

SYCAMORE CITY COUNCIL
AGENDA
March 15, 2010

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 March 1, 2010.
 - B. Payment of the Bills for March 15, 2010.
 - C. Plan Commission Minutes for the Meeting of February 8, 2010.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Presentation of the "Patriot Award" to the City of Sycamore by Chief Petty Officer and Police Officer Ann Carlson.
- 8. REPORTS OF OFFICERS**
- 9. REPORTS OF STANDING COMMITTEES**
- 10. PUBLIC HEARINGS--None**
- 11. ORDINANCES**

A. Ordinance No. 2009.55—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Final Plat for the Pappas-Cassett Second Resubdivision in the City of Sycamore, Illinois. First and Second Reading.

In July 2009, in anticipation of redevelopment on a portion of the former Kmart site, Mr. John Pappas and Mr. Howard Cassett created two parcels. The larger parcel, Parcel One, comprised 8.46 acres and the smaller parcel, Parcel Two comprised 3.13 acres and included the Radio Shack outlot and the property currently occupied by the Midwest Orthopaedic Institute (formerly the Wright Fitness Center). Since that time, Mr. Pappas has closed on the 8.46-acre Lot One and has a contract to purchase about two-thirds of the remaining commercially-zoned property. The attached plat would re-subdivide Lot Two that was created in July, 2009 and create two new lots to accommodate Mr. Pappas's new ownership interest. Lot 101—the Radio Shack parcel—contains 1.05 acres and will remain the property of Mr. Cassett. Lot 102 contains 2.08 acres and will soon be owned by Mr. Pappas.

The Plan Commission reviewed the attached plat on March 8 and voted 10-0 to recommend its approval. City Council approval of the Plan Commission recommendation is requested.

B. Ordinance No. 2009.56—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to Final Plat No. 2 of the Sycamore Crossings Planned Unit Development in the City of Sycamore, Illinois. First and Second Reading.

First Rockford Group has submitted Final Plat No. 2 which would define the lot boundaries, easements, and street parameters for the remaining Peace Road frontage of the commercially-zoned Sycamore Crossings planned unit development. In May, 2006, Final Plat No. 1 was approved (see attached). The first final plat depicted four commercially-zoned lots immediately south of the Sarah Drive extension as well as the two-family zoning at the west end of the property. Final Plat No. 2 depicts the balance of the commercially-zoned frontage lots along Peace Road, beginning at a point about 800 feet south of the Sarah Drive right of way and continuing southward to the southeast corner of the property. The impetus for the depiction of additional vendible "C-3"-zoned lots on the site is some recent commercial interest in this location.

The Plan Commission reviewed the attached plat on March 8 and voted 10-0 to recommend its approval. City Council approval of the Plan Commission recommendation is requested.

C. Ordinance No. 2009.57—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Revision of Table 5.3.1.D of the Sycamore Unified Development Ordinance in the City of Sycamore, Illinois. First and Second Reading.

In recent years, a number of local citizens have inquired about regulations that may apply to "portable food vending," such as the hot dog stand that was established in the parking area of the former Mitsubishi dealership at Coltonville Road and IL Rt. 23 last summer. The City's Unified Development Ordinance does not specifically describe the parameters for such a use, but as a trial the City and the DeKalb County Health Department collaborated to prescribe some general conditions for the safe operation of the very small business that operated for several months.

In anticipation of additional requests as the weather moderates in 2010, Zoning Officer Lyle Doty has suggested that the City designate certain zoning classifications where such vending may occur. In addition, he has also suggested some specific regulations for the operation of such uses, which would be incorporated in the City Code (see Ordinance 2009.58, below).

With respect to the zoning concern, Mr. Doty has recommended the revision of Table 5.3.1.D to include “portable vending” in the C-2, Central Business and “C-3,” Highway Business districts. The Plan Commission considered this staff recommendation on March 8 and voted 10-0 to support the recommendation. City Council approval of the Plan Commission recommendation is requested.

