

SYCAMORE CITY COUNCIL
AGENDA
August 18, 2008

CITY COUNCIL COMMITTEE MEETINGS
No 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 4, 2008.
 - B. Payment of the Bills for August 18, 2008.
 - C. Plan Commission Minutes for the Regular Meeting of July 14, 2008.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Swearing-In of New Fire Lieutenant Kurt Mathey.
- 8. REPORTS OF OFFICERS**
- 9. REPORTS OF STANDING COMMITTEES**
- 10. PUBLIC HEARINGS--None**
- 11. ORDINANCES**

A. Ordinance No. 2008.22—An Ordinance Concerning the Recommendation of the Plan Commission with Regard to the Petition of Brickville and Peace Road Development, LLC for the Approval of an Annexation Agreement and Concept Plan for Property Located at the Northeast Corner of Peace Road and Brickville Road and the Subsequent Annexation of Said Property and the Rezoning to “R-1” One Family Residence District, Planned Unit Development, and to “R-3” Multiple Family Residence District, Planned Unit Development with a Special Use Permit for an Assisted Living Facility in the City of Sycamore, Illinois. Second Reading.

The City Council considered this ordinance on first reading only on July 21, 2008 after a public hearing on the proposed annexation.

John Pappas, d.b.a. Brickville and Peace Road Development, LLC, has petitioned for consideration of an annexation agreement, concept plan, and annexation for the 94.95-acre property comprising the Walters Family Farm and the Cambier Family Farm at the northeast corner of Peace Road and Brickville Road. The Plan Commission considered several concept plans for the property on February 11, 2008 and April 14, 2008 prior to their consideration of the attached plan in a public hearing on July 14.

This background report will assess the proposed annexation in detail, and in the context of existing city policy and abiding fiscal issues of interest to the City and other taxing bodies.

The Conceptual Development Plan

The proposed conceptual 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 (“R-1”)	56.559	59.57%
Assisted Living (“R-3”)	2.874	3.03%
Private Parks and Conservation Areas	13.099	13.80%
Public Park Land	3.014	3.17%
Public Road Right-of-Way--Internal	15.133	15.94%
Public Road Right-of-Way—External (Plank & Moose Range Roads)	4.271	4.50%
Total	94.95	100%

2. Residential Density. The property features 108 single family detached lots for a gross density of 1.14 units per acre.

3. Access. A number of features deserve note:

- There are essentially two access points. The chief access point is at the re-aligned Brickville Road and the other connects the proposed subdivision with the Stonegate development and Frantum Road to the east.

- To minimize the impact of new traffic on Brickville Road as it winds toward Peace Road, Mr. Pappas has collaborated with the Sycamore Township Road Supervisor, Tom Reynolds, to develop a dramatic re-routing of Brickville Road (see the attached concept plan). The developer would build a new roadway of 2,050 feet at the developer's sole expense (estimated to be about \$400,000) that would course more directly toward Motel Road. After its construction, the new roadway would become a City street. The Township would continue to maintain the former Brickville Road (to be re-named), which would experience a remarkable decline in usage.
4. Bikepaths. The attached concept plan shows a dashed brown line along the south side of Stonegate Drive connecting to a bike path along the east side of Brickville Road that connects to Motel Road on the west end of the property and Peace Road to the east.
 5. Open space. The plan dedicates 17% 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:
 - The rear yards of the homes on the north side of the present Brickville Road are buffered from traffic on the re-aligned Brickville Road by either natural or detention areas.
 - The west, north and east sides of the development will abut mature tree stands. The inability to serve the adjacent land areas in terms of future sanitary sewer line capacity will sustain the presence of many mature trees.

In the event that the land area described in the Concept Plan is annexed by the City, the developer will be obligated to seek the approval of a preliminary plat and plan for the development of the entire Subject Property before any final plats may be considered (see Section 6.1 of the annexation agreement). The preliminary plat and plan shall be developed in accordance with the applicable requirements contained in Articles 4.3, 4.4 and 4.5 of the UDO. At that future time when a preliminary plat and plan are submitted, the City shall approve the preliminary plat and plan provided it is substantially in accordance with the approved Concept Plan and conforms to all standards and requirements of the City.

