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**SYCAMORE PLAN COMMISSION - REGULAR MEETING**  
**MINUTES OF MARCH 11, 2002**

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**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, Pat David, Gene Endthoff, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Dick Wagley, and Chairperson John Lewis. Those Commissioners absent were Tom Brotcke and Bill Davey. 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 February 11, 2002

**Motion**

Commissioner Endthoff moved to approve the minutes of February 11, 2002, and Commissioner Wagley seconded the motion.

**Voice Vote**

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 10 - 0.

**APPROVAL OF AGENDA**

**Motion**

Commissioner Endthoff moved to approve the agenda and Commissioner Blickem seconded the motion.

**Voice Vote**

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 10 - 0.

**OLD BUSINESS**

None

Commissioner Davey arrived at 7:02 p.m.

**NEW BUSINESS**

**CONSIDERATIONS**

**A. Consideration of a Petition from Barbara Louis Messinger and Dan Jahns, co-Trustees of Trust No. 100, and Wiseman-Hughes Enterprises, Inc. for an Annexation Agreement, Annexation and Rezoning, and Preliminary Plat and Plan Approval for a Planned Unit Development at the Northeast Corner of Bethany Road and Somonauk Street.**

Administrator Nicklas explained that the petitioners were Barbara Louis Messinger, Dan Jahns, and Wiseman-Hughes Enterprises, Inc. Mr. Nicklas said it was their intent to develop the 203-acre parcel primarily for single-family detached housing with the exception of a 5-acre commercial site at the southwest corner of Bethany and Somonauk.

Mr. Nicklas said that the proposal for the most part, conforms to the blue print of the Bethany Road Regional Plan.

Mr. Nicklas summarized the proposal as follows:

- Density - just under 2 units per gross acre
- Lot Size - Average lot 10,800 sq.ft.
- 391 single-family detached homes
- Commercial Zoning - reduced from 12 acres to 5 acres
- Park Space - Large hub park of 12.5 acres; 2.5 acres of park to blend with Parkside Estates' park
- Bike paths – links pathways to Parkside Estates
- Single-Loaded Street – 31' width running parallel to Somonauk - to eliminate back yards to Somonauk Street
- Detention – still under discussion between City Engineer and the Developer's Engineer
- Landscaping & trees – 2 landscaped medians @ Becker and Bethany
- Widening & reconstructing Somonauk and Bethany Roads with a turn lane with a recapture scheme with a five-year limit (uncertainty of more development)
- Traffic Signals - at Bethany and Somonauk when warranted
- Water systems – accomplish a looping of the water main system that will improve the water in the east section of town.
- Maintenance of common areas - through homeowner associations-except the land dedicated to the Park District
- Lock new impact fees for 5 years.

Mr. Nicklas said that the traffic study had been performed by Intech Consultants of Downers Grove. Mr. Nicklas prepared the impact study.

Variations from the City's ordinances and regional plan:

- consider 31' street widths rather than 35'
- storm water storage
- fair systems to pay for traffic signals
- commercial zoning decreased if not developed
- Sycamore look.

Administrator Nicklas explained that the decision to be made was whether to send this proposed plan on to Council or bring it back to Plan Commission next month for further discussion.

John Philipchuck, Attorney for Wiseman-Hughes, said he was here representing Wiseman-Hughes Enterprises. Mr. Philipchuck introduced other members of the team with him as Jim Hughes, Jr., a partner in Wiseman-Hughes; Larry Vaupel, Director of Land Development for Wiseman-Hughes; Ed Siefert, Engineer with Intech Consultants; and Mike Schoppe of Schoppe Design Associates. Mr. Philipchuck explained that Wiseman-Hughes was considered a "turn key" organization, which meant that they begin with raw land, develop it, build the homes, and sell the homes.

Mike Schoppe explained the changes in the concept plan that the Plan Commission requested at the meeting in January. Mr. Schoppe said the changes addressed were as follows:

- Increased lot sized for adjacent properties to existing lots.
- Connected Commercial Street to Becker Place
- 5 cul-de-sac changes
- Eliminated the third park to the south
- Bike path remained the same
- Landscape along Bethany with 50' buffer
- 66' right-of-ways throughout with the exception of Fulton Lane (50')

Mr. Nicklas said that the staff had agreed to the extension of Commercial Street to Bethany Road.

Chairperson Lewis asked how wide the streets would be and Mr. Schoppe said the right-of-ways would be 66' and the street width was open for discussion.

Commissioner David asked if there was any way to calm traffic on Borden Avenue. Mr. Schoppe said that because of the underground utilities the street would have to remain straight. Mr. Nicklas said that the plan proposed a median entering off Somonauk Street and a stop sign two blocks further east. Mr. Schoppe also suggested that narrowing the streets to 31' naturally slows traffic.