D. Ordinance No. 2009.58—An Ordinance Revising Title 3, “Business and License Regulations,” Chapter 4, “Peddlers, Solicitors, and Itinerant Merchants,” Section 6, “Restrictions on Permit,” to Add a New Paragraph E, “Portable Food Vending” in the City Code of the City of Sycamore, Illinois. First and Second Reading.

As noted above, the delineation of a statutory framework for portable food vending has both a zoning component (Ordinance 2009.57) and a regulatory component. With respect to health and safety considerations within the City’s purview, Building Commissioner Lyle Doty has suggested some minor changes to the City Code. Specifically, he has recommended a new paragraph in Section 3-4-6 of the Sycamore City Code, which would read as follows:

E. Portable Food Vending:

- 1. Shall be located within C-2 and C-3 zoning districts excluding the area bounded by Elm Street, Main Street, Exchange Street, and California Street.*
- 2. Shall be a holder of a valid City of Sycamore Peddlers License.*
- 3. Shall be located on private property, with written permission of the property owner.*
- 4. Shall have access to a toilet with hand sanitization, within 300 feet of the portable vending operation, at all hours that the facility is open for business.*
- 5. Shall provide a stable waste receptacle that is emptied and maintained on a regular basis.*
- 6. Shall be located so as not to limit a driver’s visibility, in an area with adequate paved vehicle parking.*
- 7. Shall be located near approved access/egress to a public street.*
- 8. Food may only be dispensed from a properly sanitized conveyance licensed by the DeKalb County Public Health Department.*
- 9. If any power is required it shall be protected with Ground Fault Circuit Interrupters and be provided through a properly-sized, UL approved cord that is safely installed.*

City Council approval is recommended.

E. Ordinance No. 2009.59—An Ordinance Revising Title 9, “Building Regulations,” Chapter 2, “Building Codes,” Section 9-2-2, “Residential Code,” Paragraph B, “Residential Code Amendments,” of the City Code of the City of Sycamore, Illinois. First and Second Reading.

Building Commissioner Lyle Doty has recommended some minor changes to the locally-adopted International Building Code series that will clarify Sycamore’s regulations with respect to the anchoring of wood-framed flooring systems to continuous concrete foundations. The attached exhibits—Figure R 403.1.6 and R 403.1.6.2—were prepared by the International Code Council as a reference for the 2006 code series that was adopted by the City of Sycamore in 2009. It more clearly illustrates the proper bolting of wood floor framing systems to concrete foundations as well as the relationship of well-nailed and glued framing members. In addition to the new exhibit, the proposed revisions to Section 403.1.6 include the following textual refinements:

Revise Section 403.1.6 to read:

403.1.6 Foundation Anchorage. When braced wall panels *and wood framed floor systems* are supported directly on continuous foundations, the wall or floor system wood sill plate or cold-formed steel bottom track shall be anchored to the foundation in accordance with this section.

The wood sole plate and wood sill plates at exterior walls shall be anchored to the building foundation with anchor bolts spaced a maximum of six (6) feet (1829 mm) on center for one (1) and two (2) story buildings. For two and one half (2-1/2) story buildings the maximum spacing shall be four (4) feet on center.

Delete Table R 404.1 (1) in its entirety.

Delete Table R 404.1 (2) in its entirety.

Insert Figure R 403.1.6 from the 2006 International Residential Code Commentary see attached).

Insert Figure R 403.1.6.2 (see attached).

Revise Section R 404.1.2 to read:

2. Floor joists and blocking shall be connected to the sill plate at the top of the foundation wall by the prescriptive method spelled out in Figure R 403.1.6.2.

Revise Section R 404.1.3 to read:

3. Bolt spacing for the sill plate shall be no greater than per Figures R 403.1.6 and R 403.1.6.2.

These clarifications will address local contractor concerns about possible confusion in the code. City Council approval is recommended.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of an Administration Recommendation Concerning the Bids for the Police Addition.

At the last regular City Council meeting of March 1, the City Manager reported that bids had been opened on Friday, February 26 for the Police addition. Twenty-three general contracting firms submitted bids for the project, which involves the construction of a 17,992 square foot addition along with the partial remodeling of the 3,095 square foot existing Police facility at 535 DeKalb Avenue. At the March 1 meeting, the City Manager asked for further time to review the bids and the varying prices on 12 alternates in the bid packet, and promised a report at the March 15 meeting.

