

SYCAMORE CITY COUNCIL
AGENDA
June 15, 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 June 1, 2009.
 - B. Payment of the Bills for June 15, 2009.
 - C. Plan Commission Minutes for the Meeting of May 11, 2009.
7. **PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
8. **REPORTS OF OFFICERS**
9. **REPORTS OF STANDING COMMITTEES**
10. **PUBLIC HEARINGS--None**

11. ORDINANCES

A. Ordinance No. 2009.17—An Ordinance Concerning the Recommendation of the Sycamore Plan Commission With Regard to the Preliminary Plan and Preliminary Plat of the Villagio Estates Planned Unit Development in the City of Sycamore, Illinois. First and Second Reading.

In March 2009 the Sycamore City Council annexed and zoned the Villagio Estates planned unit development on the basis of a detailed concept plan for the development. The attached preliminary plan and plat offer additional detail based on further engineering and land planning, and are consistent with the City's P.U.D. provisions.

The key features of the attached preliminary plan and plat are as follows:

1. Land Uses.

- A gross density of 2.93 units per acre for the independent senior housing.
- An assisted living facility on a 2.874-acre site adjacent to the Stonegate development.
- 139 duplex lots for persons 55 years of age or older. In the March concept plan, the development featured 144 duplex lots. The ability of Mr. Pappas to restrict ownership by age is based on the provisions of the Fair Housing Act of 1995, and the Housing for Older Persons Act of 1995. These federal enactments permit developers to require that buyers be 55 years of age and over, and have no children in their units under the age of 19 for more than 30 consecutive days or 45 days in any six month period. These provisions effectively preclude the possibility that school-aged children will remain long enough to be enrolled in the local school system. In June 2004, the Council approved another age-restricted housing development in Sycamore, Gracious Living Homes (a.k.a. Somerset Farms), which is located on a 17-acre parcel south of Bethany Road and immediately west of the City's regional detention pond.
- One (1) single family lot of 0.813 acres to provide a more agreeable transition to the existing homes on the present Brickville Road. In the concept plan, this lot was about a half-acre in area.
- A clubhouse area on a 1.5-acre site near the project's main entrance and backing up to the proposed detention lake as on the concept plan.
- Public park land totaling 3.041 acres. In the concept plan, the public park land totaled 3.174 acres.

2. Access. 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 plan). The developer will build a new roadway of 2,050 feet at the developer's sole expense (estimated to be about \$500,000) that would course more directly toward Motel Road. After its construction, the new roadway would become a City street and be named appropriately. The Township would continue to maintain Brickville Road (to retain its name), which will experience a remarkable decline in usage.

3. Bikepaths. The attached preliminary plan shows a dashed 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.

4. Open Space. The plan dedicates about 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 (three units or less per gross acre) planned residential development is 10% (UDO, Article 4.3.4.B.11 “Planned Development: Residential”).
5. Conservation Area and Landscaped Buffers. 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 adjoin mature tree stands which will constitute a conservation area.

On June 8, the Sycamore Plan Commission reviewed the proposed preliminary plan and plat and recommended Council approval by a vote of 11-0. City Council approval of the Plan Commission recommendation is requested.

B. Ordinance No. 2009.18—An Ordinance Concerning the Recommendation of the Sycamore Plan Commission With Regard to the Final Plat for Villagio Estates Unit 1 in the City of Sycamore, Illinois. First and Second Reading.

The attached final plat describes the 2.874-acre lot that will be dedicated for the development of an assisted living facility in the Villagio Estates planned unit development. As depicted on the attachment, access will be gained to the lot from either Stonegate Drive or Villagio Drive.

Architectural renderings of the proposed assisted living facility are also attached. The developer, John Pappas, and his engineer, Marc Gebhardt of Wendler Engineering, will be present to answer questions regarding the proposed facility.

The Sycamore Plan Commission considered the proposed final plat for Unit One of the Villagio Estates subdivision on June 8 and recommended Council approval by a vote of 11-0. City Council approval of the Plan Commission recommendation is requested.

