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**SYCAMORE CITY COUNCIL – REGULAR MEETING**  
**MINUTES OF JULY 16, 2001**

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**ROLL CALL**

Mayor John Swedberg called the meeting to order and Clerk Candy Smith, called the roll. Those Alderpersons present were: Janice Tripp, Alan Bauer, Pam Blickem, Michael Chambon, Andrew Larson, Cheryl Maness, Pete Paulsen, and Chuck Stowe.

**INVOCATION**

Pastor Paul Rogers of the Evangelical Free Church gave the invocation.

Mayor Swedberg announced that a member of the clergy, Rev. Nancy Foellmer of Mayfield Congregational UCC died today. He asked that she be kept in everyone's prayers.

**APPROVAL OF AGENDA**

Mayor Swedberg added a Proclamation of Kiwanis Golden Anniversary to the agenda.

**Motion**

Alderperson Blickem moved to approve the agenda with the addition of the proclamation and Alderperson Paulsen seconded the motion.

**Voice Vote**

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

**AUDIENCE TO VISITORS**

Dennis Lowe, 1104 South Cross, expressed concern about neighboring tenants and asked Council to consider a tenant-landlord ordinance.

Patrick Hayes, 2601 Reed Farm Road, Rockford, Attorney for Keven Dahl, stated that he was available for questions regarding the Townsend Woods items that were on the agenda.

Keven Dahl, 715 DeKalb Avenue, stated that he would be available for questions regarding Townsend Woods final plat.

**CONSENT AGENDA**

Approval of the Minutes of the Regular City Council Meeting of July 2, 2001;  
Payment of the Bills for July 16, 2001 in the amount of \$431,476.57.

**Motion**

Alderperson Blickem moved to approve the Consent Agenda and Alderperson Paulsen seconded the motion.

**Voice Vote**

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

## **PRESENTATION**

A. Introduction of Jean Tritle, Human Resources Director.  
City Administrator Nicklas introduced Jean Tritle as the newest employee in the Administration Department. He explained that she brings many years of experience in the health benefits field from her previous position at Monsanto.

B. Introduction of Dennis Winclawski, Electrical/Building Inspector.  
Building Commissioner/Zoning Officer, Lyle Doty, introduced Dennis Winclawski as his department's new Electrical Inspector, and said he hopes to train him in other inspection areas, also.

C. Introduction of Mike Marth, Public Works Department Laborer  
Mr. Nicklas stated that Mike Marth was unable to attend the meeting due to a family health issue.

## **PROCLAMATION**

A. Proclamation – Kiwanis Golden Anniversary Week

Mayor Swedberg read and approved the proclamation designating July 15, 2001 through July 21, 2001 as Kiwanis Golden Anniversary Week.

## **COMMUNICATION**

Aldersperson Bauer said he had received inquiries regarding the status of the traffic light at the intersection of Routes 23 and 64. City Engineer Brady responded that he is anticipating an advance green light for southbound Main Street. He explained that it is in IDOT's hands to try to manipulate the timing of the light to ensure pedestrian crossing time is not compromised.

Aldersperson Bauer also asked about eliminating the four-way stop at the intersection of Locust and Exchange. Mr. Brady said he would research that.

Aldersperson Blickem related that she had received calls from the three churches whose services would be affected by the July 29<sup>th</sup> Car Show. They were concerned with the noise of the speaker systems during their worship services. Mayor Swedberg said he would bring that up the next morning at an informational meeting he would be attending regarding the Car Show.

## **REPORT OF OFFICERS**

Administrator – Bill Nicklas asked Council and staff to note intersections where stop signs are not being fully observed. Mr. Nicklas also gave a budget report through June 2001. He said the budget should be tracking at 16.67% and we are close with 14% of revenues in and overall expenditures are tracking about 12%.

Engineer - John Brady reported that with the good weather, the projects are moving ahead. He also reported that the Somonauk/Bethany Road intersection would be closed for about 4 weeks beginning the week of July 23.

Building & Zoning - Lyle Doty reported that permit activity in the past two weeks indicated 11 permits consisting of 1 new single-family residential, 8 miscellaneous residential, and 2 miscellaneous commercial.

Treasurer - Ken Mundy reported that he had attended the Illinois Municipal Treasurer Association Conference where there were two key presentations, GASB (General/Governmental Accounting Standards Board) 34 and the Post Employment Health Plan.

