
SYCAMORE PLAN COMMISSION - REGULAR MEETING
MINUTES OF APRIL 8, 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, Pat David, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, and Chairperson John Lewis. Those Commissioners absent were George Bridgewater, Tom Brotcke, Bill Davey, Gene Endthoff and Dick Wagley. 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 March 11, 2002

Commissioner David asked that the vote on page 7 should be 10 – 0 rather than 11-0 and Secretary Smith said she would make that change.

Motion

Commissioner Blickem moved to approve the minutes of March 11, 2002, with the change and Commissioner David seconded the motion.

Voice Vote

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 7 – 0.

APPROVAL OF AGENDA

Motion

Commissioner David moved to approve the agenda and Commissioner Lorence seconded the motion.

Voice Vote

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 7 - 0.

OLD BUSINESS

None

NEW BUSINESS

CONSIDERATIONS

A. Consideration of a Petition from John Castle Builders, LLC for Approval of a Preliminary Plat and Plan for a Planned Townhouse Development at the Northeast Corner of Heron Creek Drive and Charles Waite Street in Sycamore, Illinois.

Administrator Nicklas explained that the petitioner had made the changes directed by the Plan Commission at the March 11th meeting. Those changes included:

- Reducing the number of townhouses from 45 to 44 to allow for a uniform setback in relation to adjacent single-family home lots abutting Plank Road
- Flipping the 8 townhouses at the south end of the plan to eliminate multiple driveway connections to heron Creek Drive
- Adding landscaped berms along Heron Creek Drive and Charles Waite Street to soften the transition
- Reducing the gross density from about 5.92 units per gross acre to 5.79 units per gross acre
- Reducing guest parking spaces from 49 to 33.

Mr. Nicklas also asked the petitioner for a provision of easements for access to the undeveloped land to the east at the end of two private drives.

Charles Brown, 301 E. Lincoln Highway, DeKalb, attorney for the petitioner said they had made the changes and would be agreeable to providing the easements on the final plat. Mr. Nicklas asked if they would place the easements on the preliminary plat and he agreed.

Motion

Commissioner Blickem moved to approve a favorable recommendation with the findings of fact to the City Council and Commissioner McBride seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were: Blickem, David, Hamilton, Henderson, Lorence, McBride, and Lewis. Motion carried 7 - 0.

II Workshop Item

A. Consideration of a Conceptual Proposal from Mr. and Ms. Albert Wolfenberger for the Development of Certain Land in Section 22 of Sycamore Township, Presently Outside and Not Contiguous With the City of Sycamore, Illinois.

Administrator Nicklas explained that this concept planned for about an 80-acre development with low-density single-family housing. Mr. Nicklas further explained that this property was within the 1.5 mile planning jurisdiction, but was not contiguous therefore could not be annexed to the City presently. Mr. Nicklas felt that it would be premature for the Plan Commission to take action or give direction until the Commission formulated a sub-area plan for the area north of Lindgren Road.

Jim Stoddard, 122 S. Locust, said he was there to represent the petitioner who was actually Mrs. Yvonne Wolfenberger. Mr. Stoddard displayed the preliminary drawing and explained they proposed 175 11,500-square-foot lots. Mr. Stoddard said that they realized there was a sub-area plan to be developed, but they wanted the Commission to see what the petitioner wanted.

Commissioner McBride said that the sub-area plan would need to be established before any direction was given to the petitioner.

Commissioner Lorence said he would like to see access provided for adjacent parcels for future development. Mr. Lorence said that he did not think the Park District desired linear like depicted on the plan. Mr. Lorence also inquired if there was enough sewer capacity for the area. Mr. Nicklas said that he and City Engineer Brady had discussed that and there most likely was not enough capacity at the present plant.

Chairperson Lewis listed the three concerns as access for adjacent parcels, linear parks, and sewer capacity.

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 7:22 p.m. and Commissioner Blickem seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 7 - 0.

Approve:

Chairman – John Lewis

Attest:

Secretary - Candy Smith