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**SYCAMORE PLAN COMMISSION - REGULAR MEETING**  
**MINUTES OF AUGUST 12, 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, Tom Brotcke, Pat David, Gene Endthoff, Cindy Henderson, Bill Lorence, John McBride, Dick Wagley, and Chairperson John Lewis. Those Commissioners absent were Dave Hamilton 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 June 10, 2002 and July 8, 2002.

**Motion**

Commissioner McBride moved to approve the minutes of June 10, 2002 and July 8, 2002 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 10 – 0.

Commissioner Davey arrived at 7:02 p.m.

**APPROVAL OF AGENDA**

Commissioner McBride requested time to report on materials handed out at meetings under Old Business.

**Motion**

Commissioner Bridgewater moved to approve the agenda with the addition 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 11- 0.

**OLD BUSINESS**

Commissioner McBride expressed concern regarding petitioners handing out packets of information the night of a meeting. Commissioner David said that Commissioners had the ability to inform the petitioner that they could not make a decision on information they were not given time to review. Commissioner McBride asked if

they could set some kind of policy. Commissioner Lorence said that in the case of Burnside it was a workshop and he thought workshops were information-gathering sessions. Chairperson Lewis said he would be reluctant to tell petitioners or anybody that they could not present information at a meeting. He said he thought that would usurp the pool of information. Chairperson Lewis said that each Commissioner had the authority to decide that they could not make a decision on material not reviewed. Commissioner David said that the letter from Mr. Doty on the first consideration on tonight's agenda was last minute and very helpful. Commissioner Blickem said that they had the right to hold over any decision any time.

## **NEW BUSINESS**

### **CONSIDERATIONS**

#### **A. Consideration of a Petition from Laing Management for a Recommendation With Respect to the Applicability of Paragraph 4.13 of the Sycamore Zoning Ordinance As It May Pertain to the Temporary Staging of Materials and Equipment for H.C. Price Construction Company on Property North of IL Rt. 64 in the Vicinity of Airport Road.**

Administrator Nicklas explained that Mr. Laing was requesting permission to temporarily store materials and equipment for Guardian pipeline contractor, H.C. Price, on the 63-acre parcel Mr. Laing is developing. Mr. Nicklas said that neighboring business Doty & Sons was notified and a letter received late in the afternoon from owner Cal Doty stated that they had no objections unless the materials included chemicals or hazardous materials. Mr. Nicklas said that the staff recommended approval with the exception of storing chemicals.

Charlie Laing, 450 Lincolnshire, explained that the company needed storage for the timbers that hold the pipe up and that he did not want contaminants on his property either. Mr. Laing said that he was not sure the company was still interested in his property, but he wanted permission to leave the option open.

#### **Motion**

Commissioner David moved to approve a favorable recommendation to the City Council with the stipulations that no chemicals were to be stored and the land use was limited to 6 months 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, Endthoff, and Chairperson Lewis. Motion carried 11-0.

### **Workshops**

#### **A. Consideration of an Administration Report on the Recent Open Houses Held to Gather Local Opinion on Recent Economic Growth in the City of Sycamore.**

Administrator Nicklas thanked the Commissioners who attended the open houses. Mr. Nicklas said that he summarized the key points made at the open houses for the background and noted that the Plan Commissioners' opinions were critical to the process. Mr. Nicklas explained that to start the process of revising the comp plan he sent out an RFP for mapping along with a consultant to help the Council, Plan Commission, Zoning Board of Appeals, and Economic Development Committee stay focused.

Commissioner David commended Mr. Nicklas for his leadership and ability to keep the audience focused and suggested hosting two more open houses in the fall for those who may have been away during the summer. Administrator Nicklas said he thought workshops at the Council, Commission, and Committee levels would encourage community participation.

Commissioner David said the opinion to save farmland was voiced at all four open houses and Mr. Nicklas said that the current comp plan showed green space in the mile and a half area. Commissioner Davey said he thought the farm property owners would not be for farmland preservation. Commissioner Lorence said that Kane County had to buy the development rights for preserved farmland. Commissioner David explained that she wanted the public to know that the City heard the concern.

Commissioner McBride said that he heard concern about wet retention ponds and wondered if they were breeding grounds for mosquitoes. Engineer Brady said there were pros and cons for both wet and dry ponds. Commissioner McBride said he would like to see a paragraph dedicated to dry/wet retention ponds in the revised plan.

Commissioner Blickem said that there were a lot of comments about desiring more commercial development, yet when a proposed housing development set aside commercial space; the existing residents generally opposed it.

Administrator Nicklas said that he would like a consultant to help with an image preference survey. Chairperson Lewis inquired if there would be joint meetings with the Plan Commission and Council with the consultant and Administrator Nicklas said there would be both joint and separate meetings.

Commissioner David said she would like to see an overlay of the City's comp plan and the County's comp plan and Mr. Nicklas said he would have that done.

Commissioner Henderson inquired if money had been budgeted for the consultant and Mr. Nicklas said that it was in the budget. Ms. Henderson also inquired if any of the requests for proposals went to local firms, and Mr. Nicklas said that there were no local mapping firms he was aware of. Ms. Henderson asked about the attendance at the open houses and Mr. Nicklas said that other than staff and press there were about 10-15 people at each meeting.

Commissioner Brotcke complimented Mr. Nicklas for his leadership skills and positive direction at the open houses.

## **REPORTS**

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

None

## ADJOURNMENT

### **Motion**

Commissioner Lorence moved to adjourn the meeting at 7:50 p.m. and Commissioner Endthoff seconded the motion.

### **Voice Vote**

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

Approve:

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Chairman – John Lewis

Attest:

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Secretary - Candy Smith