

SYCAMORE CITY COUNCIL
AGENDA
December 15, 2008

CITY COUNCIL COMMITTEE MEETINGS
No Meetings Are Scheduled

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 December 1, 2008.
 - B. Payment of the Bills for December 15, 2008.
 - C. Plan Commission Minutes for the Meeting of October 13, 2008.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Introduction of the Kishwaukee College Women's Volleyball Team, winners of the NJCAA National Championship for the third consecutive year.
 - B. Annual Presentation of Service Awards to City Employees. Human Resource Director Jean Tritle will assist the City Manager in presenting awards to employees with 5, 10, 15, 20, 25 and 30 years of service to the City of Sycamore.
- 8. REPORTS OF OFFICERS**
- 9. REPORTS OF STANDING COMMITTEES**
- 10. PUBLIC HEARINGS**

A. Public Hearing on a Petition to Annex Property Adjoining 421 N. California Street and Owned by Sycamore Industrial Park, LLC/Sycamore Industrial Park and to Rezone the Property to “M-2,” Heavy Manufacturing District.

See Ordinance 2008.61, below.

B. Public Hearing on a Petition to Annex Property Adjoining 275 N. Cross Street and Owned by DeKalb County Residential Development and to Rezone the Property to “R-3,” Multiple Family Residence District, Planned Unit Development.

See Ordinance 2008.62, below.

C. Public Hearing on a Petition to Annex Property Adjoining 355 N. Cross Street and Owned by Cornerstone Christian Academy and to Rezone the Property to “R-3,” Multiple Family Residence District with a Special Use Permit for a School Use.

See Ordinance 2008.63, below.

11. ORDINANCES

A. Ordinance No. 2008.52—An Ordinance Levying Taxes for the Corporate Purposes of the City of Sycamore for the Fiscal Year Commencing May 1, 2009 and Ending April 30, 2010. Second Reading.

On December 1, a public hearing was held on the proposed 2008 corporate property tax levy for the City of Sycamore. The proposed corporate levy of \$3,362,663 includes a City levy of \$2,548,176 (+\$86,170 or 3.5%) and a Sycamore Public Library levy of \$814,487 (+\$50,428 or 6.6%). Assuming a city-wide EAV of \$438,000,000 in 2008, the proposed corporate tax rate should be \$0.76773 per \$100 EAV, a decrease of 2.2% from the 2007 corporate tax rate of \$0.78518 per \$100 EAV.

City Council approval is recommended.

Historic City EAV, City Levy, and City Tax Rate totals are displayed in the table below:

Year	EAV	City Levy*	City Tax Rate* Per \$100 EAV
1966	\$27,220,176	\$216,252	.7945
1976	\$44,278,153	\$679,882	1.5355
1986	\$56,800,908	\$934,248	1.6448
1996	\$145,647,122	\$1,792,999	1.2318
1997	\$155,861,773 (+7%)	\$1,822,000 (+2%)	1.1689 (-5%)
1998	\$165,664,346 (+6.3%)	\$1,896,660 (+4%)	1.1449 (-2%)
1999	\$172,022,591 (+3.84%)	\$1,934,593 (+2%)	1.1246 (-2%)
2000	\$185,519,631 (+7.85%)	\$1,973,285 (+2%)	1.0648 (-5%)
2001	\$201,706,953 (+8.7%)	\$2,032,484 (+3%)	1.0076 (-5.37%)
2002	\$216,389,113 (+7.28%)	\$2,134,108 (+5%)	.98627 (-2.1%)
2003	\$241,138,805 (+11.4%)	\$2,198,131 (+3%)	.91223 (-7.5%)
2004	\$261,496,432 (+8.4%)	\$2,264,075 (+3%)	.865814 (-5%)
2005	\$309,324,156 (+18.3%)	\$2,331,997 (+3%)	.75444 (-12.9%)
2006	\$359,225,508 (+16%)	\$2,401,957 (+3%)	.66912 (-11.3%)
2007	\$410,867,373 (+14.3%)	\$2,462,006 (+2.5%)	.59965 (-10.4%)
2008	\$438,000,000 (+6.6%)	\$2,548,176 (+3.5%)	.58178 (-3%)

*Excludes Sycamore Public Library and Sycamore Hospital.