Commissioner David also expressed concern regarding the build-out rate and asked how they calculated the 75 homes per year figure. Ms. David said that since this is a significant increase in the yearly building rate in Sycamore, she felt that the Plan Commission had a responsibility to scrutinize it.

James A. Hughes, 975 E. 22<sup>nd</sup> St., Wheaton, IL, said they have an aggressive ad campaign to reach those numbers.

Commissioner Davey said that he felt the streets should not be narrowed and inquired about the economic impact this would have on the Community's resources.

Commissioner McBride stated that at the present time the School Board was taking a neutral position on growth. He said that the school was at between 60 to 70% capacity with room for enrollment growth. Mr. McBride said that the concern was the pace of growth, a 2% rate was desirable. Mr. McBride said they would be opposed to locking in the impact fee rate.

Larry Vaupel, 975 E. 22<sup>nd</sup> Street, Wheaton, IL discussed the reasoning for narrowing the streets. Mr. Vaupel explained that new homes were being built with 2-3 car garages with additional parking space in the driveway requiring less need to park on the streets. Besides the decreased need to park in the street, Mr.

Vaupel said that narrower streets naturally slowed traffic. Mr. Vaupel said that narrower streets add aesthetically to the subdivision by creating more green space and also cost less to maintain.

Commissioner Henderson asked why Sycamore carried 35' standards. Mr. Nicklas said that this was a planning, engineering, and operational issue not to be rushed into, but to be addressed as a revision to the Comprehensive Plan. Engineer Brady said that because of the larger sized cars and the ability of the fire trucks to get through, he supported 35' streets. Commissioner Lorence added snowplows to the argument. Mr. Nicklas said that he could not recommend 31' streets at the present time.

Chairperson Lewis asked the audience for comments.

Tom Fenstermaker, 13939 Bethany Road, said that he owned the farm land located east of the proposed development and asked the Commission to consider another access off Bethany for a future date when he might want to develop his farmland. Mr. Nicklas said that since they did not know what the next developer might want to do in that area they could not place an access.

Ray Gillespie, 932 S. Locust, inquired what the prices of the homes would be and Mr. Nicklas said they would range from \$180,000 to \$200,000 plus options. Mr. Gillespie also inquired about the water source and if that could improve his water and Mr. Brady said that the new well should improve his water.

Mike Liszka, 470 Lincolnshire, said that he preferred wider streets and stated that the build-out used to be limited to 10% per year. Mr. Nicklas said there was no code enforcing that, but it was placed in the annexation agreement for the Townsend Woods subdivision. Chairperson Lewis said the school was at capacity at that time, which was not the case presently.

Rebecca Howland, 202 E. Turner, expressed concern regarding the increased traffic. Ms. Howland said that the stop sign at the corner of Locust and Turner Place was already ignored and Mr. Nicklas said the City would look at that intersection.

Tom Maurer, 1837 Somonauk Street, expressed concern regarding the look of the backside of the commercial property at the corner of Somonauk and Bethany. Mr. Maurer also urged the Commission to stick to the wider streets.

Chairperson Lewis asked the Commission to vote on the variations separately.

Chairperson Lewis asked the Commission if they were willing to allow 31'.

### **Motion**

Commissioner Lorence moved to approve a 31' street width for single-loaded Fulton Street, but to maintain the 35' widths on all other streets and Commissioner Endthoff seconded the motion.

### **Voice Vote**

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 11-0.

Chairperson Lewis asked the Commission if they would cap the newly adopted Impact Fees for five years.

**Motion**

Commissioner McBride moved to cap the newly adopted impact fees for three years with a six-month notice of any increase and Commissioner Davey seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 11-0.

Chairperson Lewis inquired if the storm water storage requirements were acceptable. Engineer Brady said that annexations were not governed by the City's ordinance requirements for storm water storage. Mr. Brady said that since the area was subject to water, he would like to see as much retention as possible.

Ed Siefert, 5413 Walnut Ave, Downers Grove, a partner with Intech Consultants said that he was proposing at least twice the retention required, but he felt that what Mr. Brady suggested would be about three times the required retention. Mr. Siefert said that the issue was not so much volume, but flow. Alderperson Blickem said that she would encourage the Commission to defer to Mr. Brady because he was familiar with the area. Mr. Nicklas recommended qualifying the motion to be subject to the satisfaction of the City Engineer.

**Motion**

Commissioner Lorence moved to approve the storm water storage requirements subject to the resolution of the standard for determining capacity to the City Engineer's satisfaction and Commissioner David seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 11-0.