THE ANNEXATION AGREEMENT

The principal terms of the annexation agreement are as follows:

1. The Name. "Vellagio Estates."
2. The Term. The agreement runs for twenty years (Section 26).
3. Performance Guarantees. The Owner may provide an irrevocable letter of credit or bond security for the public improvements on the site (Section 5.3).
4. Fees. The Owner shall comply with the City's annexation and impact fees (Section 5), School fees (Section 18.2) and Park fees (Section 18.3) 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 18.2). Finally, In the event the City enacts an ordinance which creates a transportation impact fee for addressing the fiscal impact of development on the City's transportation system, the amount of such impact fee as amended from time to time shall be payable at the time a building permit is issued for each single family residential lot (Section 18.4).

5. Developmental Exactions. The Owner will comply with Ordinance 2005.60 with respect to the pace of development and permitting (Section 7.2). In terms of the date at which the first permit might be drawn, the City's Ordinance 2005.60 dictates that it be January 1, 2010. In view of the time that has elapsed since that ordinance was implemented, Mr. Pappas suggests that the Council extend that timeline to January 1, 2012 (Section 19.2).
6. Water Main, Storm Sewer 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 12).
7. Variations. No variations from the City's codes and ordinances are requested.

THE TRAFFIC STUDY

Wendler Engineering performed a traffic study for this project. The traffic study shows the total ADT from the developed site as 1,260 vehicles with an estimated 70% to the entrance from Brickville Road and 30% to Stonegate Drive. It was assumed that the morning and afternoon traffic volumes would be the same. Of the 880 vehicles to and from the Brickville Road entrance it is estimated that 800 vehicles would go to and from Peace Road and the remaining 80 vehicles to Brickville Road to and from the north.

SUMMARY

The proposed annexation agreement and concept plan conform to the City's long-term land-use preferences in the 2003 Plan and the recently-approved 2008 Plan. The project also promises additional amenities—the realignment of Brickville Road, bike path extensions, and the conservation of undeveloped open space—that would enhance the quality of living for residents within the proposed subdivision.

In terms of fiscal impact, the developer has agreed to the following measures over and above what City codes require:

- ✓ No single family house permits until January 1, 2012;
- ✓ Obligation of permitted builders or owners to pay a transportation fee, if the City approves such a fee system in the future;
- ✓ In the event that the City 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.

The Plan Commission considered the annexation agreement, concept plan, and annexation at their regular meeting on July 14. By a unanimous vote of 11-0, the Commission recommended the Council's approval. The Council's approval of the plan and annexation as recommended by the Plan Commission is requested.

B. Ordinance No. 2008.23—An Ordinance Annexing a 94.95-Acre Parcel Located at the Northeast Corner of the Intersection of Brickville Road and Peace Road in the City of Sycamore, Illinois. Second Reading.

This ordinance separately considers the Pappas annexation for recording purposes. Final action on this ordinance will be contingent upon action on Ordinance 2008.22.

C. Ordinance No. 2008.26—An Ordinance Concerning the Recommendation of the Sycamore Plan Commission with Regard to the Petition of St. Mary’s Church for an Amendment to Their Special Use Permit for Church and School Facilities at 222 Waterman Street in the City of Sycamore. First and Second Reading.

At the regular Plan Commission meeting of July 14, the Commission held an informal workshop session to review a plan for additional classroom space at the St. Mary’s parish campus on Waterman Street. After some years of fund-raising and after exploring a variety of uses that could be incorporated in the new parish activity center, the St. Mary’s Catholic Parish has proposed additional construction classroom space and the remodeling of some existing classroom and administrative space to better serve students from pre-kindergarten through eighth grade. The new addition will be attached to the existing school hall, as the attached color renderings and computer simulation depict. The front façade of the new addition will be consistent with the front façade of the “purple” house at the corner of Waterman Street and Somonauk Street (210 Waterman Street).

An amendment to the existing special use permit for school functions is required because the footprint of the development area will change. The proposed change is a minor one and will afford the parish some much-needed space. On July 14, the Commission expressed its support for the petitioner’s proposal. At the regular Plan Commission meeting of August 11, the Commission considered a formal petition from St. Mary’s regarding the same concept and recommended the Council’s approval by a vote of 11-0. City Council approval of the Plan Commission recommendation is requested.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of a Recommendation from the Architectural Review Committee Concerning a Façade Grant Request from Sweet Earth, Inc. for the Property at 341 West State Street.

The Architectural Review Committee met on July 29 to consider a downtown façade grant request from Sweet Earth, Inc., whose principals are Rich and Roseann Para of Ben Franklin. The petitioners have requested grant assistance for the replacement of their present awning, with the addition of graphics on the valance (see the attachment). In 2004 the petitioners were granted \$979.15 for the gooseneck light fixtures above the present awning.

