
**SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF MARCH 19, 2007**

ROLL CALL

Mayor Ken Mundy called the meeting to order at 7:00 p.m. 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

Pastor Bob Weinhold of St. John's Lutheran Church 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 8 - 0.

AUDIENCE TO VISITORS

Peter Barick, 433 W. High St., said regarding John Hall Homes new housing plan that he was indifferent about front or side-loaded garages, but his concern is what Sycamore wants at this time and he feels that is not more growth. He said there are enough housing units on the books and repeated that Sycamore townspeople are not asking for more growth.

Mike Liszka, 470 Lincolnshire Dr., said this vote will be reflected for a long time because once something is done it cannot be easily changed. He said it would be nice if for once we could decline something we don't need.

John Hall, Jr., John Hall Homes, 4030 Riverview Dr., St. Charles, said he respects the opinions of the residents and the direction they would like to take. He said that tonight's vote will not stop growth because this property is already annexed and will be built. He said their plan is unique. He thanked everybody for their time. He asked for consideration for a special use for a fuel station.

Michelle Schulz, 617 Parkmoor Ct., said she was there as a member of the Plan Commission. She said she was opposed to this development at first because she thought the businesses would draw from the downtown and hurt the downtown. She said she later realized it would be a convenience for those living in the development and traveling in that direction and would help bring sales tax to the City. She said she visited the courtyard homes in Elgin and realized they are ideal for those who want a nice home and do not want to spend taking care of a yard.

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of March 5, 2007.
- B. Payment of the Bills for March 19, 2007 in the amount of \$241,707.64.
- C. Plan Commission Minutes for February 12, 2007.

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 8 - 0.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

A. Presentation by Rich Neubauer regarding the brick pavers for the Main Street Park.

Rich Neubauer said the buy-a-brick program deadline is March 31st and he was hoping Council would help spread the word.

Dave Peek, Park District Executive Director, said the park at Main and Ottawa has been named the Charley Laing Park in remembrance to Charley Laing, a local developer who was killed in an airplane crash in November. He said Mrs. Laing is reimbursing the Park District the \$80,000 which was their share of the land and also adding \$130,000 to help underwrite improvement to the park. He thanked the City for facilitating the remainder of the purchase price and said they are on their way to creating another park for Sycamore.

Alderperson Paulsen thanked Public Works Superintendent Busse for cleaning up the nails on his street that caused him a flat tire.

B. Presentation by Joyce Mathey in appreciation of community support for the Pay-It-Forward House on the occasion of the facility's second anniversary.

Joyce Mathey, President of the Pay-It-Forward House Board, said they have provided over 2250 nights of rest over the past two years. She said they are a 100% volunteer organization and have been supported by businesses, organizations, churches, and residents of the community. Ms. Mathey thanked Council for their support and invited the Council and public to a second birthday celebration Saturday March 24, 2007 from 3:30 to 4:30 at the Pay-It-Forward House at 719 Somonauk Street.

Mayor Mundy said the community has suffered a disaster of the fire with the loss of life recently. He expressed sympathy to the families and gratitude to the City departments involved. He said this is a rarity in our community and said we are looking forward and moving on. He also said he had received a couple of letters via email supporting one of the museums.

REPORT OF OFFICERS

Manager – Bill Nicklas reminded Council about the Finance Committee meeting Wednesday to review the budget.

Engineer – John Brady reported that he has been reviewing site plans for the Sycamore McDonald's. He said there will be a complete demolition and rebuild.

Building & Zoning – Lyle Doty – no report.

Assistant Fire Chief – Mark Kessler – no report

Treasurer/Asst. City Manager – Brian Gregory said the budget is at the 83.5% benchmark and revenue is at 90% and expenditures are at 70%. He said that day-to-day interest is 5.188%. He also reported that the City received a FEMA/IEMA grant check for \$27,385.38 which covers 75% of our expenses for the December 1, 2006 snowstorm.

Public Works Supt. – Fred Busse said he would save his comments to address agenda items.

Water Supt. – Ebe Smith thanked the residents on Terrace Drive and Lynn Ave for their patience during watermain breaks last Wednesday. He said there were three breaks going at one time.