B. Ordinance No. 2008.53—An Ordinance Abating the Debt Service Levy for the General Obligation Bond Issue Series 2002 for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2009-2010. Second Reading.

All of the debt service (\$305,065) on the 2002 Bond series will be abated. This approach is consistent with the City policy of paying the greatest share of its annual general obligation bond debt service from general revenues other than property taxes.

The attached ordinance will levy \$305,065 and abate \$305,065, so the extension will be \$0.0. The debt service will be paid by the 2002 Bond Proceeds Fund (Fund 24) which gets its primary revenue from General Fund and Capital Fund (Fund 6) transfers.

City Council consideration approval is recommended.

C. Ordinance No. 2008.54—An Ordinance Abating the Debt Service Levy for the General Obligation Bond Issue Series 2003 for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2009-2010. Second Reading.

This ordinance concerns the debt service on the General Obligation Bond Series 2003, issued in September 2003. The levy of \$147,567.50 will be abated in its entirety. The debt service will be paid from the 2003 Bond Fund (Fund 26) which receives its primary revenue from Capital Fund, MFT Fund, and 1999 Bond Fund transfers.

City Council approval is recommended.

D. Ordinance No. 2008.55—An Ordinance Abating the Debt Service Levy for the General Obligation Bond Issue Series 2005 for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2009-2010. Second Reading.

This ordinance would abate the debt service on the 2005 refunding bond that refinanced the outstanding 1999 bond series at a lower interest rate. All of the 1999 bond series that remained outstanding at the time of the issuance of the \$2,965,000 2005 G.O. Bond were redeemed in June 2005. The debt service obligation for FY2009-2010 is \$422,535. The levy is \$155,000 and the abatement is \$267,535. The debt service will be paid from the 2005 Bond Fund (Fund 27) which gets its revenue from transfers from the General Fund, the Water Fund, the Sewer Fund, the Motor Fuel Tax Fund, and the Road & Bridge Fund.

City Council approval is recommended.

E. Ordinance No. 2008.56—An Ordinance Abating the Debt Service Levy for the General Obligation Bond Series 2007 for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2009-2010. Second Reading.

This ordinance concerns the FY2009-2010 debt service on the General Obligation Bond Series 2007. The levy of \$195,752.50 will be abated in its entirety. The debt service will be paid from the 2007 Bond Fund (Fund 29) which receives its principal revenue (excluding interest) from a General Fund transfer.

City Council approval is recommended.

F. Ordinance No. 2008.57—An Ordinance Abating Certain Real Estate Revenue Due for Property Owned by Tate & Lyle in the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2009-2010. Second Reading.

This is the third year of a three-year property tax abatement extended to Tate & Lyle (formerly CCI), located at 1631 S. Prairie Drive in the Sycamore Prairie Business Park. The City Council approved its abatement package on December 15, 2003 (Resolution No. 443), which called for the abatement of 80% of the firm’s property tax obligation to the City of Sycamore in the first full assessment year, 70% in the second year of full assessment, and 50% in the third year. The City’s abatement is part of a larger incentive combining property tax abatements from all other local taxing bodies, as illustrated below:

CCI/Tate & Lyle				
	First Full Assessment Year (2006)	Second Full Assessment Year (2007)	Third Full Assessment Year (2008)	Fourth Full Assessment Year (2009)
School District		80%	70%	50%
DeKalb County	80%	70%	50%	
City of Sycamore	80%	70%	50%	
Kishwaukee College	90%	75%		
Park District	80%	70%	50%	
Cortland Twp.	80%	70%	50%	
Sycamore Library	80%	70%	50%	

The Tate & Lyle assessment values in the period 2005-2008 are shown below:

Tate & Lyle		Land	Building	EAV Total
	2005	\$149,262	\$1,003,818	\$1,153,080
	2006	\$151,814	\$1,267,350	\$1,419,164
	2007	\$159,587	\$1,332,238	\$1,491,825
	2008	\$165,236	\$1,379,399	\$1,544,635

Based on an EAV of \$1,544,635 for the Tate & Lyle parcel (#09-06-427-011) in 2008, the City’s Year Three abatement is estimated to be \$4,493.19 (.0058178 x \$1,491,825 x .5).

