

SYCAMORE CITY COUNCIL
AGENDA
June 1, 2009

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 May 18, 2009.
 - B. Payment of the Bills for June 1, 2009.
 - C. Zoning Board of Appeals Minutes for the Meeting of February 24, 2009.
7. **PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Recognition of Gary Carlson for his 28 years of public service as a paid-on-call firefighter for the City of Sycamore, on the occasion of his retirement.
8. **REPORTS OF OFFICERS**
9. **REPORTS OF STANDING COMMITTEES**
10. **PUBLIC HEARINGS--None**
11. **ORDINANCES**

A. Ordinance No. 2009.13—An Ordinance Concerning the Recommendation of the Sycamore Zoning Board of Appeals With Regard to the Petition of Randall Forest for a Variance from Articles 3.2.2 and 3.2.3 of the Unified Development Ordinance In Order To Construct a Garage on a Non-Conforming Lot at 711 Elmwood Avenue in the City of Sycamore, Illinois. First and Second Reading.

The residential lot owned by Mr. Forest is 3,773 square feet in area. According to the UDO (Article 6.5.2.A.1), lots zoned “R-1” One Family Residence that were platted before June 24, 1996 must have a gross area of 4,500 to be considered conforming lots. The Elmwood area was platted decades before 1996, and the lot Mr. Forest owns is typical in size for that historic area. Although non-conforming, the 2005 UDO maintains the legality of the lot size. However, the non-conforming lot area presents a problem now that Mr. Forest wants to provide off-street parking, which is in short supply in that neighborhood. The provisions of the UDO pertaining to accessory structures make it illegal to increase the intensity of a non-conforming residential use.

Mr. Forest seeks a variance because he believes his plight is unique. Barring his acquisition of the adjoining lots, the razing of the residential structures on those lots, and the construction of a new, conforming house on a larger platted lot, Mr. Forest could not enjoy the use of a garage, as is customary in newer residential neighborhoods nearby. Mr. Forest is not a developer, and in any case the assembly of the adjacent lots and their redevelopment would not be economically feasible. In addition, his proposal to construct a detached 12 ft. by 25 ft. garage would not alter the essential character of the neighborhood, nor deny his neighbors the full enjoyment of their properties.

The Sycamore Zoning Board of Appeals took up this variance request on Tuesday, May 26 and voted 6-0 to support the request. A condition of the recommendation is that the existing storage shed be removed after the garage has been built.

City Council approval of the Zoning Board recommendation is requested.

B. Ordinance No. 2009.14—An Ordinance Concerning the Recommendation of the Sycamore Zoning Board of Appeals With Regard to the Petition of the DeKalb Clinic for a Variance from Article 6.8.4.N of the Unified Development Ordinance in Order To Construct an Off-Site Informational Sign at the Intersection of Gateway Drive and IL Rt. 23 in the City of Sycamore, Illinois. First and Second Reading.

DeKalb Clinic and Kishwaukee Health Systems have jointly petitioned for a variance from the UDO provisions which prohibit any off-site commercial signage. In anticipation of the opening of the DeKalb Clinic’s new location at 1850 Gateway Drive, the DeKalb Clinic in cooperation with Kishwaukee Health Systems, would like to construct an informational or directional sign near the DeKalb Avenue frontage of the Hauser-Ross Eye Clinic, which is owned by Kishwaukee Health Systems. The purpose of the sign is to direct visitors and deliveries to the new DeKalb Clinic site, which is part of a developing commercial subdivision that is remote from the DeKalb Avenue arterial highway that is likely to be the most frequent path to the new clinic’s services.

In the past ten years, the Council has acted on infrequent occasions to allow off-site signage for commercial or institutional uses. Examples include the Blumen Gardens sign at DeKalb Avenue and South Avenue, the Cornerstone Academy sign at W. State Street and N. Cross Street, and some business signs at Plaza Drive and DeKalb Avenue. As Sycamore's outlying commercial and industrial subdivisions build out, it might be more appropriate to borrow the approach of other communities that have some language in their development ordinances permitting remote signs under certain well-defined circumstances. For the present, however, a variance is the more formal path to address the DeKalb Clinic dilemma.