Over the past ten days, the City manager, representatives of the architectural firm Studio GC, consulting engineer John Brady and Chief Don Thomas have had a series of meetings with the apparent low bidder, Harbour Contractors, Inc. The firm's total bid of \$3,619,842 was about \$420,000 over the City's estimate of \$3.2 million. The 2009 G.O. Bond raised \$3.57 million for the addition and remodeling in the fall of 2009, which also has to finance about \$250,000 to \$300,000 in site improvements including paving, sidewalks, etc. The site improvement contract will be advertised for bid later this month, with a bid-opening in mid-April. Most of the site work is planned to be completed in October, after the building contractor has completed the exterior work on the building shell.

Harbour Contractors has considered a number of City suggestions to eliminate cost. For example, during the bidding all contractors were asked to isolate the cost of advanced access security and surveillance hardware in alternate number six (see the attached break-down). After discussion with Harbour representatives it is likely that much of the \$280,000 deduction they had bid could be counted toward an overall reduction in the project price. Additional savings in value engineering are still under discussion to bring the lowest responsible total bid under \$3.2 million. If agreement can be reached, such adjustments would be memorialized in written change orders to confirm the understanding reached with the general contractor.

The City Manager will present an oral report on this process on Monday, March 15. If the City's budget limitations can be satisfied, a brief special Council meeting can be called during the week of March 15 to award a contract. Such a brief business meeting could occur prior to the Council's budget workshop on March 17, for instance. Upon execution of a contract, shop drawings would be prepared and submitted by the general contractor for architectural review. Once all working drawings are approved, a construction set of plans and specs including all changes and addenda will be prepared. Once these are reviewed and approved, the project will be permitted. It is expected that work can still begin in mid-April, with a substantial completion date in late December.

B. Consideration of an Administration Recommendation Concerning the Bids for the Site Improvements for Water Tower #2 and Well #10 on the Engh Farm.

The City's Engineering department advertised for bids on February 24 for a variety of site improvements at the Engh Farm relating to the new water tower and a future well (Well #10). In general, the scope of the work includes (a) a water main loop between the existing 10-inch water main on the west side of IL Rt. 23 and the existing 10-inch water main on the north side of Heron Creek Drive as well as connections to the existing water main stubbed from the base of the water tower; (b) the extension of a sanitary sewer from the east side of IL Rt. 23 to serve the two buildings occupied by the Sycamore History Museum and the future Well #10; and (c) the extension of storm sewer from the east side of IL Rt. 23 east to the water tower and future Well #10.

The bids will be opened on Friday, March 12 at 10:00 a.m. A bid tabulation and recommendation will be prepared for the Council meeting on March 15.

C. Consideration of the Preliminary FY2010-2011 City Budget.

The City Manager has distributed copies of the proposed FY2010-2011 City Budget to the City Council. Copies have been distributed to the local media and a copy has been placed in the reference section of the Sycamore Public Library where it is on record for interested citizens to review. Copies may also be purchased at cost from the City Clerk.

The proposed FY2010-2011 City Budget will simply be received and filed on March 15. A special Council Finance Committee workshop will be convened at 7:00 p.m. in the Council Chambers on Wednesday, March 17 to review the budget document. All Council members are welcome to attend and participate as in previous years. On March 17 the General Fund departments will be reviewed as well as the Water and Sewer Fund budgets. The City's department heads will be on hand to assist the City Manager in this review. If these department budgets are covered to the Council's satisfaction on March 17, the Committee will be asked to review the special, capital, and bond funds as well. If time does not permit the full review of the special, capital, and bond funds on March 17, the Committee will continue its work on Thursday, March 18. A public hearing on the proposed budget, which may be revised following the Finance Committee workshops, will be held on Monday, April 5 and action on the budget will be recommended on Monday, April 19.

- 14. **OTHER NEW BUSINESS**
- 15. **APPOINTMENTS**
- 16. **ADJOURNMENT**