
**SYCAMORE PLAN COMMISSION - REGULAR MEETING & JOINT WORKSHOP W/COUNCIL & EDC
MINUTES OF NOVEMBER 11, 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, Bill Davey, Pat David, Gene Endthoff, Cindy Henderson, Bill Lorence, John McBride, and Chairperson John Lewis. Those Commissioners absent were Dave Hamilton, Tom Brotcke, 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 October 14, 2002.

Motion

Commissioner Bridgewater moved to approve the minutes of October 14, 2002 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.

APPROVAL OF AGENDA

Motion

Commissioner Lorence 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

None

NEW BUSINESS

CONSIDERATIONS

A. Consideration of a Request from Dale and Anita Cappel for a Recommendation With Respect to the Applicability of Paragraph 4.13 of the Sycamore Zoning Ordinance to the Temporary Parking of Recreational Vehicles in an M-2 Heavy Manufacturing District.

Administrator Nicklas said that the Plan Commission would need to render a judgment whether the request for use would conform to the intent of the district regulations. Mr. Nicklas explained that the Cappel's owned Sycamore R.V. Resort and were requesting permission to construct and park recreational vehicles on trailer pads on the southwest corner of their property which is within the city limits.

Dale Cappel, 375 North Avenue, was sworn in and said he was available to answer questions.

Commissioner David inquired if the new sites would be different than the existing sites and Mr. Cappel said that the pads might be slightly larger because the recreational vehicles are larger.

Commissioner Henderson asked if the neighbors had been notified and if they were in agreement. Mr. Cappel said the adjacent property was owned by the State so he had not notified any neighbors.

Commissioner Blickem asked if the RV's created temporary housing and Mr. Cappel said that the vehicle owners lived in the RV's while they were parked at the resort and their stays were short term. He said that many times the resort was full and they had to turn away campers June through Labor Day.

Commissioner Henderson asked if the new pads would be paved and use City sewer and water and Mr. Cappel said they would.

Commissioner Lorence inquired if they were requesting a special use or was the Commission breaking new ground. Administrator Nicklas said that the consideration on the agenda was not cited as special use, that the determination needed was whether this unspecified use was compatible with the existing zoning.

Chairperson Lewis opened comments to the audience.

Julie Fulk, 340 Pleasant St., inquired if there would be any barriers for noise and aesthetics and Mr. Cappel said that he had already planted trees on a 6' railroad berm.

Commissioner Blickem expressed concern that the area would be open year-round and Mr. Cappel said that they were governed by the Illinois Department of Health to limit the length of stays to 180 days or less. Ms. Blickem said that she would like to limit the area to seasonal camping and Mr. Cappel said the turn over rate was frequent.

Commissioner Bridgewater asked if the Commission should rezone the property and Administrator Nicklas said he did not think they would want to change any industrial use, but they could place restrictions on the approval, such as time restraints of use from May 1 to November 1. Commissioner Davey said that he thought the new sites would make better winter sites and said he thought it was a good use and did not want to put any restrictions on it. Commissioner Endthoff said that he thought it was acceptable and did not want to place any restrictions, either.

Commissioner Lorence said he wanted to consider it a special use so no other place in the City could arbitrarily be granted that use.

Motion

Commissioner Lorence moved to recommend to the City Council approval of the request as a special use and Commissioner Endthoff seconded the motion.

Administrator Nicklas explained that special use could not be decided because it had not been published as part of the agenda. Mr. Nicklas said that the question needing answered was whether the use was compatible in the specific location.

Motion Withdrawn

Commissioner Lorence withdrew his motion and Commissioner Endthoff withdrew his second.

Motion

Commissioner Lorence moved to recommend to the City Council approval of the request and Commissioner Endthoff seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were Lorence, McBride, Bridgewater, Davey, David, Endthoff, Henderson, and Chairperson Lewis with Commissioner Blickem voting nay. Motion carried 8 - 1.

WORKSHOP

A. Joint Meeting of the Plan Commission, City Council, and Economic Development Commission to Participate in the Construction of an Image Preference Survey for Public Presentation.