The DeKalb Clinic and Kishwaukee Health Systems are interested in a directional sign near the Hauser-Ross clinic sign. At some future point, the present Hauser-Ross sign may be removed and replaced with a new monument sign that includes a directional sign for the DeKalb Clinic, with room for some additional signage for other medical services that are likely to join the growing number of such services on Gateway Drive. If the welcome services we are now enjoying could have been anticipated years ago, one tasteful subdivision sign would have been encouraged to include the various services on one panel. Ultimately, this is the direction that is desired by the city staff.

The Sycamore Zoning Board considered this petition at its regular meeting on May 26. By a vote of 6-0 the ZBA supported the variance request by DeKalb Clinic and Kishwaukee Health Systems. A condition of the favorable recommendation is a restriction on the size of the sign to a maximum dimension of 4 feet by 8 feet.

City Council approval of the Board recommendation is requested.

C. Ordinance No. 2009.15—An Ordinance Awarding a TIF Grant of \$10,000 to Barb Retondo for the Demolition of a Vacant Structure at 345 South Avenue in the Amount of \$10,000. First and Second Reading.

Barb Retondo owns the former G&G Electric property at 558 DeKalb Avenue. This property is L-shaped and includes frontage on DeKalb Avenue where the Retondos have operated a garden center for several years, and extends southward where it eventually wraps around to South Avenue. On the South Avenue frontage, roughly across the street from the main offices of Blackhawk Moving & Storage, there is a one-family residence that has been unoccupied for many years and which is in decrepit condition. Recently, Ms. Retondo approached the City for a TIF grant to assist her in the demolition of this former residential structure to allow for future delivery and customer access to her business as it grows.

The property is within the City's TIF project area. It has been identified as a candidate for demolition assistance since the approval of the TIF project area in August 2000. Several years ago, the out-parcel was of interest to Blackhawk Moving for storage, but the company chose to demolish another building on its own property to store its portable storage boxes. Demolition is a legitimate use of TIF funds when used in conjunction with a private redevelopment project.

To establish the potential cost of the demolition of the structure at 345 South Avenue, Ms. Retondo has solicited bids from local contractors (see attached). The razing of this structure will remove a blighting influence from the South Avenue TIF district. Ms. Retondo intends to

invest in improvements to the building that houses her market office at 558 DeKalb Avenue this summer, and would pay any demolition costs in excess of the requested \$10,000 grant. The improvements to her office building include the replacement of windows and doors, re-painting and other tasks to enhance the building façade and its appearance to passers-by.

The FY10 TIF Budget includes an appropriation of \$25,000 for potential demolition projects within the TIF redevelopment area (Fund 21; Line Item 21-8623). The City Manager recommends approval of this \$10,000 grant request, which will leave monies to assist with demolition elsewhere in the TIF project area in FY10.

City Council approval is recommended.

D. Ordinance No. 2009.16—An Ordinance Amending Title 3, “Business and License Regulations,” Chapter 2, Liquor Control,” Section 3-2-6, “Classification of Licenses, Fees, Hours, and Days,” of the City Code of the City of Sycamore, Illinois. First and Second Reading.

Sycamore Liquor Commissioner Ken Mundy has been approached by a local restaurant owner hoping to invite customers to “bring their own booze” to his pizza parlor. Illinois law does not prohibit “BYOB” facilities; in fact, numerous examples are present in other municipalities. Such facilities may be regulated through local provisions, and the City Manager recommends some new provisions to outline safe and legal parameters for this approach to alcohol consumption.

The attached ordinance would create a new “Class I” license with the following parameters for “BYOB” premises:

- a. Only beer and wine may be consumed on the premises;
- b. The license holder may only provide ice, glasses, and an ice holder for patrons;
- c. The license holder and employees may open but are prohibited from serving, pouring, or storing any wine or beer for patrons;
- d. Patrons may exit the premises with opened alcoholic containers only if they are re-sealed in compliance with Illinois law;
- e. No alcoholic liquor may be served unless served as a complement to the sale of food;
- f. The City shall be named as an additional insured on the license holders insurance. Further, the license holder shall hold the City and its agents harmless from any and all claims or causes of action arising out of the consumption of alcoholic liquor on the premises.
- g. The hours during which a BYOB license holder may permit the consumption of beer or wine on the premises shall conform to the hours applicable to Class A (restaurant) licenses.

