
SYCAMORE PLAN COMMISSION - REGULAR MEETING
MINUTES OF SEPTEMBER 9, 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, Pat David, Gene Endthoff, Dave Hamilton, Bill Lorence, John McBride, and Chairperson John Lewis. Those Commissioners absent were Cindy Henderson, Bill Davey, and Dick Wagley. 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 August 12, 2002.

Motion

Commissioner Endthoff moved to approve the minutes of August 12, 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 9 – 0.

APPROVAL OF AGENDA

Motion

Commissioner David 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 9- 0.

OLD BUSINESS

Noneg

NEW BUSINESS

CONSIDERATIONS

A. Consideration of a Petition from Ideal Industries for the Annexation of Property Located at 1020 West Prairie Drive.

Administrator Nicklas explained that this item would need to be continued until the next meeting because the petitioner became interested in annexing an additional half-acre and the City was bound by law to republish with the corrected description of acreage. Mr. Nicklas said he was looking for a non-binding indication of the Commission's interest in this type of industry incubator building in Sycamore Prairie Business Park. Administrator Nicklas said that the building would meet the business park's covenants and the staff was pleased with the interest in the park.

Commissioner Brotcke inquired what kind of building would need 6.8 acres and Mr. Nicklas said they were leaving room for building expansion or for an additional building.

Commissioner McBride inquired if the railroad and Com Ed easements still existed and Mr. Nicklas said they had been conveyed.

Commissioner Brotcke said that if this proposal met the criteria, they should endorse the proposal to encourage growth in the business park.

The consensus of the Commissioners was in favor of the proposed annexation.

B. Consideration of a Petition from Ideal Industries to Consider Certain Amendments to an Annexation Agreement Dated March 7, 1991 Relating to the Dedication of Borden Avenue and Permitted Encroachments Along the Street's Right-of-Way.

Administrator Nicklas said the amendments would clear Ideal Industries of the need to move certain above ground appurtenances that encroached on the City's right-of-way next to the facility. Mr. Nicklas said that City Staff was satisfied with the steel guardrail installed by Ideal Industries to shield the encroachments.

Commissioner Lorence said that he would like to see some language in the amendment releasing the City from any liability regarding the appurtenances.

Administrator Nicklas suggested holding this over until the next meeting in order to include the precise language regarding holding the City harmless for any personal or property damage that might occur at the site of the encroachments.

Motion

Commissioner Lorence moved to set over recommendation until the next meeting and Commissioner Bridgewater seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Lorence, McBride, Blickem, Bridgewater, Brotcke, David, Endthoff, Hamilton and Chairperson Lewis. Motion carried 9-0.

C. Consideration of the Vacation of the Public Alley South of Turner Place and North of Reckitt Street Between Somonauk Street and Townsend Street with the Retention of Certain Utility and Access Easements.

Administrator Nicklas explained that this consideration concerned an area that was platted as an alleyway, but was never built as an alleyway. Mr. Nicklas said that property owners had approached the City to vacate the alleyway so they could utilize that portion of their property. Mr. Nicklas explained to the Commissioners that proper notice had not been sent to the neighboring residents so he asked them to set over this consideration until the adjacent property owners could be notified.

Motion

Commissioner Blickem moved to set over this consideration and Commissioner David seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Lorence, McBride, Blickem, Bridgewater, Brotcke, David, Endthoff, Hamilton and Chairperson Lewis. Motion carried 9-0.

D. Consideration of a Joint Request from Grainger Construction, Inc., Ted Getzelman Carpentry, and Versluys Construction for Special Use Permits for Attached Single Family Dwellings Having a Common Wall Along a Lot Line in Accordance with the Requirements of Section 8.02.10 of the 2001 Zoning Ordinance for the Purpose of Dividing Two Family Dwellings Into Separate Properties at 1091, 1093, 1117, 1119, 1125, 1127, 1133, 1135, 1141, 1143, 1181, 1183, 1126, 1128, 1134, 1136, 1150, 1152, 1174 and 1176 Penny Lane.

Administrator Nicklas explained that the Townsend Woods Subdivision agreement did not include the special use permit necessary to allow the new Plat Officer to grant the resubdivision of property.

Motion

Commissioner Brotcke moved to approve a favorable recommendation with the finding of facts 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 Lorence, McBride, Blickem, Bridgewater, Brotcke, David, Endthoff, Hamilton and Chairperson Lewis. Motion carried 9-0.

E. Consideration of a Petition from B&B Development, LP for Approval of the Final Plat of Phase Five of the Heron Creek Planned Unit Development.

Motion

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

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Lorence, McBride, Blickem, Bridgewater, Brotcke, David, Endthoff, Hamilton and Chairperson Lewis. Motion carried 9-0.

WORKSHOPS

None

REPORTS

Administrator Nicklas asked if the Plan Commission would be interested in a joint meeting with City Council at the October 7th, 2002 workshop regarding the Comprehensive Plan revisions. The Commissioners said they would be willing to attend the workshop. Commissioner Lorence inquired if the sub-area plan north of Lindgren Road would be included and Mr. Nicklas said it would and in fact the Regional Plan Commission would help fund part of that expense.

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

None

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 7:36 p.m. and Commissioner Hamilton 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