
SYCAMORE PLAN COMMISSION - REGULAR MEETING
MINUTES OF JANUARY 14, 2002

CALL TO ORDER AND ROLL CALL

Chairman John Lewis called the meeting to order and Secretary Candy Smith called the roll. Those Commissioners present were: Pam Blickem, George Bridgewater, Bill Davey, Pat David, Gene Endthoff, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Dick Wagley, and Chairperson John Lewis. Other staff members present were City Administrator Bill Nicklas, Engineer John Brady, Building Commissioner/Zoning Officer Lyle Doty and Commission Attorney Peter Smith.

APPROVAL OF MINUTES

Approval of minutes of December 10, 2001.

Motion

Commissioner Lorence moved to approve the minutes of December 10, 2001, and Commissioner Davey seconded the motion.

Voice Vote

Chairman Lewis called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried unanimously.

APPROVAL OF AGENDA

Chairperson Lewis added an Update of the DeKalb County Plan Commission Proposal as an item under Old Business.

Motion

Commissioner Blickem moved to approve the agenda with the addition and Commissioner David seconded the motion.

Voice Vote

Chairman Lewis called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried unanimously.

OLD BUSINESS

Administrator Nicklas gave a brief update of the proposed DeKalb County Plan Commission. Mr. Nicklas reported that other communities expressed the same concerns as Sycamore that the Commission would diminish local planning energies. Mr. Nicklas stated that at a January 10, 2002 meeting, it was determined that the Regional Planning would be limited to transportation, storm water and other regional issues.

Commissioner McBride arrived at 7:05 p.m.

NEW BUSINESS

CONSIDERATIONS

A. Consideration of a Petition from Klein Properties, LLC for Approval of a Plat of Easement Vacation on Part of Lot 9 in the Midlands Professional Campus.

Administrator Nicklas stated that staff supported this vacation to the exclusive use of the petitioner.

Motion

Commissioner Lorence moved to approve a favorable recommendation and Commissioner Davey seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were: Blickem, Bridgewater, Davey, David, Endthoff, Hamilton, Henderson, Lorence, McBride, Wagley, and Lewis. Motion carried unanimously.

B. Consideration of a Petition from Milan Krpan for Approval of a Final Plat for Phase One of the Parkside Estates Subdivision.

Administrator Nicklas explained that the Final Plat conformed to the preliminary plat that was approved in July and satisfied the City's codes and ordinances.

Commissioner Lorence inquired if the lot sizes were those that were agreed upon and City Engineer John Brady said they were.

Commissioner McBride inquired if a sidewalk or bike path could be placed on the easement between Lots 3 and 4. Mr. McBride said that he wanted to keep that option open. Administrator Nicklas said that the sidewalks and bike paths had been established during the Planned Unit Development process of approval and Mr. McBride dropped the issue.

Milan Krpan, 736 Krpan Drive, DeKalb, stated that no changes had been made since Parkside Estates had been approved by the City Council.

Commissioner McBride inquired if Fairway Court could be changed to continue as Fairway Lane and Mr. Krpan agreed to the name change.

Motion

Commissioner Lorence moved to approve the recommendation for approval of a final plat with the name change of Fairway Court to Fairway Lane and Commissioner McBride seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Blickem, Bridgewater, Davey, David, Endthoff, Hamilton, Henderson, Lorence, McBride, Wagley, and Lewis. Motion carried unanimously.

As an aside Administrator Nicklas asked Mr. Krpan to address the unresolved issue on the Grandview Plat with DeKalb County Highway Commissioner Bill Lorence and City Engineer John Brady.

C. Consideration of a Petition from National Bank and Trust Co. Trust No. 40-387400 To Rezone Certain Property Located at the Southwest Corner of Somonauk Street and Borden Avenue to "R-3," Multiple Family Residence District with a Special Use for a Planned Unit Development.

Administrator Nicklas explained that that this Development would retain the existing residence on the site and would add five townhomes. Mr. Nicklas said the plat showed, as recommended by the Plan Commission at a previous workshop, that the sides of the buildings facing public streets were covered with brick facades and additional guest parking.

Commissioner Lorence wanted to insist that on the "Sycamore Look." Mr. Nicklas explained that that look was only directed by the Regional Bethany Road Plan and the proposed property was not in that location.

William E. Hannah, 345 Miller Avenue, DeKalb, of Urban Design stated that the streetscape design of the proposed P.U.D. would give the appearance of a single-family home.

William Olsen, Box 339, Maple Park, explained that they had redesigned the end-look of the buildings facing the public streets and each unit would contain 2 ranch units and 2 two-story units.

Commissioner McBride inquired if the old house would be part of the homeowner's association and Mr. Olsen said they would sell the house after the project was completed. Mr. McBride asked if they would continue the sidewalk to the corner and Mr. Nicklas said that should be noted.

