
SYCAMORE CITY COUNCIL - REGULAR MEETING
MINUTES OF MARCH 20, 2000 - 7:30 P.M. - COUNCIL CHAMBERS

CALL TO ORDER

Mayor James Edwards called the meeting to order and Deputy Clerk Dottie Hove called the roll. Those Alderpersons present were: Cheryl Maness, Michael Chambon, Candy Smith, James Huntley, Alan Bauer, Pam Blickem, Pat Balentyne and Keven Dahl.

INVOCATION

Dale Johnson of the First Baptist Church gave the Invocation.

APPROVAL OF AGENDA

Mayor Edwards reminded the Council there would be a closed session following the meeting to discuss collective bargaining.

Motion

Alderperson Blickem moved to approve the agenda as distributed and Alderperson Smith seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried unanimously.

AUDIENCE TO VISITORS

T. Jordan Gallagher stated he would be representing St. Mary's Church as an attorney and parishioner. Brad Waller stated he would be representing Clover Ridge Subdivision and Harvest Time Fellowship Church. Mayor James Edwards asked that those people wishing to speak about Clover Ridge Subdivision wait until the Ordinance was brought up and then begin a dialogue.

CONSENT AGENDA

- A. Approval of the minutes of the regular City Council meeting of March 6, 2000.

Motion

Alderperson Dahl moved to approve the minutes of the March 6, 2000 meeting as distributed and Alderperson Maness seconded the motion.

Voice Vote

Mayor James Edwards called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried unanimously.

- B. Acceptance of the minutes of the March 13, 2000 Plan Commission Meeting.

Accepted.

- C. Payment of Bills for March 20, 2000.

Motion

Alderperson Maness moved to approve the Bills of March 20, 2000 in the amount of \$102,303.96 and Alderperson Dahl seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried unanimously.

NEW BUSINESS

Alderperson Bauer thanked John Swedberg and CHIPS for getting information out about the reconstruction of Route 64.

OLD BUSINESS

None.

REPORT OF OFFICERS

Administrator Bill Nicklas – reported that he has received 50 applications for the position of Fire Chief. He would like to have the candidates meet with department heads for a question and answer forum. Hopes to have the candidates reduced to 12 applicants and then three (3) or four (4) by the week of April 1.

Building & Zoning Inspector Lyle Doty reported that in the last two weeks he has issued 14 permits for various projects.

Treasurer Ken Mundy – is looking into electronic banking in anticipation of the large pay outs that will be due regarding the Routes 64 and 23 reconstruction.

Fire Chief Gene Ege – reported 43 incidents in the past two weeks. One was significant as it was at Sycamore High School. The evacuation of the high school proceeded efficiently. There was \$1,000 in damages.

Police Chief Roy Garcia – thanked Chief Ege for his quick response to the high school which was filled with smoke due to an electrical problem.. He reported 1,691 calls for service.

REPORT OF STANDING COMMITTEE

Finance –Alan Bauer- reminded council of budget meetings Tuesday, Wednesday and Thursday evening, 7:00 pm in the council chambers.

Ordinance – James Huntley – on agenda.

Street & Walks – Cheryl Maness –None.

Sewer and Water – Patrick Balentyne – on agenda.

Police & Fire – Keven Dahl – None.

Aldersperson Huntley received a call from a resident in the fourth ward with a sight impaired child. The resident requested that a sign be erected in the proper place to alert motorist to a sight impaired child. Administrator Nicklas will handle.

PUBLIC HEARINGS – None.

ORDINANCES & AGREEMENTS

- A. Ordinance No. 99.65 – An Ordinance amending Title 3, “Business and License Regulations,” Chapter 13, “Occupation Taxes,” Section 3-13-1 and Section 3-13-2 of the City Code of the City of Sycamore, Illinois to impose a sales tax of .75% on gross receipts and services in the City of Sycamore, Illinois.

Motion

Aldersperson Blickem moved to approve the Ordinance and Aldersperson Maness seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the Ordinance. All Alderspersons present voted aye. Motion carried unanimously.