Fire Chief - Bill Riddle reported a very busy two weeks with 42 calls: 29 EMS, 4 fire calls with a fire lost of \$60,000, and several accidents.

Police Chief – Darrell Johnson reported that the officers who were members of the Major Case Task Force responded to the unfortunate shooting in DeKalb last week. Also, Chief Johnson said he was aware of the apartment that Mr. Lowe referred to at the beginning of the meeting.

Public Works Supt. --Fred Busse – reported that “Child Playing” signs would be placed at Keven Street and at the entrance to Landahl Subdivision on Maplewood.

Water Supt. – Ebe Smith – No report.

### **REPORT OF STANDING COMMITTEES**

Finance – Chairperson Blickem asked for a workshop session regarding water, sewer and city fees.

Administrator Nicklas suggested that the workshop occur in December during the beginning of the budget process.

Ordinance – Chairperson Maness reported that all the ordinances were on the agenda.

Police & Fire - no report

Sewer & Water – Alan Bauer reported that the committee reviewed projects before the Council Meeting earlier in the evening.

Streets & Walks – no report

### **ORDINANCES**

- A. Ordinance No. 2000.16—An Ordinance Concerning the Recommendation of the Plan Commission with Regard to a Request by Dahlko L.L.C. for Approval of an Amendment to the Annexation Agreement for the Townsend Woods Subdivision. First and Second Reading.**

Administrator Nicklas explained that this and Ordinance 2000.04 were related. This Ordinance would permit the sale of duplex lots in this phase of the Townsend Woods Subdivision. Mr. Nicklas said the Plan Commission had felt that this would create a good transition between the single-family and multi-family zones. This was heard on first reading only at the time, because Council felt there needed to be resolution regarding improvements at the intersection of Route 23 and Maplewood. The developer has since agreed to a letter of credit for improvements at that intersection. Mr. Nicklas explained that it usually takes about one year for IDOT to complete the Intersection Design Study, get it approved and complete the actual construction. The passage of these two ordinances would tie the developer to a letter of credit that would assure performance for said intersection and allow him to sell lots in fee simple on an approved plat. The City also asked the developer to commit to the installation of warning lights during the interim before the traffic lights would be installed and before school would start in August. Late in the afternoon, Mr. Nicklas said received a letter from IDOT regarding a study that was needed before warning lights were installed.

### **Motion**

Aldersperson Blickem moved to approve Ordinance 2000.16 and Aldersperson Maness seconded the motion.

### **Voice Vote**

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

### **B. Ordinance No. 2000.04—An Ordinance Concerning the Recommendation of the Plan Commission with Regard to the Request of Dahlko, L.L.C. to Approve the Final Plat for Phase One of the Landahl Subdivision and to Rezone 19 lots to “R-2” Two Family Residence District. First and Second Reading.**

Administrator Nicklas clarified that the Landahl Subdivision should read as Townsend Woods and that lot numbers needed to be changed in order to link the two adjoining subdivisions. Those lot number changes were 7-17 to 39-49 and 58-65 to 90-77. The interim safety improvement, the flashing signal, would need to be delayed because of IDOT study regulations.

Alderperson Maness requested a letter be sent to the school district informing them that the police squad would not be available at that intersection this year.

Mayor Swedberg voiced concern that this was still a safety issue for those children, but that he did not want a squad out there either.

Alderperson Blickem stated that those children have the opportunity to ride a bus, so they would cross that intersection with parental discretion.

### **Motion**

Alderperson Bauer moved to bring 2000.04 into Ordinance and Alderperson Larson seconded the motion.

Alderperson Stowe stated that the flashing light should not hold up the developer.

Alderperson Blickem suggested that the developer should get the interim flashing light up as soon as IDOT completed the necessary study, but she would approve the ordinance.

Alderperson Chambon said he thought it was unfair to hold the developer hostage to IDOT’s process.

Alderperson Maness further explained that she would not hold up the developer, but felt it necessary to notify the school and the parents that the City would not provide an officer or a squad car at that intersection.

Alderperson Blickem suggested having a speed study to reduce the speed limit on Route 23 north. Mr. Brady felt that such a study would not find the traffic traveling under the established limit.

Alderperson Bauer inquired if the study could raise the speed limit. Mr. Brady responded that it would probably remain the same.