Chairperson Lewis said that the next variation referred to traffic signals and deferred to Mr. Hughes. Mr. Hughes said they would pay for a traffic study to determine the percentage of traffic that Reston Ponds would generate. Mr. Hughes offered to pay the City that percentage to hold into escrow until a traffic light was warranted at the corner of Bethany and Somonauk.

**Motion**

Commissioner Bridgewater moved to allow Wiseman Hughes to pay for a traffic study to determine the percentage of traffic Reston Ponds would generate and pay that percentage to the City for a future traffic light at the corner of Bethany and Somonauk and Commissioner Lorence seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 11-0.

Chairperson Lewis said that the petitioner requested that the commercial zoning area could be rezoned to R-1 if in five years they had not found a commercial user. Mr. Nicklas said that they would need to appear before the Plan Commission to approve the design, but Wiseman Hughes wanted the Commission to approve the change in zoning.

**Motion**

Commissioner Davey moved to approve the request of Wiseman Hughes to return to the Plan Commission to receive permission to rezone the commercially zoned area to "R-1" one family residence if no commercial users were found after five years and Commissioner Hamilton seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 11-0.

Mr. Lorence expressed concern that the word Enclave meant "closed community" and felt that was not the impression the City wanted to make. Mr. Hughes agreed to calling the Subdivision Reston Ponds.

### **Motion**

Commissioner Lorence moved to approve a favorable recommendation to the City Council subject to revisions to the annexation agreement per the direction given by the Plan Commission tonight and with findings of fact and Commissioner Bridgewater seconded the motion.

### **Roll Call Vote**

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were: Bridgewater, Davey, David, Endthoff, Hamilton, Henderson, Lorence, McBride, Wagley, Blickem, and Lewis. Motion carried 11 - 0.

Commissioner David left the meeting at 9:00 p.m.

### **II Workshop Item**

#### **A. Consideration of a Concept Plan Submitted by John Castle Builders, LLC for a Townhouse Development at the Southwest Corner of Plank Road and Airport Road Extended.**

Administrator Nicklas explained that the Townhouse Development proposed would be located at the "tip" of the Heron Creek development.

David Witheft, 307 E. Lincoln Highway, representing John Castle Builders, said that since they had been made aware of concern regarding the number of entrances onto Heron Creek Drive at the southern portion of the property, they would be happy to reconfigure that area. Mr. Witheft said they were looking for direction for the number of parking spaces the Plan Commission would recommend. Mr. Witheft said that this development was similar to Mr. Castle's Foxpointe project except a little pricier. He said that the basic plan was for an empty nest project.

Commissioner Davey left the meeting at 9:10 p.m.

Commissioner Lorence said that there needed to be an access agreement on the eastern portion (or white portion of the map) of the proposed development for future development.

William Hannah, 345 Miller Avenue, DeKalb, designer for the Townhouse project said that the portion Mr. Lorence referred to was not developable.

Commissioner Lorence expressed concern that the northern two units encroached on the setback of the existing development. Mr. Lorence was concerned with the encroachment of the setback for the future extension of Airport Road.

John Castle, 1013 Fisk Road, Compton, displayed an elevation of the town homes and said that at least 50% of them would be single story. He said the square footage would range from 1300 to 1450 sq. ft. Mr.

Castle explained to the Plan Commission that the design must also be approved by the Heron Creek developers.

Mr. Witheft again asked for direction regarding the number of parking spaces. Chairperson Lewis asked if the proposed 49 guest parking spaces would be too many and the consensus of the Commission was that 30 would suffice.

Commissioner McBride expressed concern that there appeared to be a lot of concrete. Mr. Witheft said that the design and landscaping proposals would also need to be approved by Heron Creek developers.

**B. Consideration of an Administration Recommendation to Begin Discussion of a Sub-Area Plan for the Land Area Northeast and Northwest of the Intersection of Plank Road and Airport Road Extended.**

Administrator Nicklas said that he had budgeted for the Sub Area Plan in FY03 and that budget would not be approved before the budget hearings on April 15, 2002. Chairperson Lewis asked if the Commission would go on record to support Mr. Nicklas' recommendation to do the Sub-Area Plan.

**Motion**

Commissioner Lorence moved to support Administrator Nicklas' recommendation for the Sub-Area Plan for the land area northeast and northwest of the intersection of Plank Road and Airport Road Extended and Commissioner McBride seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 10 – 0.

**REPORTS**

None.

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

None

**ADJOURNMENT**

Chairperson Lewis adjourned the meeting at 9:30 P.M.

Approve:

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Chairman – John Lewis

Attest:

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Secretary - Candy Smith