- B. Ordinance No. 99.66 – An Ordinance concerning the recommendation of the Plan Commission with regard to the request of B & B Development for review and approval of a Preliminary Plat for Creekside Center for the purpose of subdividing a parcel of land at the southeast corner of Illinois Route 23 and Plank Road in the City of Sycamore, Illinois. First and second reading.

Motion

Alderson Maness moved to have a first and second reading on Ordinance No. 99.66 and Alderson Huntley seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Aldersons present voted aye. Motion carried unanimously.

Motion

Alderson Maness moved to approve Ordinance 99.66 and Alderson Huntley seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Aldersons present voted aye. Motion carried unanimously.

- C. Ordinance No. 99.67 – An Ordinance concerning the recommendation of the Plan Commission with regard to the request of Clover Ridge Development L.L.C. and the Jahns Trust No.100 for approval of an Annexation Agreement and Zoning Classification of “R-1” One Family Residence District, “R-3” Multiple Family Residence District (Planned Development), “C-1” Neighborhood Business District, “R-1” One Family Residence District (Special Use for Day Care), and “R-1” One Family Residence District (Special Use of an Assisted Living Facility) for property at the Northeast Corner of Somonauk Road and Bethany Road in DeKalb County, Illinois. First and second reading.

Discussion

Several members of the audience commented on the fact that the Comprehensive Plan should be ratified before the City considers more housing developments. Alderson Chambon agreed, stating he is in no hurry, he would like to understand the Comprehensive Plan first.

Several members of the audience voiced their concern on the size of lots. Lot size in accordance with the Zoning Code is 9000 sq. ft. and Clover Ridge would have 100 interior lots at 7200 sq. ft. The plan includes a transition from Turner Addition into Clover Ridge with small lots abutting Turner Addition to create a more unified look. Mr. Suchy has provided for more green space than is required.

Paul Crawford expressed his concern on what kind of lawsuit could be brought against the City, as there seems to be no legal basis for denying the subdivision when Mr. Suchy meets all the requirements.

Several members of the audience voiced concern about children walking up Commercial Street (no sidewalks and no plans to put them in) to Southeast School when Locust/Commercial becomes a thoroughfare between State Street and Bethany Road.

Many in the audience were concerned that another school would have to be built and property taxes would soar due to Clover Ridge. Administrator Nicklas stated that enrollment in the school district is leveling off and there is no plan for a new school in the foreseeable future.

Administrator Nicklas commented on the abundance of green space provided and the need for the retention/detention ponds to help with flooding in Somonauk Meadows.

Several concerned citizens would like to see more industry brought to town before houses. Mayor Edwards commented on the lack of available work force, as unemployment is at an all time low in DeKalb County.

Mayor Edwards suggested that the ordinance be heard on a first reading only due to the large agenda and he felt this would provide an opportunity for more feed back from the community.

Motion

Aldersperson Maness moved to have a first and second reading and Aldersperson Blickem seconded the motion.

Roll Call Vote

Mayor Edwards called for a roll call vote to approve the motion. Those Alderspersons voting aye were Maness, Chambon, Smith, Huntley, Bauer, and Blickem. Those Alderspersons voting nay were Balentyne and Dahl. Six Alderspersons voted aye and two vote nay. Motion carried.

Motion

Aldersperson Maness moved to approve Ordinance 99.67 as presented and Aldersperson Blickem seconded the motion

Discussion

Aldersperson Balentyne stated that he could not in good conscious vote in favor of the ordinance after hearing the views of the community and he would be voting no. Aldersperson Chambon stated that he would like a clearer understanding of the Comprehensive Plan and was not sure what exactly was being voted on. Aldersperson Huntley was concerned that the traffic issues were not addressed. Aldersperson Blickem, Smith and Huntley stated that they could not support the Clover Ridge Development.