### **Voice Vote**

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

**C. Ordinance No. 2001.20—An Ordinance Concerning the Recommendation of the Plan Commission with Regard to the Request of Milan Krpan for Approval of an Annexation Agreement for the Property Known as Krpan’s Parkside Development with a Zoning Classification of “R-1” One Family Residence District in the City of Sycamore, Illinois. First and Second Reading.**

Administrator Nicklas asked Council to recall that at the July 2<sup>nd</sup> meeting the proposal was referred back to the Plan Commission. Mr. Nicklas noted the changes to the annexation agreement that were listed in his background and also the six conditions the Plan Commission required for approval. Those conditions were:

- 1) The minimum building setback for buildings adjoining any public right-of-way shall be changed from 25 feet to 35 feet. Only a 25-foot setback is required by city ordinance.
- 2) The width of the bike path shall be changed from 8 feet to 10 feet to comply with revised state standards.
- 3) The wording will be changed make it clear that a Homeowner’s Association shall be responsible for maintenance of all open and green space not dedicated to the Park District, including the bike path.
- 4) The raised median shall be removed from the south entrance to Parkside Drive at Bethany Road, but the 80-foot right-of-way shall be maintained. This change shall be made prior to recording of the plat.
- 5) The green space or setback between the Bethany Road right-of-way and the nearest building line shall be a minimum of fifty feet. This change shall also be made prior to the recording of the plat.
- 6) The actual annexation of the subdivision, as required upon the approval of the annexation agreement, shall be postponed and accomplished by separate Council action at the meeting of August 20 following a Plan Commission hearing on August 13, to allow for proper public notice to other taxing bodies.

**Motion**

Aldersperson Blickem moved to have a first and second reading for Ordinance No. 2001.20 and Aldersperson Stowe seconded the motion.

**Voice Vote**

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

Aldersperson Maness said she had received calls expressing concern regarding the lot size of those lots backing up to Cambridge Place.

Jim Stoddard, 122 S. Locust Street, Attorney for the petitioner, stated that that issue had been raised at Plan Commission and ultimately they had approved the lot size transitions.

Aldersperson Bauer said he felt there lots on Fairway that needed addressed regarding size. He said he thought that if there needed to be a transition, it should be at the cost of the developer, not at the cost of the existing residents.

Mayor Swedberg inquired what the net loss of lots would be if they reconfigured the plan to match the existing lot sizes.

William Hannah, 345 Miller Avenue, DeKalb, said that they had created a cul de sac to appease those neighbors

Aldersperson Tripp asked the petitioner if he would be willing to lose two lots on Fairway Lane.

Milan Krpan, 736 Krpan, DeKalb, expressed concern at being able to sell large lots for \$100,000.

Alderson Tripp stated her desire to increase the size of lots 20 thru 23, and combine lots 25 & 26 into one lot.

Alderson Bauer asked if Council should insist on the lot size changes without sending this back to the Plan commission.

Greg Schmoll, 720 Cambridge, expressed concern about the size of the proposed lots that would be abutting his. He felt they created a bowling alley effect and there would be too many rooftops.

Sheila Munter, 730 Cambridge, expressed her concern regarding the size of the proposed lots. She said she pays high taxes and would like to get more for them.

Joe Bussone, 1725 Brock Circle, stated that he thought that the Plan Commission had done their job in passing this proposal on to the Council. He spoke on behalf of Mr. Krpan's integrity and workmanship quality.

Alderson Larson expressed his concern with the public safety factor. He felt the City needed impact fees to offset additional public safety officials, since the City is short-handed now.

Alderson Bauer inquired if the developer could build a "haul road" before construction of homes began to alleviate construction traffic on the existing streets.

Alderson Chambon stated that the City was presently in a unique position in being able to protect its existing taxpayers and not needing to make concessions to developers. He suggested that the developer needed to eliminate three lots.

#### **Motion**

Alderson Bauer moved to approve ordinance 2000.20 with the following changes: reducing lots 1, 2, 3, 4 to three lots, reducing lots 20, 21, 22, 23 to three lots, and reducing lots 25, 26 to one lot. Alderson Chambon seconded the motion.

#### **Voice Vote**

Mayor Swedberg called for a voice vote to approve the motion. Seven Aldersons voted aye with Alderson Stowe voting nay. Motion carried 7-1.

#### **D. Ordinance No. 2001.21—An Ordinance Concerning the Recommendation of the Plan Commission with Regard to the Request of Milan Krpan for the Approval of the Preliminary Plan and Plat for the Property Known as Krpan's Parkside Development in the City of Sycamore, Illinois. First and Second Reading.**

#### **Motion**

Alderson Chambon moved to have a first and second reading for Ordinance No. 2001.21 and Alderson Maness seconded the motion.