City Council approval is recommended.

G. Ordinance No. 2008.58—An Ordinance Abating Certain Real Estate Revenue Due for Property Owned by Fullco Industries in the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2009-2010. Second Reading.

This is also the third year of a three-year property tax abatement incentive extended to Fullco Industries located at 1551 S. Prairie Drive in the Sycamore Prairie Business Park. The City Council approved its abatement package on March 7, 2005 (Ordinance 2004.74), which called for the abatement of 90% of the firm’s property tax obligation to the City of Sycamore in the first full assessment year, 75% in the second year of full assessment, and 50% in the third year. The City’s abatement is part of a larger incentive combining property tax abatements from all other local taxing bodies, as illustrated below:

Fullco Industries				
	First Full Assessment Year (2006)	Second Full Assessment Year (2007)	Third Full Assessment Year (2008)	Fourth Full Assessment Year (2009)
School District		90%	75%	
DeKalb County	90%	75%	50%	
City of Sycamore	90%	75%	50%	
Kishwaukee College	90%	75%		
Park District	90%	75%	50%	
Cortland Township	90%	75%	50%	
Sycamore Library	90%	75%	50%	

The Fullco assessment values in the period 2005-2008 are shown below:

Fullco Industries		Land	Building	EAV Total
	2005	\$29,439	\$253,133	\$282,572
	2006	\$29,942	\$552,633	\$582,575
	2007	\$31,475	\$580,928	\$612,403
	2008	\$32,589	\$601,493	\$634,082

Based on an EAV of \$634,082 for the Fullco parcel (#09-05-301-001) in 2008, the City's Year Three abatement is estimated to be \$1,844.48 (.0058178 x \$634,082 x .5).

City Council approval is recommended.

H. Ordinance No. 2008.60--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Milan Krpan for a Final Plat and Rezoning of Krpan's Peace/Bethany Road Division, Unit One, to "C-3," Highway Business District in the City of Sycamore, Illinois. First and Second Reading.

Milan Krpan has petitioned for the rezoning of two lots at the east end of the terminus of Gateway Drive. These lots, totaling 10.55 acres in area, were formerly part of the Thorald and Emma Anderson Trust and were annexed on September 17, 2007. At that time, the lots were zoned "ORI," Office, Research, and Light Industrial which conformed to the Comp Plan of 2003 and linked them with the Bethany Road corridor, which has been marketed as a prime location for campus-style office uses similar to those under development by Dr. Collins to the west, the DeKalb County Farm Bureau complex to the northeast, and the older structures that house NICOR and Johnson Controls on the north side of the corridor. At the time of the annexation and rezoning, Mr. Krpan proposed a "C-3," Highway Business Zoning for the area at the end of Gateway Drive, which would be consistent with the zoning of other lots to the west along Gateway Drive. However, in the absence of any development interest, the City staff proposed the "ORI" zoning for the entire Anderson parcel even though portions of that zoning area were considerably "deeper" than the existing lots along the south side of the Bethany Road corridor. The Commission and the City Council concurred with the staff recommendation.

Since the 2007 annexation, the Plan Commission and City Council have created a new Comprehensive Plan and Future Land Use Map that continues to show the entire Anderson parcel as "ORI." However, Mr. Krpan's proposal raises some practical planning questions which may be addressed in a way that does not conflict with the Comp Plan vision for the

Bethany Road corridor. The distance from the northern boundary of the proposed Lot One to the Bethany Road right-of-way is 1,060 feet, which is an abundance of depth for an “ORI” use at the southwest corner of the Peace and Bethany Road intersection. The reservation of this area only for “ORI” zoning would continue the “look” of the corridor as imagined in the 2008 Future Land Use Map. By way of comparison, the Three Sula parcel immediately west of the Voluntary Action Center is 1300 feet deep. If approved, the total area of “ORI” zoning preserved at the southwest of Peace and Bethany Roads would be about 14.5 acres.