Mayor Swedberg brought the Council portion of the meeting to order at 7:20 p.m. and Clerk Smith called the roll. The Alderpersons present were Bauer, Blickem, Maness, Paulsen, Stowe, and Tripp. Alderpersons Chambon and Larson were absent.

Administrator Nicklas introduced the attending Economic Development Commission members as Jim Huntley, Dean Copple, Rod Schairer, and Bernie Schelkopf.

Administrator Nicklas said that before he introduced the consultants he wanted to say how appropriate it was that they were gathered there on Veteran’s day since the veterans had protected the freedom to assemble and speak. Mr. Nicklas explained that about a month ago the Council approved a contract with Land Vision to help the City through the visioning process of future development. Mr. Nicklas said that the process that would be presented would result in a revision of the City’s Comprehensive Plan with input from the community as well as the official boards. Mr. Nicklas explained that May 2000 the City implemented the current Comprehensive Plan and within a year added the Bethany Sub-Area Plan and in August 2001 added Urban Design Guidelines. Mr. Nicklas also said that in 2001 the Zoning Code had been approved and streamlined.

Administrator Nicklas introduced Consultants Chuck Hanlon and Walter Magdziarz of Land Vision, Inc.

Walter Magdziarz explained that the process of information gathering for the vision of future development had three components which were the Image Preference Survey, the Sycamore Charrette, and the Consensus Plan Presentation.

Chuck Hanlon described the Image Preference Survey as a method of getting public input. Mr. Hanlon said 300 images would be displayed on a screen by category and the audience would rate them. He showed about 30 images of Sycamore and said that the larger presentation would include images from all around the country. Mr. Hanlon said that his firm would average the scores of each image to use for the Charrette phase of the process.

Mr. Hanlon described the Land Vision Charrette as a process for empowering people in a confined time frame to analyze, test, and refine ideas, concepts, and designs. He said those attending would be placed into groups and equipped with paper and markers to create maps of desired future development. Mr. Hanlon said that the Charrette could be held on a Saturday for about 6 hours and encouraged all ages to participate. He suggested they determine a date and method of getting the word out to the community. Mr. Hanlon suggested that his firm would be available on Tuesday, January 7, 2003 for the Image Preference Survey, Saturday, January 11, 2002 for the Charrette, and they would present an abbreviated Consensus Plan at the January 13, 2003 Plan Commission Meeting. Mr. Hanlon said they would refine the Consensus Plan for presentation at the February Plan Commission meeting.

Chairperson Lewis expressed concern that the consensus map might not comply with the Community's desires and Mr. Hanlon said that the Image Preference Survey would help guide the process. Mr. Hanlon explained that the Charrette process would go into great detail in the 1.5 mile-radius planning area.

Mr. Hanlon said that this was an introduction to embark on the process.

Commissioner David asked that schools, bike paths, and traffic images be included and Mr. Hanlon said they would be.

Brett Brown, Attorney with Smith, Tucker, Brown Attorneys asked if the transition areas were included and Mr. Hanlon said they were.

Walter Magdziarz explained that the purpose of the Charrette was to be creative not to fix problems. The problem solving would occur later in the process.

Commissioner Henderson asked if the images had all been taken during daylight because she wanted to look at signage and safety at night.

Commissioner McBride asked how they would advertise for participants and Mr. Nicklas said they would count on the media.

Dick Lindgren, 15669 Lindgren Road, asked if senior citizen housing was a category and Mr. Hanlon said he thought it was.

The Committees agreed to having the Image Preference Survey on January 7, 2003 and the Charrette on January 11, 2003 with a preliminary Consensus Plan previewed at the Plan Commission meeting on January 13, 2003.

Mr. Hanlon said that some communities involved Boy Scout troops and High School Civics classes in the process.

Administrator Nicklas suggested the Farm Bureau would be a meeting place, Library Director Sarah Tobias said the Library could be used, Alderperson Maness said the High School cafeteria had tables already set up, and EDC Member Dean Copple said that Monsanto had an auditorium. Mr. Nicklas said that he would find the locations for the meetings.

REPORTS

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

None

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 8:30 p.m. and Commissioner Blickem 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