Acting Police Chief – Darrell Johnson said there has been recent phone solicitation regarding donations to help local law enforcement agencies purchase bullet proof vests. He said Sycamore does not participate in any phone solicitations. He said they have a mechanism in place to replace our officers' vests.

REPORT OF STANDING COMMITTEES

Finance – Chairperson Bauer reminded Council to review the budget and have questions prepared for the Wednesday budget meeting.

Ordinance –no report

Police & Fire – no report

Sewer & Water – no report

Streets & Walks – no report

City Manager Nicklas said there would need to be brief committee meetings April 16, 2007 to approve meeting minutes.

PUBLIC HEARING

A. Public Hearing on the Proposed Amendment to the Herst Farm Annexation Agreement to Revise the Preliminary Plan.

Mayor Mundy opened the hearing and with no public comment closed the hearing.

ORDINANCES

A. Ordinance No. 2006.62--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of John Hall Homes to Amend the Original Annexation Agreement between the City of Sycamore and Freda R. Herst to Include a New Preliminary plat, Zoning Revisions and Certain Zoning Variances. Second Reading.

City Manager Nicklas reviewed the recommendation of the Plan Commission to support the proposed preliminary plan and plat and rezoning, plus the variation requests with the addition of the following commercial uses: day care, a convenience store (limited to 4800 s.f.); a specialty grocery (limited to 4800 s.f.); an electronic store (limited to 2400 s.f.); a floor covering store (limited to 2400 s.f.); a hardware store (limited to 4800 s.f.); a pet store, restaurants (with a special use requirement for outdoor dining); and drug stores by special use only. He said they have also requested a special use for a fuel station which was not recommended by Plan Commission. He explained that because this proposed plan constitutes an amendment to the original plan accompanying the annexation agreement of September 2005, a two-thirds vote of the City Council is necessary for approval. Mr. Nicklas said that people have spoken in public hearings and workshops that this development diminishes the standards set by the City. He said that is not supported by the facts. He said the facts are that this developer is offering more in terms of overall appearance of the buildings to be built and the landscaped environment to be created. He said only the proposed variations offer a basis for dispute, since the plan conforms to the original agreement in all other aspects. He said this is the first developer in the last four years to embrace our urban design guidelines.

Alderson Bauer asked the developer if they would reconsider the variance for side-yard setbacks for the single-family homes.

John Hall, Jr., said the side-yard setback is the big plus to the neighborhood and actually the side-loaded garages allow more space between the homes.

Alderson Leach asked if the design or look of the fuel station would be more upscale.

Mr. Hall said they would limit it to the north side of the street and they have the same upscale philosophy for all the buildings. He said they are asking for the special use to be able to bring this back if somebody shows an interest in a fuel station.

Alderson Maness asked if they would do traffic studies for a fuel station.

Mr. Hall said they would perform traffic and environmental studies for approval and they think a fuel station would provide a convenience for the residents.

Mayor Mundy asked if the graphic he had showing 50 feet and 35 feet between residences was an alternating pattern.

Mr. Hall said they would follow the topography, but not all would follow that pattern.

Alderson Bauer said as it reads they are not required to build side-load garages on all the lots. He said if this is better than front-loaded garages then why not go back to Plan Commission and change our standards.

Mr. Nicklas said he did not understand that they wanted variations for all the lots.

Mr. Hall said they are requesting the variation for all the lots. He said they have larger lots than the surrounding subdivision and need the 7-foot setback to have the side-loaded garages.

Mr. Nicklas said that does not enforce the side-loaded garage. He said the Council would like to hear that they would fall back on the 10-foot if they build a front-loaded garage.

Paul Hasser, development team for Traditions of Sycamore, said they need the 7-foot over the entire area because all the 25% lots that don't work with the side-load are engineered and set up just like the lots surrounding the proposed subdivision. He said because otherwise they would be restricted from having three-car garages.

Alderson Kessler said she thought the variances were specific for this proposal. She said this plan is less dense overall than the Comp Plan calls for and she supports this plan.

Motion

Alderson Kessler moved to approve Ordinance 2006.62 and Alderson Maness seconded the motion.

Alderson Maness said she also looked at the courtyard homes in Elgin and realized they afforded more private, outdoor space for the resident and thinks they are a good alternative to townhouses.