Roll Call Vote

Mayor Edwards asked for a roll call vote to approve the motion. Those Alderspersons voting aye were Maness and Bauer. Alderspersons Chambon, Smith, Huntley, Blickem, Balentyne and Dahl voted nay. Mayor Edwards voted nay. Motion denied. Seven naves and 2 ayes.

Motion

Aldersperson Bauer made a motion that Ordinance 99.67 be approved subject to no variance on lot size be granted and that the annexation agreement be rewritten subject to Peter Smith's approval and Aldersperson Maness seconded the motion.

Discussion

Aldersperson Chambon asked what they were approving. Aldersperson Bauer repeated the motion and Aldersperson Huntley said that the motion did not address the issue of traffic that was discussed earlier in the meeting. Aldersperson Chambon stated he would like a better understanding of the plan and Aldersperson Huntley concurred. Aldersperson Dahl would vote aye if the lot sizes were changed to 9000 sq. ft. commenting that he like all the amenities. Administrator Nicklas that there would be nothing binding at this point as there is nothing on paper to show a new plan. He offered to have it reviewed by the staff and work with Mr. Suchy on the needed changes. Attorney Smith stated that the council was in the middle of a motion and if Council wanted the Ordinance to go to staff and the developer the council should have a motion to table until next meeting or in a definite period of time. Attorney Smith thought it should be tabled while staff and the developer discuss what the council would like to see in the development.

Motion

Aldersperson Chambon moved to table Ordinance 99.67 indefinitely and Aldersperson Bauer seconded the motion.

Roll Call Vote

Mayor Edwards asked for a roll call vote to approve the motion. Those Alderspersons voting aye were Chambon, Smith, Huntley, Balentyne and Dahl. Those Alderspersons voting nay were Maness, Bauer and Blickem. Five Alderspersons voted aye and three voted nay. Motion carried.

- D. Ordinance No. 99.68 – An Ordinance concerning the recommendation of the Plan Commission with regard to the request of Clover Ridge Development L.L.C. and the Jahns Trust No.100 for the approval of a Petition to Annex with Zoning Classification of “R-1” One Family Residence District, “R-3” Multiple Family Residence District (Planned Development), “C-1” Neighborhood Business District, “R-1” One Family Residence District (Special Use for Day Care), and “R-1” One Family Residence District

(Special Use for an Assisted Living Facility) for property at the Northeast corner of Somonauk Road and Bethany Road in DeKalb County, Illinois. First and second reading.

- E. Ordinance No. 99.69 - An Ordinance approving Execution of an agreement between the City of Sycamore, the Sycamore Park District, and the Clover Ridge Development L.L.C. and the Jahns Trust No.100 for Park Construction, Finance and Maintenance in the City of Sycamore, Illinois. First and second reading.

Motion

Aldersperson Balentyne moved to table Ordinance No. 99.68 and Ordinance No. 99.69 to an indefinite period of time and Aldersperson Chambon seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

- F. Ordinance No, 99.70 – An Ordinance concerning the recommendation of the Plan Commission with regard to the request of Harvest Time Fellowship Church and Laura Frankiewicz for a Zoning Change from “M-1” Light Manufacturing to “C-2” Central Business District with a Special Use Permit to allow a Church at 203 South Sacramento Street in the City of Sycamore, Illinois. First and second reading.

Motion

Aldersperson Balentyne moved to have a first and second reading on Ordinance No. 99.70 and Aldersperson Dahl seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

Motion

Aldersperson Balentyne moved to approve Ordinance 99.70 and Aldersperson Dahl seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

- G. Ordinance 99.71 – An Ordinance concerning the recommendation of the Plan Commission with regard to the request of the City of Sycamore Staff to revise Section 12.01.1D of the Zoning Ordinance, Revised 1984, to expand the Central Business District of the City that is excluded from the Off-Street Parking Requirements to include properties fronting the West side of Sacramento Street between Exchange Street and DeKalb Avenue in the City of Sycamore, Illinois. First and second reading.

Motion

Aldersperson Smith moved to have a first and second reading on Ordinance 99.71 and Aldersperson Huntley seconded the motion.