C. Ordinance No. 2009.19—An Ordinance Ascertaining the Prevailing Wages for Public Works in the City of Sycamore, Illinois. First and Second Reading.

By July 1 of each year the City is required by state statute to adopt the prevailing wage rate schedule published by the Illinois Department of Labor for public works projects within the City’s corporate limits. The Department of Labor schedule, effective June 2009, is attached.

City Council approval of the attached ordinance and schedule is recommended.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of a Recommendation from the Public Works and Engineering Departments Regarding the 2009 Summer Street Maintenance Program.

City Engineer John Laskowski, consulting engineer John Brady, Ebe Smith, Assistant Public Works Director, and Fred Busse, Public Works Director, have closely collaborated on a prioritized list of street maintenance improvements for the summer of 2009 (FY2010). The attached list takes the following factors into account:

- The FY2010 program will primarily be funded by new sources of revenue established in FY2009 (i.e. a 2 cent per gallon local gasoline tax and an additional ½% in the home rule sales tax rate). These revenues have not accrued as projected a year ago, primarily due to the severe economic downturn gripping local sales.
- The FY2010 program will be partially funded by motor fuel tax monies.
- **The FY2010 program will have \$1,152,000 in capital funding, including \$230,000 from Fund 7 (the Motor Fuel Tax Fund); and \$922,000 from new sources in Fund 30 (the Street Maintenance Fund).** A year ago, it was hoped that the overall program might approach \$1.8 million. As of June 1, 2009 the Street Maintenance Fund (Fund 30) had only accrued \$657,924 (on a cash basis of accounting). In May 2009 the Fund accrued \$66,346 in new revenue. Using a conservative estimate of \$66,000 per month in new revenue through September of this year, when full payment will be due, it appears that Fund 30 will generate about \$922,000 for the 2009 summer street maintenance program. The FY2010 City Capital Plan projected \$961,000 from Fund 30, and an overall street maintenance program of \$1,191,000.
- A modest amount of alley repair is included to address severe deterioration in alley surfaces that carry a steady volume of residential traffic.
- Some curb and gutter replacement would be desirable on most streets, but the principal objective in the near term is to improve the driving condition of many street surfaces. Where absolutely critical to storm water management or public safety, City crews may perform some curb and gutter repairs as part of a street improvement project, such as in the case of severely deteriorated curb and gutter at catch basins or at handicap ramps. In 2008, a substantial amount of curb and gutter work was performed by city crews on Somonauk Street.
- About a dozen different paving techniques will be used to attempt to stretch the durability of the repairs, especially where a thorough reconstruction might be the best course but cannot be pursued because of revenue limitations. The variety of techniques is detailed in the legend on the last page of the attachment.

The attached list has two colors. The streets painted in yellow are identified for improvements in the summer of 2009. The streets painted in green are identified for improvement sometime in the period 2010 through 2012. Because of the deterioration that occurs each winter, the prioritized list is revised each spring, then further refined to fit the City's budget parameters.

Some street resurfacing projects will carry an estimated cost that is sufficiently large to dominate a particular summer program. In 2009, the completion of the resurfacing of Somonauk Street (from Waterman Street to Turner Place) that was begun in 2008 is the principal project with an estimated cost of about \$210,000. In the summer of 2010, the resurfacing of the less traveled S. Main Street along with substantial curb repair will be the principal project with an estimated cost of about \$300,000. The Council could opt to fund several of these larger projects in a given year, but such an approach could potentially defer a half-dozen or so small but urgent street projects at scattered locations around the city because of annual budget limitations. These are not easy decisions to make. The list of potential repairs is still long and each project affects residents with a keen interest in the improvements. The city staff have tried to compile a thoughtful and objective list of high priority repairs for the summer of 2009 and several years into the future.

City Council direction is requested. With the Council's support, the City will advertise for bids on June 16, open bids on July 2, and present a contract recommendation to the City Council at the regular meeting of July 6.

14. OTHER NEW BUSINESS

15. APPOINTMENTS

16. ADJOURNMENT