Amended Motion

Alderson Maness moved to include a fuel station as a special use in the original motion and Alderson Kessler seconded the motion.

Aldersperson Leach said she has tended to be the voice of slow growth, but she said they need to get back to the fact that this property is already annexed and it is not this or nothing, but this or whatever happens to come next. She said she did not feel there was lowering of building or design standards. She said she thought this was a nice looking, innovative project and this is a matter of how they want this area to look.

Roll call vote on Amended Motion

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Bauer, Kessler, Leach, Maness, and Paulsen voted aye with Alderspersons Stowe, Adee, and Knuth voting nay. Motion carried 5 - 3.

Aldersperson Stowe said this is an amendment to the preliminary plat with less homes and a very innovative design.

Aldersperson Adee said it seems like everything that comes along is going to be better. She said she is concerned about bringing in more houses and more people and forgetting about what the people in Sycamore want. She said that once the farmland is gone it is gone.

Roll call vote on Original Motion

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Kessler, Leach, Maness, Paulsen, Stowe, and Mayor Mundy voted aye with Alderspersons Adee, Bauer, and Knuth voting nay. Motion carried 6 - 3.

B. Ordinance No. 2006.70--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of B&B Development for the Approval of the Final Plat for Unit Three of the Sycamore Creek Planned Unit Development in the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas said this final plat defines Lot 1 of Unit Three which consists of 15.507 acres and will be the site of Sycamore School District's new elementary school. He explained that the approval of this plat will allow B & B Development to convey Lot 1 to the Sycamore School District.

Motion

Aldersperson Maness moved to hear ordinance 2006.70 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 8 - 0.

Motion

Aldersperson Paulsen moved to approve Ordinance 2006.70 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, Knuth, Leach, Maness, Paulsen, and Stowe voted aye. Motion carried 8 - 0.

C. Ordinance No. 2006.71—An Ordinance Amending Title 9, “Building Regulations,” Chapter 2, “Building Codes,” Section 9-2-1, “Building Code,” Paragraph B, “Building Code Amendments,” to Add Sections 1812.5, 1812.5.1, 1812.6 to the BOCA National Building Code/1999 of the City Code of the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas said late in the day he received a call from RAMP concerned about what this and the next ordinance would do to accessibility to buildings. He said he would prefer to hear this and the next ordinance on first reading in order to take time to properly address RAMP's concerns and to explain the intent of the changes.

D. Ordinance No. 2006.72--An Ordinance Amending Title 9, "Building Regulations," Chapter 2, "Building Codes," Section 9-2-2, "Dwelling Code," Paragraph B, "Dwelling Code Amendments," of the City Code of the City of Sycamore, Illinois. First and Second Reading.

RESOLUTIONS - None

CONSIDERATIONS

A. Consideration of the Preliminary FY2007-2008 City Budget.

City Manager Nicklas said the budget would be reviewed Wednesday night.

B. Consideration of a Public Works Department Recommendation to Order a New Tandem Axle Dump Truck.

City Manager Nicklas proposed ordering the truck now to accept delivery and pay for it out of the FY08 budget.

Motion

Aldersperson Bauer moved to authorize the expenditure of \$63,600 for the dump truck and Aldersperson Kessler seconded the motion.

Roll call vote

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

C. Consideration of a Public Works Department Purchase of a Tractor for Applying Sludge.

City Manager Nicklas said he was looking for confirmation for the purchase of a tractor for which the check has already been tendered. He said there was an opportunity to take advantage of state purchasing for tractors and they had 48 hours to get the transaction made. He said the funding will come out of the Treatment Plant FY07 budget.

Motion

Aldersperson Maness moved to approve the purchase of a tractor for \$78,985 and Aldersperson Adee seconded the motion.

Roll call vote

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

D. Consideration of an Administration Request for a Closed Session for Possible or Imminent Litigation and Land Acquisition.

Motion

Aldersperson Knuth moved to go into Closed Session at 8:25 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 8 - 0.

Motion

Aldersperson Leach moved to return to Open Session at 8:40 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.

OTHER NEW BUSINESS

APPOINTMENTS

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 8:40 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 8 - 0.

Approve:

Mayor - Ken Mundy

Attest:

City Clerk – Candy Smith