City Council direction is requested.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of a Public Works Department Recommendation to Award a Contract for the Purchase of Two, ¾ Ton, Two-Wheel Drive Pickup Trucks in the Amount of \$40,194.00.

On May 11 the Public Works department opened bids for two replacement pickup trucks. One truck will replace a 1995 Chevy half-ton pickup in the Water Division, and the other will replace a 1987 half-ton GMC pickup in the Street Division which was sold at auction earlier in the spring. The bids are displayed in the table below:

Dealer	Bid (Two Trucks)
Anderson Rock River Road Rockford	2010 Ford F250 \$40,194.00
Bredemann Commercial Group Park Ridge	2010 Ford F250 \$41,422.00
Coffman Truck Sales Aurora	2009 GMC 2500 \$43,052.96
Terry's Ford Peotone	2010 Ford F250 \$43,976.00
Mike Mooney Chevrolet DeKalb	2010 Chevy 2500 \$47,788.66

Because the State of Illinois has still not finalized a contract for some types of 2010 vehicles, there is no “state purchase” discount on this type of vehicle. Consequently, municipalities are bidding in a more speculative market. Five bids were received, but the lowest bid was \$3,200 higher than budgeted. Nevertheless, it is not certain if or when better pricing will result from waiting an indefinite time for state action, and these replacements are needed. As important, the department has a long and successful record of finding offsetting savings for any capital purchases that may exceed budgeted expectations.

Public Works director Fred Busse and City Manager Nicklas are confident that other efficiencies or savings can be found in FY10 to offset the \$3,200. Consequently, it is recommended that the Council award the contract for the two replacement pickups to Anderson Rock River Road of Rockford in the amount of \$40,194.00.

City Council approval is recommended.

B. Consideration of a Public Works Department Recommendation to Award a Contract for the Purchase of One, ¾ Ton, Four-Wheel Drive Pickup Truck with Plow in the Amount of \$27,830.00.

On May 11 the Public Works department also opened bids for a new ¾ ton, four wheel drive pickup with plow which will be an addition to the department’s fleet. The bids are displayed in the table below:

Dealer	Bid
Anderson Rock River Road Rockford	2010 Ford F250 \$27,830.00
Terry's Ford	2010 Ford F250

Peotone	\$28,988.00
Bredemann Commercial Group Park Ridge	2010 Ford F250 \$29,139.00
Coffman Truck Sales Aurora	2009 GMC 2500 \$29,505.38
Mike Mooney Chevrolet DeKalb	2010 Chevy 2500 \$32,781.23

Again, in the absence of the savings achieved through the state’s considerable purchasing power, the lowest bid was about \$2,000 higher than budgeted. City Council approval of the low bid from Anderson Rock River Road group in the amount of \$27,830 is recommended.

C. Consideration of a Public Works Department Recommendation to Award a Contract for the Purchase of One, One-Ton, Two-Wheel Drive Pickup Cab and Chassis in the Amount of \$20,256.00.

The Public Works department also opened bids for one, one-ton cab and chassis that will be equipped with an existing dump body and then outfitted by Public Works personnel to achieve savings needed as a result of the higher bid prices noted above. When completed, the vehicle will replace a 1987 Ford F350 in active service. The 1987 truck will be kept for occasional light duties if other vehicles are in the shop or otherwise committed.

The bids were as follows:

Dealer	Bid
Badger Truck Center West Allis, WI (State Purchasing)	2010 Ford 350 \$18,480.00
Bredemann Commercial Group Park Ridge	2010 Ford F350 \$20,256.00
Anderson Rock River Road Rockford	2010 Ford F350 \$21,250.00
Coffman Truck Sales Aurora	2009 GMC 3500 \$21,629.48

In this instance, a state purchase price has been established and the state bid price is within the City’s budget. City Council approval of the low bid from Badger Truck Center is recommended.

D. Consideration of an Administration Request for a Closed Session to Discuss Personnel Matters.

14. OTHER NEW BUSINESS

15. APPOINTMENTS

16. ADJOURNMENT