In addition, with respect to the southern boundary of the proposed lots, it is more realistic to imagine a consistent commercial use at the end of the commercial corridor known as Gateway Drive than to imagine an office or research use there. Moreover, if a commercial or medical office use were to have an interest in the proposed lots, they could be accommodated under the “C-3” zoning, just as the DeKalb Clinic has fit that zoning classification.

In view of these considerations, the City staff support Mr. Krpan’s petition for a re-zoning and re-platting of the 10.55-acre area at the east end of Gateway Drive. On December 8, the Plan Commission voted 8-0 to recommend approval of the plat and rezoning. City Council approval of the Plan Commission recommendation is requested.

I. Ordinance No. 2008.61—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition to Annex Property Adjoining 421 N. California Street and to Rezone the Property to “M-2,” Heavy Manufacturing District, in the City of Sycamore, Illinois. First and Second Reading.

This ordinance and Ordinances 2008.62 and 2008.63 concern property that was once part of a railroad right-of-way. At some point the strip adjoining the Sycamore Industrial Park came into the possession of the owners of the park, but was not annexed or given municipal zoning. Since the transfer did not involve the city authorities, the jurisdictional status of the parcel was never in dispute. After consultation with the owners of the industrial park, a voluntary annexation has been initiated at the City’s expense. The attached plat depicts the location and size of the strip in question. The proposed zoning is “M-2,” Heavy Manufacturing, which is consistent with the zoning of the adjacent industrial park.

The Plan Commission reviewed this annexation petition on December 8 and recommended Council approval by a vote of 9-0. City Council approval of the Plan Commission recommendation is requested.

J. Ordinance No. 2008.62—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition to Annex Property Adjoining 275 N. Cross Street and to Rezone the Property to “R-3,” Multiple Family Residence District in the City of Sycamore, Illinois. First and Second Reading.

This proposed annexation likewise concerns a strip of former railroad right-of-way that passes adjacent to apartments owned by the DeKalb County Housing Authority. Upon annexation, the property would be zoned “R-3,” Multiple Family Residence District, consistent with the adjacent zoning.

On December 8 the Plan Commission reviewed this petition and recommended its approval by a vote of 9-0. City Council approval of the Plan Commission recommendation is requested.

K. Ordinance No. 2008.63--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition to Annex Property Adjoining 355 N. Cross Street and to Rezone the Property to "R-3," Multiple Family Residence District with a Special Use Permit for School Use in the City of Sycamore, Illinois. First and Second Reading.

It is understood that this strip of former railroad right-of-way was previously owned by the DeKalb County Housing Authority and was sold to the Cornerstone Christian Academy for school purposes. The proposed annexation would result in an "R-3," Multiple Family zoning to be consistent with the adjacent zoning, but with a special use permit for school purposes rather than residential purposes. The Plan Commission voted 9-0 to recommend this petition on December 8. City Council approval of the Plan Commission recommendation is requested.

L. Ordinance No. 2008.64—An Ordinance Amending the City Code of the City of Sycamore, Title 6, "Motor Vehicles and Traffic," Chapter 4, "Traffic Schedules," Section 6-4-14, "All Night Parking," to Prohibit Parking in the 100 Block of S. Main Street from 2:00 A.M. Until 5:00 A.M. First and Second Reading.

The attached ordinance would add the newly reconstructed 100 block of S. Main Street to the list of Downtown streets on which overnight parking is restricted to allow for snow removal and street sweeping. City Council approval is recommended.

12. RESOLUTIONS

A. Resolution No. 512—Approving the Subordination of Surface Rights for Public Road Purposes at the Intersection of IL Rt. 23 and Northgate Drive.

Pursuant to IDOT requirements, the City needs to relinquish the air and surface rights for the land on which future traffic signals will be installed at the northeast and southeast corners of IL Rt. 23 and Northgate Drive. When Unit No. 6 of the Heron Creek subdivision was approved, the City received a blanket easement for these corners (Parcels J & K) for roadway purposes including traffic signal installation. As these areas are within the IDOT right-of-way, the City needs to relinquish its proprietary rights.

City Council approval is recommended.

13. CONSIDERATIONS--None

14. OTHER NEW BUSINESS

15. APPOINTMENTS

16. ADJOURNMENT