Marilyn Hoover, 1128 Somonauk St., expressed concern that this would cause flooding to her nearby property and Engineer Brady said the detention on the sight would handle the water. Ms. Hoover also expressed concern regarding an increase in property taxes, the value of her land, and the increased traffic entering and exiting Somonauk Street.

Robert Whitlock, 1153 Somonauk, expressed concern regarding the proposed water retention adjacent to his property that currently flooded during a rain. Mr. Hannah explained that the design would carry the water off his property and would improve Mr. Whitlock's water problems.

Commissioner Hamilton inquired how close the building was to Mr. Whitlock's property and Mr. Hannah answered that it was a 15 foot side yard. Mr. Nicklas stated that 15 yards exceeded the City's code.

Lucille Strack, 1105 Somonauk, stated that she was still concerned about the flooding issue.

Commissioner Blickem inquired if the proposed site and the storm water issue on the property south on Somonauk were related. Ms. Blickem said she was sensitive to the water issue because she lives in Somonauk Meadows and has two sump pumps in her basement that run constantly.

Commissioner Endthoff suggested the proposed buildings could be move further north to create more space between the existing single family home. Administrator Nicklas said that one of the main issues for road placement was to keep the private entrances as far from the corner of Somonauk and Borden as possible.

Motion

Commissioner McBride moved to approve the Rezoning and Special Use for a Planned Unit Development and Commissioner Davey seconded the motion.

Commissioner Blickem stated that she still had concern regarding the transition and water issues and requested more information. Administrator Nicklas said that the standards were in place

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Blickem, Bridgewater, Davey, David, Endthoff, Hamilton, Henderson, Lorence, McBride, Wagley, and Lewis. Motion carried unanimously.

D. Consideration of a Petition from Keven Dahl to Amend the Landahl Annexation Agreement.

Administrator Nicklas explained that this amendment prescribed certain performance expectations for the Landahl Subdivision, such as, intersection improvements at the corner of Maplewood Drive and IL Route 23.

Jim Stoddard, 740 W. State, stated he was there representing Mr. Dahl and was available for comment.

Motion

Commissioner Davey moved to approve the recommendation to amend the Landahl Annexation Agreement and Commissioner Bridgewater seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Blickem, Bridgewater, Davey, David, Endthoff, Hamilton, Henderson, Lorence, McBride, Wagley, and Lewis. Motion carried unanimously.

E. Consideration of a Petition from Keven Dahl to Amend the Townsend Wood P.U.D. Annexation Agreement.

Administrator Nicklas explained that this amendment would oblige the developer to

→ Widen and reconstruct Mt. Hunger Road from a point about 500 feet east of the Route 23 intersection to the east end of the existing park and detention site in 2002.

- Widen and reconstruct the remainder of the east leg of Mt. Hunger Road 120 days after a final plat for any portion of the adjoining subdivision was approved or by November 1, 2004 whichever is sooner
- Widen and reconstruct the intersection of Mt. Hunger and Route 23 as soon as one of the following occurs:
 - A total of 275 dwelling units from any or all phases was permitted
 - A total of 200 dwelling units from any or all phases was permitted and 10 or more acres of commercial property were approved for development
 - Any IDOT-sponsored resurfacing project on Route 23 that includes the intersection with Mt. Hunger Road is begun.

Commissioner David inquired if Council could insist upon sidewalks or bike paths. Administrator Nicklas explained that one or the other was desirable, but the staff was not prescribing which.

Motion

Commissioner Lorence moved to approve the amendment to the Townsend Wood P.U.D. Annexation Agreement and Commissioner Bridgewater seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Blickem, Bridgewater, Davey, David, Endthoff, Hamilton, Henderson, Lorence, McBride, Wagley, and Lewis. Motion carried unanimously.

F. Consideration of a Petition from Keven Dahl to Approve a Final Plat for Phase One, Unit Three of the Townsend Wood Development.

Administrator Nicklas explained he was only recommending Council's approval contingent upon the approval of the two previous annexation amendments.

Motion

Commissioner Lorence moved to approve the recommendation for approval of a final plat for Phase One, Unit Three of the Townsend Wood Development contingent on the 2 previous annexation agreement amendments being approved and Commissioner Bridgewater seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Blickem, Bridgewater, Davey, David, Endthoff, Hamilton, Henderson, Lorence, McBride, Wagley, and Lewis. Motion carried unanimously.

G. Consideration of a Joint Petition from DeKalb Genetics Corporation and Northern Illinois Gas Company to Rezone the Property at 1947 Bethany Road from "C-2," Central Business District to "M-1," Light Manufacturing District with a Special Use Permit for a Training Facility.

