
SYCAMORE PLAN COMMISSION - REGULAR MEETING
MINUTES OF JUNE 10, 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, Tom Brotcke, Pat David, Gene Endthoff, Dave Hamilton, John McBride, Dick Wagley, and Chairperson John Lewis. Those Commissioners absent were Cindy Henderson, Bill Lorence, George Bridgewater, and Bill Davey. Other staff members present were City Administrator Bill Nicklas, City Engineer John Brady, Building Commissioner/Zoning Officer Lyle Doty and Commission Attorney Peter Smith.

APPROVAL OF MINUTES

Approval of minutes of May 13, 2002

Motion

Commissioner Endthoff moved to approve the minutes of May 13, 2002 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 8 – 0.

APPROVAL OF AGENDA

Chairperson Lewis asked Commissioner McBride if the information he distributed was from the School Board officially or from Mr. McBride personally. Commissioner McBride explained that when his School Board term began he requested background information and that was the compiled information he had distributed to Plan Commission members. Mr. Lewis inquired if this accurately reflected the School Board's position and Mr. McBride explained that it was merely background information to share with no position stated.

Motion

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

Voice Vote

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 8- 0.

OLD BUSINESS

None

NEW BUSINESS

CONSIDERATIONS

A. Consideration of a Petition from B&B Enterprises for an Annexation Agreement, Annexation and Rezoning, and Preliminary Plat and Plan Approval for a Planned Unit Development known as Sycamore Creek.

Commissioner Davey arrived at 7:04 p.m.

Administrator Nicklas reminded the Commission that this concept was presented at the November 2001 Plan Commission meeting as a workshop item in order to get the Commission's direction on how to proceed. Mr. Nicklas said that the proposed development was located directly east of Heron Creek and was primarily single-family homes with one 4-acre parcel of multi-family attached townhouses. Mr. Nicklas said that the challenge of the plan would be storm water management and transportation issues. Mr. Nicklas explained that about half of the development consisted of open space with retention ponds, bike paths, two public parks, and four neighborhood parks. Mr. Nicklas said that besides land use, the fiscal impact on community services needed to be addressed. Mr. Nicklas explained that the development would net a positive impact on school revenue and also a positive impact on the operational portion of the City.

Chuck Hanlon, Land Vision Incorporated - a planning firm in St. Charles, emphasized on behalf of the developer that the development illustrated a couple of road connections offsite for a potential regional connection, dedicated an abundance of park land and open space, and designed bike trails linking parks and the neighboring Heron Creek.

Commissioner David expressed concern regarding the eminent domain language and inquired about the status of the neighboring property owners. Mr. Hanlon said that the petitioner would not break ground for three years and would soon make contact with the surrounding property owners and act responsibly.

Commissioner Endthoff was concerned with fire protection because of the single entrance to the development and the distance from the firehouse. Administrator Nicklas said that the petitioner, B & B Enterprises had donated land in their Heron Creek development for a new firehouse.

Chairperson Lewis asked if there was a timeline for the Airport Road Extension and Mr. Hanlon explained that a portion of the extension might go in north of Route 64 before the section adjacent to Route 64.

Commissioner Blickem inquired if the commercial areas of Heron Creek were developing and Mr. Hanlon said they were ready to go with sewer, water, and intersection design, but there had been no action on them recently. Mr. Charlie Blood, B & B Enterprises, 40W320 LaFox Road, St. Charles, said that the rooftops would drive the commercial development. He said that the next two sections of Heron Creek to develop would be West of Route 23 and they would not develop Sycamore Creek until those lots in Heron Creek were developed. Mr. Blood said they had a contract with the current owner of Heron Creek to sell those lots before starting another development. Mr. Blood said that was why Sycamore Creek would not begin development until 2005.

Chairperson Lewis asked for audience response and there was none.

Commissioner McBride repeated that the current position of the School Board was neutral towards growth with some concern regarding the rate of growth. Mr. McBride suggested a workshop to assess the needs of the

City and the School District. Chairperson Lewis inquired if historically the City issued 100-120 permits per year and Mr. Nicklas responded that they issued about 150 permits for units of all kinds. Mr. Nicklas said that 78% to 80% of those were townhouses and condos that seldom generate school children.

Commissioner McBride said he would like to hold the decision over for one meeting to gain more information about the North Grove Road extension and Lindgren Road realignment as well as the Park District decision. Commissioner David said she would agree to hold over the decision to get a formal position from the School District regarding this specific development. Commissioner Blickem said she felt the School District had taken a formal position when they okayed the school impact fee increase. Commissioner McBride said that he personally would not draw that conclusion from the approval of the increased impact fees.

Administrator Nicklas said he was hearing legitimate anxiety about growth. Mr. Nicklas said that the proposed Sycamore Creek development could net over 1.3 million dollars for the school district, besides paying for City roads, looping water mains, paying for infrastructure and creating parks. Mr. Nicklas said the staff would not recommend holding this over until the next meeting.

