
SYCAMORE PLAN COMMISSION - REGULAR MEETING
MINUTES OF JULY 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, George Bridgewater, Tom Brotcke, Bill Davey, Pat David, Cindy Henderson, Bill Lorence, John McBride, Dick Wagley, and Chairperson John Lewis. Those Commissioners absent were Gene Endthoff and Dave Hamilton. 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 June 10, 2002

Motion

Commissioner Lorence moved to approve the minutes of June 10, 2002 and Commissioner Davey seconded the motion.

Commissioner McBride found two errors: one on page 2 in the 8th paragraph, development should read develop and the other on page 3 in the 3rd paragraph Wiseman-Hughes should read Sycamore Creek.

Motion

Commissioner Lorence changed his motion to hold over the June 10, 2002 minutes until they had been corrected for the next meeting and Commissioner Davey seconded the changed 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 Davey 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

NEW BUSINESS

CONSIDERATIONS

A. Consideration of an Amendment to the City Code to Create a Plat Officer.

Administrator Nicklas explained that the amendment would create authority for the administrative processing of certain limited resubdivision of land.

Motion

Commissioner Brotcke moved to approve a favorable recommendation to the City Council and Commissioner Lorence seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Henderson, Lorence, McBride, Wagley, Blickem, Bridgewater, Brotcke, Davey, David, and Chairperson Lewis. Motion carried 10-0.

B. Consideration of a Petition from Lance Klinger to Revise Section 9.03.01 of the Sycamore Zoning Code to Permit the Consumption of Alcoholic Beverages in an Outdoors Area Associated with a Restaurant.

Administrator Nicklas explained that the proposition was to allow for outdoor consumption of alcoholic beverages at a restaurant with a liquor license. Mr. Nicklas said that Mr. Klinger was interested in constructing a patio on the west side of his building at 1001 W. State Street to provide outdoor dining that included the consumption of alcoholic beverages. Mr. Nicklas suggested that the Commission consider the following options: decline to recommend any code changes at the present time, recommend removing the code language prohibiting the outdoor consumption of alcoholic beverages and prescribe specific guidelines for such consumption, or recommend removing the code language prohibiting the outdoor consumption of alcoholic beverages without recommending specific guidelines for such consumption, but recommending that the Council's Ordinance Committee should take up the matter with the assistance of the Police Department and the City Administrator.

Lance Klinger, owner of Ski's Pub, 1001 W. State Street, passed around pictures of the Filling Station Restaurant in St. Charles, IL and said he would like to use their basic design.

Commissioner David said she would support a policy that allowed alcohol to be served only with the order of food.

Commissioner Bridgewater inquired if music would be a part of the outdoor area and Mr. Klinger said that he had not considered that, but knew he would need to follow any City Ordinances regarding that subject.

Commissioner Blickem said that many of the issues would be up to the Liquor Commissioner.

Motion

Commissioner Blickem moved to send the matter to the Ordinance Committee to create an ordinance that would provide guidelines for outside consumption of alcoholic beverages and Commissioner Davey seconded the motion.

Mr. Nicklas suggested limiting outdoor consumption to C-3 zoning districts.

Commissioner David inquired if the motion meant that the Commission was passing off the matter of outdoor consumption of alcohol or approving it. Chairperson Lewis said that they were passing the issue to the Council and Mr. Nicklas said that he would notate in his background the suggestions the Commission had made.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Henderson, Lorence, McBride, Wagley, Blickem, Bridgewater, Brotcke, Davey, David, and Chairperson Lewis. Motion carried 10-0.

C. Consideration of a Petition from Yvonne Wolfenberger for an Annexation Agreement, Rezoning, and Annexation for the Property Located at 215 Plank Road.

Administrator Nicklas said that the 1.83 acre parcel bounded on three sides by DeKalb Clinic Chartered and was zoned County Residential. Mr. Nicklas explained that the petitioner wanted to annex the property as C-3 Highway to be consistent with the surrounding zoning. Mr. Nicklas said that at issue was access to the property because once it was used as commercial there would no longer be use of the driveway off Peace Road.

Commissioner Lorence said that he was concerned that the existing building would be used for commercial purposes. Mr. Nicklas said that that would be flagged at the staff level.

Commissioner Blickem expressed concern regarding the zoning change before the sale of the property.

Mr. Nicklas said that the annexation agreement stated that the owner would be responsible for obtaining all road access permits from the DeKalb County Highway Department prior to establishing a commercial use.

Commissioner Davey said that he thought it was a perfect place for commercial use.

Jim Stoddard, 122 S. Locust, said he was representing the owner, Mrs. Wolfenberger, and explained that she would have a more saleable property if it was zoned C-3 Highway.