Voice vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

Motion

Aldersperson Balentyne moved to approve Ordinance 99.71 and Aldersperson Huntley seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

- H. Ordinance 99.72 – An Ordinance concerning the recommendation of the Plan Commission with regard to the request of St. Mary’s Church of Sycamore for an Amendment to its Special Use Permit to include 210-320 Waterman Street and 520 Park Avenue in the City of Sycamore and to allow the construction of a Parish Activity Center and Additional Parking on that property. First and second reading.

Motion

Aldersperson Huntley moved to have a first and second reading on Ordinance 99.72 and Aldersperson Blickem seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Aldersperson present voted aye. Motion carried unanimously.

Motion

Aldersperson Huntley moved to approve Ordinance No.99.72 and Aldersperson Bauer seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve Ordinance No.99.72. All Alderspersons present voted aye. Motion carried unanimously.

- I. Ordinance 99.73 – An Ordinance concerning the recommendation of the Plan Commission with regard to the request of Steven G. Glasgow and Michele Glasgow for approval of a Final Plat of Subdivision for Phase II of the Midlands Professional Campus for the purpose of Subdividing a parcel of land fronting on the north side of Bethany Road near the corner of Bethany Road and Illinois Route 23 in the City of Sycamore, Illinois. First and second reading.

Motion

Aldersperson Dahl moved to have a first and second reading on Ordinance 99.73 and Aldersperson Chambon seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Aldersperson present voted aye. Motion carried unanimously.

Motion

Aldersperson Dahl moved to approve Ordinance 99.73 and Aldersperson Smith seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

RESOLUTIONS

- A. Resolution No.354 - Dedicating One-Third of overall receipts from the Home Rule Sales Tax to the Capital Assistance Fund for Capital Projects.

Administrator Nicklas stated that the State needs to be notified by April 1 that the ordinance passed and allocation of the monies could be discussed at the next Council meeting. Administrator Nicklas suggested all monies go into the Capital Assistance Fund. He further stated that the state does not need to be informed as to what fund the money will be designated.

No action taken.

- B. Resolution No.357 Reallocating a portion of Sycamore’s Private Activity Bond Volume Cap for the year 2000 to the Illinois Housing Development Authority for the purpose of issuing Mortgage Revenue Bonds in the City of Sycamore, Illinois.

Administrator Nicklas asked for a firm commitment to proceed. He stated 50% of the mortgages will be for low to moderate incomes.

Motion

Aldersperson Balentyne moved to approve the resolution and Aldersperson Huntley seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

CONSIDERATIONS

- A. Consideration of the Preliminary FY2000-2001 City Budget.

Administrator Nicklas reminded the council of budget meetings on Tuesday, Wednesday and Thursday - March 21, 22 & 23. An overview of the budget will be presented and home rule tax discussed.

- B. Consideration of the recommendation of the Treatment Plant Superintendent to award the contract for the purpose of a TV inspection system to Aries Industries in the amount of \$21,791.00

Aldersperson Balentyne watched the videos provided by Supt. Fred Busse and stated he saw a difference in the quality of the cameras and he recommended the better camera. Mayor Edwards asked if servicing would be a problem and Supt. Busse indicated it would not be a problem.

Motion

Aldersperson Balentyne moved to approve the consideration to purchase the TV inspection system and Aldersperson Dahl seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

APPOINTMENTS - None

CLOSED SESSION

Motion

Aldersperson Balentyne move to into closed session at 10:17 p.m. to discuss collective bargaining.

Aldersperson Smith seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

RETURN TO OPEN SESSION

Motion

Aldersperson Balentyne moved to return to open session at 10:30 p.m. and Aldersperson Chambon seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

ADJOURNMENT

Motion

Aldersperson Balentyne moved to adjourn the meeting at 10:31 p.m. and Aldersperson Huntley seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

APPROVE:

Mayor - James S. Edwards

Attest:

Deputy Clerk - Dottie Hove