#### **Voice Vote**

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

#### **Motion**

Alderson Bauer moved to bring 2001.21 into Ordinance with the same conditions as the previous item on the agenda and Alderson Maness seconded the motion.

**Voice Vote**

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

- E. Ordinance No. 2001.22—An Ordinance Approving the Execution of an Agreement Between the City of Sycamore, Illinois and Peter Thomas Smith and Smith Tucker & Brown for Legal Services, Effective July 1, 2001 to June 30, 2002, in the City of Sycamore, Illinois. First and Second Reading.**

**Motion**

Alderperson Blickem moved to have a first and second reading for Ordinance No. 2001.22 and Alderperson Bauer seconded the motion.

**Voice Vote**

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

**Motion**

Alderperson Blickem moved to approve Ordinance 2001.22 and Alderperson Stowe seconded the motion.

**Voice Vote**

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

- F. Ordinance No. 2001.23—An Ordinance Approving the Execution of an Intergovernmental Agreement Between the City of Sycamore, Illinois and the City of DeKalb, Illinois Concerning Cooperation in Improvements to Oakland Drive and Peace Road in the County of DeKalb, Illinois. First and Second Reading.**

Administrator Nicklas explained that the roadway in question was about 800' in length and the City would be obligated for only \$110,000 or 50% of the cost that would not be reimbursed by the State of Illinois, whichever is less.

**Motion**

Alderperson Stowe moved to have a first and second reading for Ordinance No. 2001.23 and Alderperson Maness seconded the motion.

**Voice Vote**

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

**Motion**

Alderperson Maness moved to bring 2001.23 into Ordinance and Alderperson Blickem seconded the motion.

**Voice Vote**

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

- G. Ordinance No. 2001.24—An Ordinance Amending Title 7, “Public Ways and Property,” Section 7-1-8, “Private Use of Public Ways,” to Permit Block Parties Following City Review and Permitting. First and Second Reading.**

**Motion**

Aldersperson Paulsen moved to have a first and second reading for Ordinance No. 2001.24 and Aldersperson Tripp seconded the motion.

**Voice Vote**

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

**Motion**

Aldersperson Chambon moved to bring 2001.24 into Ordinance and Aldersperson Tripp seconded the motion.

**Voice Vote**

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

**H. Ordinance No. 2001.25—An Ordinance Authorizing the Execution of an Agreement Between the City of Sycamore, Illinois and the Illinois Department of Natural Resources for the Expenditure of Funds to Construct the Bethany Road Regional Retention Basin in the City of Sycamore, Illinois. First and Second Reading.**

Administrator Nicklas explained that through Engineer Brady’s efforts the City could anticipate the possibility of another \$100,000 from the Illinois Department of Natural Resources.

**Motion**

Aldersperson Maness moved to have a first and second reading for Ordinance No. 2001.25 and Aldersperson Blickem seconded the motion.

**Voice Vote**

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

**Motion**

Aldersperson Blickem moved to bring 2001.25 into Ordinance and Aldersperson Maness seconded the motion.

**Voice Vote**

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

**RESOLUTIONS**

None

**CONSIDERATIONS**

**A. Consideration of a Police Department Recommendation to Award a Contract for the Replacement of a Police Vehicle to Veto Enterprises in the Amount of \$18,289.**

**Motion**

Aldersperson Blickem moved to award the contract to Veto Enterprises and Aldersperson Chambon seconded the motion.

**Voice Vote**

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

**B. Consideration of an Administration Request for a Closed Session to Discuss Collective Bargaining**

**Motion**

Aldersperson Maness moved to go into closed session at 9:45 p.m. and Aldersperson Bauer seconded the motion.

**Voice Vote**

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

**APPOINTMENTS**

None

**RETURN TO OPEN SESSION**

**Motion**

Aldersperson Bauer moved to return to open session at 10:03 p.m. and Aldersperson Stowe seconded the motion.

**Voice Vote**

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

**ADJOURNMENT**

**Motion**

Aldersperson Chambon moved to adjourn the meeting at 10:04 p.m. and Aldersperson Maness seconded the motion.

**Voice Vote**

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

Approve:

\_\_\_\_\_  
Mayor – John L. Swedberg

Attest:

\_\_\_\_\_  
City Clerk – Candy Smith