Mr. Nicklas said there was also some concern for economic justice for DeKalb Clinic to recover some of their infrastructure costs by selling easements.

Motion

Commissioner Lorence moved to approve a favorable recommendation to the City Council and Commissioner David seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Henderson, Lorence, McBride, Wagley, Blickem, Bridgewater, Brotcke, Davey, David, and Chairperson Lewis. Motion carried 10-0.

D. Consideration of a Petition from DahlKo, LLC for Approval of a Final Plat for Phase 1, Unit Four of the Townsend Woods Subdivision.

Administrator Nicklas said that this was the eastern most phase of Townsend Woods subdivision. Mr. Nicklas explained that the approval of the Phase I, Unit 4 final plat would trigger the widening and reconstruction of Mt. Hunger Road eastward from the retention pond to the east end of the development. He said such improvements must be completed within 120 days of the completion of the plat approval.

Jim Stoddard, 122 S. Locust, said that he was there representing Mr. Keven Dahl and they were available to answer any questions.

Motion

Commissioner Blickem moved to approve a favorable recommendation to the City Council with the condition that the street names for the two cul-de-sacs and the street stub between Lots 181 and 182 must be established on a revised version of the plat prior to recording and Commissioner Bridgewater seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Henderson, Lorence, McBride, Wagley, Blickem, Bridgewater, Brotcke, Davey, David, and Chairperson Lewis. Motion carried 10-0.

E. Consideration of a Petition from William Olsen and James W. Yagen for Approval of the Final Plat for the Somonauk Gardens Townhome Project.

Administrator Nicklas said that the final plat included twenty townhomes on Lot 2 and a .32 acre corner parcel zoned as C-1 (neighborhood commercial) on Lot 1. Mr. Nicklas asked if there was any desire to shorten the list of neighborhood businesses.

William Olsen, 443 Elian Court, Maple Park, said that he felt confident that the home would be sold as residential, but he had no conflict with the limited list of commercial uses.

Motion

Commissioner Davey moved to approve a favorable recommendation for approval of the final plat for Somonauk Gardens Townhome Project 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 Henderson, Lorence, McBride, Wagley, Blickem, Bridgewater, Brotcke, Davey, David, and Chairperson Lewis. Motion carried 10-0.

F. Consideration of a Petition from William Olsen and James Yagen for a Special Use Permit and Subdivision Plat for the Property Known as Lot 96 in the Townsend Woods Subdivision to Create Lots 1 & 2 of the Olsen and Yagen Subdivision.

Administrator Nicklas explained that this type of matter would be dealt with administratively if Council approved the Plat Officer position.

Motion

Commissioner Lorence moved to approve a favorable recommendation for the special use permit 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 Henderson, Lorence, McBride, Wagley, Blickem, Bridgewater, Brotcke, Davey, David, and Chairperson Lewis. Motion carried 10-0.

G. Consideration of a Petition from John L. Castle Builders, LLC to Approve the Final Plat for the Townhouse Development Located at the Northeast Corner of Heron Creek Drive and Charles Waite Street.

Motion

Commissioner Bridgewater moved to approve a favorable recommendation to the City Council and Commissioner Lorence seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Henderson, Lorence, McBride, Wagley, Blickem, Bridgewater, Brotcke, Davey, David, and Chairperson Lewis. Motion carried 10-0.

H. Consideration of a Petition from Milan Krpan for Approval of the Final Plats of Units Two and Unit Three of the Parkside Estates Planned Unit Development.

Motion

Commissioner Lorence moved to approve a favorable recommendation to the City Council with the condition that a roadway with curb and gutter and at least the first lift of asphalt be completed to Parkside Drive within 36 months and the names of streets were cleaned up and Commissioner Henderson seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Henderson, Lorence, McBride, Wagley, Blickem, Bridgewater, Brotcke, Davey, David, and Chairperson Lewis. Motion carried 10-0.

Workshops

A. Consideration of a Concept Plan for Stonegate Townhomes of Heron Creek.

Administrator Nicklas explained that this was a concept plan for a townhouse development in Heron Creek north of Peace Road. Mr. Nicklas said that the area was zoned R-3 Multiple Family with a special use permit for attached townhouses when annexed in March of 1999. Mr. Nicklas highlighted the features of the 14.83-acre site featuring 27 buildings and 130 units as follows:

- Two small private parks of less than one-half acre apiece
- A publicly dedicated east/west roadway of standard City design
- Private drives connecting the unit garages with the public road
- Additional guest parking of 109 spaces
- Density of 8.77 units per gross acre

Mr. Nicklas suggested the Commission might want to recommend a widened sidewalk to accommodate a combination bikepath and pedestrian walkway on the south side of the east/west public street.

Commissioner David expressed concern that the buildings should be set back as far as possible off Peace Road. Dave Waden, Land Vision, St. Charles, said that they orientated the buildings so the garages were not the focus of the streetscape.