Administrator Nicklas explained that this consideration was back after being postponed pending the outcome of additional conversation regarding the possibility of relocating the outside field training activities to a remote site. Mr. Nicklas said that the City had a site of about 3.5 acres behind the treatment plant. Mr. Nicklas said that the Commission had three options to consider

- Relocate training sight
- Rezone the property at 1947 Bethany Road
- Consider what Bethany corridor should look like.

Mr. Nicklas said that the staff recommended relocation of all outside training to a remote sight behind the treatment plant to be developed at the City's expense with Council approval.

Jim Stoddard, 740 W. State, said he was there on behalf of the petitioner. Mr. Stoddard explained that Nicor preferred to keep the C-2 Zoning with a Special Use with some of the field exercises performed on the adjacent property.

Joe Johnson, 1844 Ferry Road, Naperville, Nicor Real Estate Group, said that they would like to move to Sycamore and be good neighbors. Mr. Johnson said that the building as well as the 8 acres suited Nicor's needs. He said they were willing to remove the jackhammer and fire suppression exercises from the site, but still desired the C-2 Zoning with the Special Use Permit. Mr. Johnson asked the Commission not to base the standard of C-2 Zoning on the Midwest Sports Medicine Center. Mr. Johnson listed the C-2 Zoning businesses that would be acceptable without special approval as agricultural implement sales and service, automobile sales and service, building materials sales, bus passenger terminal, trailer sales and rental. Mr. Johnson stated that the training functions were handled by experts in the field and conducted under extremely controlled conditions. He said the back lot was land-locked and not terribly visible from the road. Mr. Johnson said they would use the building as a call center where they would be equipped to receive calls from their two million customers. Mr. Johnson said that to the east of the building there was a trucking distribution facility and to the north a future car wash. Mr. Johnson emphasized that Nicor liked the location on Bethany Road and wanted to be good neighbors.

Chairperson John Lewis asked for a recap of the training activities that Nicor was asking for at the Bethany Road location.

Mike Burkart, Head of Nicor Training Center, 1616 Ferry Road, Naperville, listed the off-site training as air tool jackhammer use and fire suppression, and the on-site training as gas main installation, trencher and backhoe, leak simulation field, emergency response activities, preventative maintenance activities, and future pressure regulation activities.

Dr. Steve Glasgow, 2111 Midlands Ct., explained that they had covenants within the Midlands Campus that allow for much leeway regarding acceptable businesses. He said they would be delighted to have a call center behind them, but he did have a problem with the trencher and backhoe activities. Dr. Glasgow said Nicor offered to sell him the 7 acres behind the building for over a million dollars and he offered to buy it for \$22,000/acre. Dr. Glasgow said he felt that it was unreasonable to place Nicor's outdoor training activities 50 feet from his medical building.

Commissioner David, who had visited the Naperville site, asked what exactly would be placed in the training grounds behind the proposed sight on Bethany Road. Mr. Burkart said it would look like sidewalks and trenches and some piping would be above ground on a blacktop area.

Commissioner Henderson inquired if the backhoe and trencher would be housed on site and Mr. Burkart said they would stay on the property and they would be willing to garage them.

Commissioner Henderson inquired about the job opportunities this would create for the community. Mr. Johnson said there would be about 120 positions at the call center and 40 administrative positions. Mr. Johnson said they would relocate the employees from Naperville and in the near future would expand and need to hire 20 new employees.

Commissioner Endthoff inquired about the frequency of the training and Mr. Burkart said they had trained 170 days in 2001.

Roger Hopkins, 421 N. California St., Director of DeKalb County Economic Development Corporation, said that the jobs would total 4-5 million dollars of payroll. Mr. Hopkins said he felt confident that much of the benefit of the new jobs would come directly to this area.

Judd Storey, 108 E. Sunset Place, DeKalb, a lot-owner in Midlands Professional Campus expressed concern that some of the training that was agreed to be performed off site would return to the site in the future. Mr. Burkart assured Mr. Storey that no controlled or planned flames would return to the site.

Commissioner Blickem asked if all the field training were removed would Nicor still consider the site on Bethany Road as the call center. Nicor representatives said they were not in a position to answer that question.

Chairperson Lewis asked Administrator Nicklas to make some final comments from the City's perspective and asked Mr. Stoddard to make final comments on behalf of the petitioner before the Commission made a final decision.

Administrator Nicklas said he had two concerns. He said the first concern was that Nicor had not provided a clear, finite plan of what the uses were for the back area or the layout for those uses. Mr. Nicklas' second concern was that this situation represented a conflict in his job description. He said part of his job was to attract businesses to the community and another part was to serve the Plan Commission and Council on zoning issues. Mr. Nicklas explained that when he first talked with Nicor representatives they spoke only of the call center and he was very enthusiastic about the proposal. Mr. Nicklas said it was only ten days before proposing this at Plan Commission when he learned about the outdoor training. Mr. Nicklas said that he could not see the outdoor uses at that location and could not recommend the Special Use for the outdoor training.

