

**SYCAMORE CITY COUNCIL
AGENDA
September 2, 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 18, 2008.
 - B. Payment of the Bills for September 2, 2008.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Presentation of a plaque to Fire Lieutenant Duane Prather on the occasion of his retirement after 32 years of service to the City of Sycamore.
 - B. Presentation of a Certificate of Appreciation to Milan Krpan for his service to the Sycamore community.
- 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, and postponed consideration on second reading until August 18. At the August 18 meeting, the Council again postponed consideration on second reading until September 2.

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 (Brickville Road Realignment)	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.

ADDRESSING

A number of County residents have expressed concern about what the realignment of Brickville Road may mean for their home addresses (please see the attached letter). With the proposed realignment, the present Brickville Road would become a quiet Township lane, potentially with another name. Naturally, any name change would bring some additional cost in the form of new household stationery, credit cards, licenses, etc. To address this concern, it is possible to assign a new name to the realigned roadway, leaving the present roadway "Brickville Road." Among the possible names for the realigned roadway are Brickville Bypass or Brickville Road Alternate Route. Because there is a Brickville Road to the east of Peace Road as well as a branch northwest of the proposed development, "Brickville" should remain in the name of the proposed realignment, if it is approved.

SUMMARY

The proposed annexation agreement and concept plan conform to the City's long-term land-use preferences in 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. 2008.27—An Ordinance Requesting Permission from the Illinois Department of Transportation to Close Illinois Route 64 from Governor Street to Sacramento Street from 6:00 P.M. Until 7:30 P.M. on Wednesday, October 1, 2008 To Allow for the Sycamore High School Homecoming Parade in the City of Sycamore, Illinois. First and Second Reading.

The attached ordinance requests IDOT's permission to close a portion of IL. Rt. 64 for the Sycamore High School Homecoming parade on October 1, 2008. City Council approval is recommended.

D. Ordinance No. 2008.28—An Ordinance Declaring Wednesday, October 22, 2008 Through Sunday, October 26, 2008 as Pumpkin Festival in the City of Sycamore, Illinois. First and Second Reading.

Ordinances 2008.28, 2008.29, 2008.30, 2008.31 and 2008.32 can be taken in omnibus fashion. All relate to the annual Pumpkin Festival and together accomplish the following:

- a) Establish the dates for the annual festival (October 22, 2008 through October 26, 2008);
- b) Seek IDOT's permission for the closing of IL Rt. 64 for the Road Run and the Pumpkin Parade, at different times, on October 26, 2008; and
- c) Authorize the use of two City parking lots during the festival week.

City Council approval is recommended.

E. Ordinance No. 2008.29—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 26, 2008

To Allow for the “Road Run” as Part of the Pumpkin Festival in the City of Sycamore, Illinois. First and Second Reading.

See Ordinance 2008.28.

F. Ordinance No. 2008.30—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 26, 2008 To Allow for the Pumpkin Festival Parade in the City of Sycamore, Illinois. First and Second Reading.

See Ordinance 2008.28.

G. Ordinance No. 2008.31—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 22, 2008 Through Sunday, October 26, 2008 in the City of Sycamore, Illinois. First and Second Reading.

See Ordinance 2008.28.

H. Ordinance No. 2008.32—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 22, 2008 Through Sunday, October 26, 2008 in the City of Sycamore, Illinois. First and Second Reading.

See Ordinance 2008.28.

12. RESOLUTIONS

A. Resolution No. 507—Concurring with the Sycamore Park District Recommendation to Revise the Sycamore Park District Land/Cash Fee Schedule.

At the last regular Council meeting of August 18, the Council reviewed a Park Board proposal to revise the Park District’s current land/cash fee schedule. Upon their review, the Council directed the City Manager to prepare a measure that could be voted at the September 2 meeting. The Council is aware that the inclusion of the land/cash fee schedule in the City’s Unified Development Ordinance (Section 6.11.2) will ultimately require an amendment to the UDO, involving a public hearing before the Plan Commission. To satisfy the public notice requirements, the earliest opportunity for a Commission hearing on this matter would be October 13. However, the Council may proceed with a resolution at this time to establish its position on the proposed revisions.

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.

$$3.25 \times \$130,000 = \$422,500/1,000 = \$422.50 \text{ per person}$$

$$21.75 \times \$15,000 = \$326,250/1,000 = \underline{\$326.25} \text{ per person}$$

$$\text{Total: } \$748.75 \text{ per person} \times 2.67 = \$2,000 \text{ (rounded)}$$

Park Board’s Land/Cash Fee Proposal:

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

On Tuesday, August 26, the Sycamore Park Board approved the indemnity agreement that was approved by the Council on August 4, opening the way for Council action on this measure. City Council approval is recommended.

The Sycamore Chamber of Commerce’s Board of Directors has forwarded a letter asking the Council to defer action on the proposed fee schedule revisions until the Park Board can establish a detailed capital plan to explain how it would use any increased fees. A copy of that letter is attached. A Chamber representative will be present at the Council meeting to speak to this issue.

13. CONSIDERATIONS

A. Consideration of an Administration Recommendation Regarding Improvements to Somonauk Street.

Some street improvements will be performed on Somonauk Street as part of the 2008 street maintenance program. Specifically, 1,063 lineal feet of roadway will be milled to a depth of 2-1/2 inches then re-surfaced with a 3/4 inch leveling binder and 1-1/2 inch hot mix asphalt surface. The improvements will principally be made between High Street and Waterman Street and will be funded with motor fuel tax proceeds. Public Works department crews have been making curb and gutter repairs along this portion of Somonauk Street for the past several weeks, to reduce the City's out-of-pocket costs and stretch our limited maintenance dollars.

Bids were opened on Tuesday, August 26, at 10:00 for the scheduled Somonauk Street improvements. The bid results are displayed in the table below:

Contractor	Bid Bond	Pre-Qualification	Amount
Curran Contracting, DeKalb	X	X	\$118,146.34
Peter Baker & Son, Lake Bluff	X	X	\$134,715.45

The lowest responsible bidder was Curran Contracting with a price of \$118,146.34. The Engineer's estimate was about \$140,000. On August 4, the Council approved a resolution (Resolution No. 504) authorizing the expenditure of up to \$160,000 for the Somonauk portion of the annual street maintenance program, if necessary.

The City Manager recommends the Council's approval of a contract with Curran Contracting in the amount of \$118,146.34. The funding would come from line item 07-8637. An adjustment in this line item will be made when the Council revised the FY09 capital budget following the presentation of the FY08 independent audit.

14. OTHER NEW BUSINESS

15. APPOINTMENTS

16. ADJOURNMENT