Commissioner David said she wanted to get School Board and Park Board official positions on this specific development. Commissioner Davey said that he disagreed and wanted to move ahead with the vote. Commissioner Blickem said she saw no reason to delay because commercial follows rooftops and she said she was anxious to see the commercial properties developed.

Chairperson Lewis said that in reality this development had been before the Commission for several months. Commissioner Brotcke said that with a project that was not scheduled to begin right away, he wondered what difference thirty days would make. Mr. Nicklas said that the Plan Commission needed to act to let the Park District know what to decide. Mr. Nicklas said they always make the recommendation contingent to meet the Park Board desires.

Motion

Commissioner Davey moved to approve a favorable recommendation to the City Council and Commissioner Blickem seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Hamilton, Wagley, Blickem, Davey, and Chairperson Lewis. Those Commissioners voting nay were David, Endthoff, McBride, and Brotcke: Motion carried 5 - 4.

Workshops

A. Consideration of a Petition from Lance Klinger to Revise Section 9.03.1 of the Sycamore Zoning Code to Permit the Consumption of Alcoholic Beverages in an Outdoors Area Associated with a Restaurant.

Administrator Nicklas explained that public notice requirements needed to be satisfied before action could be taken on this item. Mr. Nicklas said the proposal was to change the Zoning Code so there could be opportunity for outdoor liquor sales and consumption.

Lance Klinger, 1001 W. State Street, owner of Ski's All American Pub, said he was requesting a change in the Zoning Code to allow for a beer garden at his local business. Mr. Klinger said that many of his customers had an interest in a beer garden. Mr. Klinger said that he had been a police officer in St. Charles for ten years and said that there were no more calls for police service at any beer garden than there were for any bar or restaurant.

Commissioner McBride inquired if the fence surrounding the proposed beer garden would be a privacy fence and Mr. Klinger said that there were no standards set.

Administrator Nicklas explained that changing the Zoning Code would affect any business with this zoning.

Commissioner Endthoff asked about the size of the beer garden, and Mr. Klinger said that there were no specifications yet.

Commissioner Blickem said that she supported the idea and had talked with the Police Chief and found that he had no objections. Ms. Blickem said that she did not like the idea of privacy fences; she preferred a look that was aesthetically pleasing.

Commissioner Brotcke said that he supported the concept and Commissioner Davey said he liked the design of the beer gardens in St. Charles. Chairperson Lewis said that the Plan Commission would recommend to the City Council the concept and the modified ordinances to define the model.

Chairperson Lewis inquired if any audience member wanted to comment.

Jim Dombeck, 10634 North Grove Road, said he wanted to voice concern for the Pumpkin Fest Committee regarding operating beer gardens during Pumpkin Fest.

Commissioner Brotcke said this was not a precedent-setting issue because there had been a beer garden in Sycamore 25 years ago at the corner of Park Avenue and High Street.

Administrator Nicklas said that action could not be taken until the next meeting.

B. Consideration of a Proposal from Burnside Homes to develop approximately 155 Acres at the Southwest Corner of Bethany Road and Somonauk Street, Adjacent to the City's Regional Retention Pond.

Administrator Nicklas explained that Chris Lannert, Burnside Homes' land planner, had called late in the afternoon to respectfully request postponement of this consideration until the July 8, 2002 meeting. Mr. Nicklas said that the family was considering vacating the farmstead and Burnside Homes was considering using the farmstead as a possible site feature. Mr. Nicklas said that he had told them that this proposal departed significantly from the City's land use plan and suggested that the developers might want to get Plan Commission feedback before they moved too far forward.

Commissioner Blickem said she was not willing to depart from the Comprehensive Plan at the present time.

Chairperson Lewis expressed concern regarding a residential development in the path of the airport flight path.

Commissioner McBride said that he wanted to adhere to the City's land use, but was intrigued by the senior living concept.

Administrator Nicklas said that he would pass the general comments to the developers.

C. Consideration of an Administration Recommendation to Create an Administrative Hearing Officer.

Administrator Nicklas explained that he needed to yet fine tune the position, but he felt the Plat Officer authority would fall to the City Engineer. Mr. Nicklas said he would eliminate the special use permit language and return to the Commission on July 8, 2002 with different language.

Chairperson Lewis said that the overall intent of the hearing officer would be to take care of the routine procedures such as approval of final plats and resubdivisions.

Commissioner McBride inquired if the officer would report to the Plan Commission and the City Council and Mr. Nicklas thought that was a good idea.

REPORTS

Commissioner McBride suggested the Plan Commission meet to discuss any future growth and Mr. Nicklas said the City was committed to going out to get public opinion. Mr. Nicklas said that the public discussion needed to occur before the Plan Commission discussion on growth.

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

None

ADJOURNMENT

Motion

Commissioner Hamilton moved to adjourn the meeting at 9:40 p.m. and Commissioner Davey seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 9 - 0.

Approve:

Chairman – John Lewis

Attest:

Secretary - Candy Smith