The Downtown Improvement Program description (see attached copy) allows property owners to receive funding for a project every two years. The thinking behind this allowance was that many of the small business owners cannot afford to tackle all their exterior remodeling goals at once, but may take some years to reach those goals. Additionally, the program anticipates a dollar-for-dollar match from the owners. This may take the form of

50% participation in a specific exterior feature, or evidence that the owner has invested a comparable amount in interior improvements to promote sales.

The application shows only one awning quote from Johnson Canvass because the owners want to retain the still-serviceable frame, which was designed by Johnson Canvass. The Committee reviewed the application on July 29 and voted to recommend City participation up to 50% of the actual cost of the new awning. The bid that was submitted priced the awning replacement at \$3,120 so the City's participation would be \$1,560, if approved.

City Council approval of the recommendation of the Architectural Review Committee is requested.

B. Consideration of a Sycamore Park Board Request to Consider a Revised Schedule for the Park District's Land/Cash Fees.

On Tuesday, July 22, the Sycamore Park Board voted to recommend a new schedule of land/cash fees, as reported in the background memorandum for the August 4 Council meeting. With Council action on August 4 to approve an intergovernmental agreement relating to indemnity in the event a lawsuit is filed against the City challenging the legal basis for the amount, timing, or other aspect of any Park fee contribution based on the City's ordinances, the City Manager recommends the Council's consideration of the fee schedule proposed by the Board on July 22.

Three key variables have appeared in the statutory formula for calculating Park land/cash fees (UDO, Section 6.11.2) since the first fee schedule was established in 1996. They are: (1) the "acres per thousand" of population; (2) the value of a developed acre of land; and (3) the number of persons assumed to occupy different types of housing, on average.

The Park Board proposal makes several revisions to the current land/cash fee formula, which was last revised in September 2005:

- an increase in the "acres per thousand ratio" from 11.5 to 25 acres.
- an increase in the gross acre price for neighborhood park acreage from \$122,000 to \$130,000 (the price for community park acreage was kept at \$15,000).
- the incorporation of Dr. Emanuelson's 2007 demographic findings on persons per household by housing type.

The resulting formula is illustrated below:

Example: Three Bedroom Detached Home

Assumptions:

- The fair price per acre of developed, residentially-zoned land for a neighborhood park is increased to \$130,000.
- The fair price for raw or agricultural-zoned farm acreage abutting the community park that may someday be purchased to expand the park remains \$15,000.
- The "acres per thousand" ratio is revised to reflect actual park acreage (approximately 25 acres per thousand, overall).
- The demographic findings of Dr. Emanuelson's 2007 study are incorporated.

$3.25 \times \$130,000 = \$422,500/1,000 = \$422.50$ per person
 $21.75 \times \$15,000 = \$326,250/1,000 = \underline{\$326.25}$ per person
 Total: $\$748.75$ per person $\times 2.67 = \$2,000$ (rounded)

Park Land/Cash Fees:

Type of Residence	Persons per Unit	Land/Cash Fee per Unit @\$749/person (rounded)	2005 Fee (existing)
SINGLE FAMILY			
DETACHED			
One and Two Bedroom	2.100	\$1,573	\$706
Three Bedroom	2.670	\$2,000	\$1,015
Four Bedroom	3.240	\$2,427	\$1,015
Five Bedroom	3.960	\$2,966	\$1,015
SINGLE FAMILY			
ATTACHED			
One Bedroom	1.000	\$749	\$418
Two Bedroom	1.750	\$1,311	\$697
Three Bedroom	2.560	\$1,917	\$837
Four Bedroom	2.280	\$1,708	\$837

City Council approval is recommended. If the Council concurs with the Park Board's recommendation, an ordinance adopting the revisions will be prepared for the September 2 Council meeting. Finally, to revise the Unified Development Ordinance or "UDO" which incorporates the most current developmental exactions, additional action will be needed after Plan Commission review.

C. Consideration of an Administration Recommendation Regarding the Award of a Contract for the 2008 Street Maintenance Program.