Mr. Stoddard pointed out that it was Plan Commission's job to look at zoning issues. He said that under the ordinance for C-2 zoning there were unique uses for public service companies and he felt that Nicor fit that description. Nicor could shield the view with berms and buildings to house the equipment. Mr. Stoddard asked Plan Commission approve the Special Use request.

Commissioner Lorence said Plan Commission needed a site-development plan and specifics for the Special Use requested. Commissioners Blickem and McBride agreed that something concrete was necessary. Chairperson Lewis inquired if the Commission as a whole wanted to hold this over for more information or if they were ready to make a decision. Commissioner McBride said that his mind was made up.

Chairperson Lewis listed three options the Plan Commission could vote on:

- Favorable recommendation of the C-2 Zoning without a Special Use
- Hold over for more detailed information
- Favorable recommendation of the C-2 with some restrictions of the training site.

Commissioner David said that she did not think she could be comfortable with the outdoor training activities even with a site plan.

Motion

Commissioner McBride moved to approve the recommendation for approval a C-2 Central Business District without a Special Use Permit for a Training Facility and Commissioner Hamilton seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Blickem, Bridgewater, Davey, David, Endthoff, Hamilton, Henderson, Lorence, McBride, Wagley, and Lewis. Motion carried unanimously.

WORKSHOP

A. Consideration of a Concept Plan from Wiseman-Hughes for a 200-Acre Planned Unit Development at the Northeast Corner of Somonauk Street and Bethany Road.

Administrator Nicklas explained that Wiseman-Hughes was proposing to develop the 203-acre Jahns farm with approximately 394 detached single-family homes and a 4.5-acre area dedicated for commercial use at the southeast corner of Bethany and Somonauk. Mr. Nicklas informed the Council that he had received a call from Tom Fenstermaker, whose property is located between the proposed development and Parkside Estates, expressing concern about access to his fields on Bethany Road. Mr. Nicklas stated that the proposed development conformed to the principles of the Bethany Road Regional Plan.

John Philipchuck, Attorney for Wiseman-Hughes, described Wiseman-Hughes as contract purchasers of the property and turnkey developers. Mr. Philipchuck explained that turnkey developers buy the property, develop it, build and sell the homes. Mr. Philipchuck said they had met John Lewis who had encouraged them to take a look at Sycamore, and when they did they were very pleased with the community and the cooperative staff.

Jim Hughes, Jr., Wiseman-Hughes, suggested that the name of the development, The Enclave at Sanbourne, would be changed for one that would be a better fit for Sycamore. Mr. Hughes said they were working in 6 Illinois communities including DeKalb and hopefully Sycamore.

Mike Schoppe, Schoppe Design, presented a power point presentation of the site plan. Mr. Schoppe explained that the required storm water management rates would be doubled. Mr. Schoppe said the homes would range from 2000 to 2900 square feet with prices from \$170,000 to the low \$200,000. Mr. Schoppe also wanted to assure the Commission that they would do as much customization as possible to help create Sycamore's desired look.

Commissioner Blickem inquired if the commercial site would be limited to neighborhood commercial and Mr. Schoppe said that it would. Mr. Nicklas further said that the Regional Plan dictated the type of business.

Commissioner McBride inquired if they could address affordable housing as a transition along Turner Addition. Administrator Nicklas explained that lot size regulation had increased the minimum lot size so there could not be a smooth transition.

Commissioner McBride asked if there could be a pathway to Southeast School. Administrator Nicklas said that would not be considered at a preliminary discussion.

Commissioner David inquired if they would consider a bike path along the water retention and Mr. Schoppe said they might be able to incorporate a walking path.

Commissioner McBride suggested removing 2 lots from the Northwest corner for visual appeal. Mr. McBride inquired how many homes would be built each year and Mr. Schoppe answered that they were targeting 75 homes per year with a 5 to 6 year buildout.

Commissioner Davey said he did not think affordable housing was necessary in the plan. Mr. Davey inquired if a fiscal impact study had been made. Mr. Lewis said that if the proposal would return, Mr. Nicklas would attach an impact study.

Chairperson Lewis asked the developers if they had enough direction to proceed and they indicated they had.

REPORTS

None.

PERSONS TO BE HEARD FROM THE FLOOR ON OTHER THAN AGENDA ITEMS.

None

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 10:20 p.m. and Commissioner Davey seconded the motion.

Voice Vote

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried unanimously.

Approve:

Chairman – John Lewis

Attest:

Secretary - Candy Smith