Commissioner Blickem suggested landscaping and birthing along Peace Road and asked them to consider widening the walkway to create a bike path.

Commissioner McBride said that he felt that parking was underserved in the northeast and southeast sections. Mr. Waden said that there were public streets to park on and there were parking spaces near the parks well within walking distance. Mr. Nicklas said that much of the street off of Frantum Street would be striped for no parking.

Commissioner Davey inquired about the price range for the units.

Ron Stonebreaker, 9W807 Koshare Trail, Elgin, petitioner, said the units would range in price from \$145,000 to \$165,000 and the square footage would range from 1081 to 1399 square feet. Mr. Stonebreaker said they would reexamine the parking design.

Mr. Nicklas asked that when they returned with a final plan they would have a visual to show a section view previewing Peace Road on the right with the parking.

B. Consideration of a Concept Plan for the Somerset Farms Planned Unit Development

Administrator Nicklas explained that the proposed residential housing development conflicted with the City's Land Use Plan of office research, light industrial and commercial for that area.

Chris Lannert, Planning Consultant, 215 Fulton, Geneva IL, said his firm was retained by Burnside Construction Company to develop the concept plan. Mr. Lannert said that they began their initial evaluation of the property working with the Strong family when they were in the process of selling the corner of their property to the City for the regional retention facility. Mr. Lannert said that in the audience was Charles Brown representing the Strong Family, Angela Flood, Strategy Planning Associates, who prepared a tax impact evaluation, and Jeff Hyman of Burnside Homes. Mr. Lannert said they proposed to build an active adult community. Mr. Lannert presented an alternative zoning of mixed use for the area. He said that since there

seemed to be reluctance to change the zoning, he introduced Ms. Flood to review a fiscal impact of the proposed development.

Angela Flood, 1350 Remington Road, Suite J, Schaumburg, said that it was a myth that residential development strained community resources, especially the school district. Ms. Flood explained that her fiscal impact study showed that the development would result in a positive impact on the community.

Commissioner Blickem said that it was the City's understanding that when the City was buying the land for the retention from the Strongs they had no interest in any development of their property at all. Ms. Blickem said that the City spent an exorbitant amount of money to purchase the land and to put in the retention. She said now the Strongs want to build on the site after the city has spent an exorbitant amount of money to build and assist with the drainage on that parcel. Ms. Blickem said that she was offended by that and was not inclined to consider any zoning change at the present, unless, the property owner would like to participate in the costs the City has already incurred.

Commissioner David expressed concern regarding rezoning and the four-year buildout schedule Ms. Flood had referred to. Ms. Flood said that she had used hypothetical figures. Jeff Hyman, 2400 Wisconsin Ave, Downers Grove, of Burnside Homes said that they would begin with the active adult part of the development and Mr. Lannert said that the buildout for the development would be closer to 6 years than 4.

Chairperson Lewis said that the most pertinent issue was land use and asked the Plan Commission to focus discussion on whether to replace office research zoning with residential.

Commissioner David said that she was not comfortable with the 400 single-family units. Commissioner Henderson said that she was not comfortable deviating from the current land use. Commissioner McBride said that he thought it was the hope of the City to attract Office Research Industrial businesses with a higher economic multiplier than residential. Chairperson Lewis said that through the comprehensive planning process it was determined that the City should be a mixed community and not a bedroom community. He said that changing land use would have an impact on the image of our community.

Mr. Hyman said that Burnside's intention was to create a place to keep older people in the community so they would not need to move to other communities for this type of housing.

Mr. Nicklas asked the Commission whether they were interested in this development and changing the land use. The consensus of the group was to adhere to the City's land use plan.

C. Consideration of the Representative Role of Plan Commissioners Serving Taxing Bodies.

Administrator Nicklas explained that the by-laws stated that Commissioners appointed from taxing bodies should be representative of their boards. Mr. Nicklas said that he thought that any dilution of those representative roles altered the intent of the by-laws and might lead to confusion.

Commissioner McBride said that he felt he had needed some clarity on his role as a Plan Commissioner. Mr. McBride said that at a certain level or size of development, to be determined, he thought the developer should present to the School Board. Chairperson Lewis said that he thought that to some extent the representing bodies should have policies regarding development. Mr. Lewis also said that when information was presented

to the Plan Commission the origin should be clear. Commissioner David said that she has been confused at times whether Commissioner McBride was representing the School Board or himself. Mr. Nicklas said that the representatives of specific boards should adhere as close to their intent as possible.

REPORTS

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

None

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 9:23 p.m. and Commissioner David seconded the motion.

Voice Vote

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

Approve:

Chairman – John Lewis

Attest:

Secretary - Candy Smith