On July 25 bids were opened for the 2008 bituminous resurfacing contract in Sycamore. Two bids were received and are displayed below:

Company Name	Bid Bond	Signed Addendums	Supplemental Unit Price \$/ton	Bid Amount
Meyer Paving, Maple Park	Yes	Yes	Not Submitted	\$500,547.66
Curran Contracting, DeKalb	Yes	Yes	Not Submitted	\$559,901.60

Because neither of the bidders provided a supplemental unit price on an alternative asphalt mix, both bids were thrown out and the contract was re-bid with a bid-opening date of Monday, August 18, at 10:00 a.m. The results of this bid-opening will be presented to the City Council on August 18 with a recommendation from the City Manager.

D. Consideration of an Administration Recommendation Regarding the Award of a Contract for the Erection of an Elevated Water Storage Tank on the Engh Farm.

On June 4, 2007, the engineering consulting firm of Baxter & Woodman presented a master plan report on the City's water storage and pumping requirements for the period 2007 through 2021. On June 18, 2007 the Council reviewed a number of options to address the City's future water storage needs and recommended a scenario with the following features:

- The construction of an additional 1 million gallons of storage in an elevated tank on the former Engh farmstead near Heron Creek Drive with a proposed height of 175 feet. The overflow height of the new tank would be slightly higher than the existing tank on Park Avenue, in order to raise pressure in some pockets in the southern half of town and to raise pressures toward the northeast City limits. It was then estimated that such an elevated tank—along with improvements at the existing tank--would cost \$3.6 million if built within the next two years. This price included the transmission main to IL Rt. 23 and a new booster pumping station at the present 750,000 gallon elevated storage tank on Park Avenue.
- A new 1,300 gallon per minute deep well (Well #10) near the base of the new tower on the former Engh farmstead. Such a well would pump water into the northeast quadrant more effectively because of the lesser head pressure, and would also provide protection if the new water tower were to be pulled out of service. Whether a radium treatment facility would be needed would depend on routine testing of the water pumped at the new well.
- A new 1,000 gallon per minute booster pumping station located near the intersection of Moose Range Road and Plank Road in the northeast corner of the city to help maintain a minimum pressure of 45 psi in the system when residential development reaches this location in the city.

In this scenario of multiple improvements to be constructed over a five to ten year period, the most urgent objective was the construction of additional water storage capacity. Over the winter of 2007-2008 and the spring of 2008, plans for the new elevated water tower were developed in consultation between the City's engineering department and Baxter & Woodman. In late June the City advertised for bids for the erection of an elevated water storage tank at the southeast corner of the Engh Farmstead. The bid specifications called for a single pedestal elevated water storage tank with four options as to size and type of construction, as follows:

- Option One: 1.0 million gallon steel elevated storage tank.
- Option Two: 1.5 million gallon steel elevated storage tank.
- Option Three: 1.0 million gallon "composite" or concrete tower and a steel storage tank.
- Option Four: 1.5 million gallon "composite" or concrete tower and a steel storage tank.

Bids for the two "composite" tank options were invited primarily because the wider concrete bases have the potential to house a well or a radium treatment facility, possibly reducing later City costs, and because the concrete bases require less ongoing maintenance if properly installed. A lesser but significant consideration was the more compatible appearance of a concrete base in proximity to the farm silo presently on the Engh property.

Four bids were received on July 10. The base bids for the four principal options are summarized in the table below:

	Caldwell Tanks Louisville, KY	Phoenix Fabricators Sebree, KY	Chicago Bridge & Iron Plainfield, IL	Landmark Ft. Worth, TX
Option 1: 1.0 MG Steel	\$3,034,000	No Bid	\$2,574,000	No Bid
Option 2: 1.5 MG Steel	No Bid	No Bid	\$3,221,000	No Bid
Option 3: 1.0 MG Composite	No Bid	\$3,236,600	\$3,075,000	\$2,248,000
Option 4: 1.5 MG Composite	No Bid	\$3,949,000	\$3,725,000	\$2,745,000

After the bids were opened and the City staff studied the submittals for conformity with the specifications, it was discovered that the City's recent adoption of a responsible bidder ordinance (May 19) was not noted in the bid documents. This oversight was not intentional, and resulted from staff attention to other technical aspects of the bid documents just prior to the printing of the detailed specification booklets in late May and early June. Through contacts with the bidders, it is apparent that the responsible bidder requirements were not considered in their pricing. To assure that the City can anticipate firm bids based on city policy rather than future negotiated costs, the City Manager recommends that the Council reject all bids and re-bid the project with the proper references to the City's responsible bidding ordinance.

14. OTHER NEW BUSINESS

15. APPOINTMENTS

16. ADJOURNMENT