00. This represents the City's portion of road improvement costs with the remaining costs to be paid by Wiseman Hughes as part of the Reston Ponds project.
- Carlson Street north and south of Victor Street—Includes pavement patching along the east side of street following installation of sanitary sewers and manholes. Estimate: \$4,800.00.
- Peace Road Median—deleted.

Contractor bids will be opened at 10:00 a.m. on August 20 and the City Engineer will prepare a bid tabulation sheet for the Council's review.

E. Consideration of an Administration Request for a Closed Session to Discuss Pending Litigation.

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