
SYCAMORE PLAN COMMISSION - REGULAR MEETING
MINUTES OF DECEMBER 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, Tom Brotcke, Bill Davey, Pat David, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Dick Wagley, and Chairperson John Lewis. Those Commissioners absent were George Bridgewater and Gene Endthoff. 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 November 11, 2002.

Motion

Commissioner Lorence moved to approve the minutes of November 11, 2002 and Commissioner Davey 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.

APPROVAL OF AGENDA

Chairperson Lewis added announcements to the agenda to give the Commission an opportunity to comment on the death of former Commissioner Gary Stapleton.

Motion

Commissioner Brotcke moved to approve the agenda with the addition and Commissioner Hamilton 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.

ANNOUNCEMENTS

Chairperson Lewis reflected on the unfortunate death of past Plan Commissioner Gary Stapleton in an automobile accident over the weekend. Chairperson Lewis said that Gary brought a lot of information, knowledge and dedication to the Plan Commission. Mr. Lewis expressed that the Commission's thoughts were with his family.

Commissioner McBride said that while reflecting upon Gary Stapleton's contribution to the work of the Plan Commission he concluded that his legacy was reflected in the creation of the Bethany Subregional Plan and two subdivisions that evolved from the subregional plan. Mr. McBride said that he thought it would be fitting that one of the parks in Reston Ponds or Parkside Estates be named in honor of Gary Stapleton.

Motion

Commissioner McBride moved that the Plan Commission recommend to the City Council that city staff be directed to bring a proposal to the developers, park district officials, and the Stapleton family with the goal of honoring Gary Stapleton with the naming of a park in his memory within the Reston Ponds and Parkside Estates and Commissioner Lorence seconded the motion.

Chairperson Lewis said that they could not require the developers to do that, but could recommend the developer to take that into consideration in their final platting.

Voice Vote

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

OLD BUSINESS

None

NEW BUSINESS

CONSIDERATIONS

- A. Consideration of a Request from Jim and Guyla Yagen for a Special Use Permit to Subdivide a Duplex Lot at 1142 and 1144 Penny Lane to Create Two Attached Single Family Dwellings.**

Administrator Nicklas explained that this property did not have the special use permits necessary to fall under the Plat Officer's authority.

Motion

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

Roll Call Vote

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

- B. Consideration of a Request from Wiseman-Hughes, Inc. for Approval of a Final Plat for Phase I of the Reston Ponds Planned Unit Development.**

Administrator Nicklas said that this was the first final plat for Reston Ponds Subdivision and comprised about one-third of the development. Mr. Nicklas said that the plat satisfied all the provisions of the annexation agreement and the City Code.

Larry Vaupel, Wiseman-Hughes Representative, was in the audience and expressed a willingness to cooperate with naming a park for Gary Stapleton.

Motion

Commissioner Brotcke moved to recommend to the City Council approval of the Final Plat for Phase I of the Reston Ponds Subdivision and Commissioner Davey seconded the motion.

Roll Call Vote

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

Chairperson Lewis said it would be appropriate to pass on to the City Council the developer's interest and willingness to work with the City in finding an appropriate opportunity in naming something for Mr. Stapleton.

C. Consideration of a Request from B&B Development for Approval of an Amendment to the Preliminary Plat and Annexation Agreement for the Heron Creek Planned Unit Development.

Administrator Nicklas said that the reason for the petition was further detail and engineer work in the vicinity of the estate lots. Mr. Nicklas said that in 1998 they had wrestled with waterway and access issues and settled on a bridge. The engineering firm later realized that insufficient attention was paid to the quality of trees so the petitioner and staff reviewed the public safety needs in order to preserve the trees. Mr. Nicklas said that there would be a variation to route safety vehicles through the commercial area and a pathway would be needed to walk children to North School.

John Wills, Christopher Burke Engineering at 116 W. Main St, St. Charles, explained that when they originally worked on the storm water management it was right after the 1996 flood and they neglected to notice the beautiful stands of trees. Mr. Burke said that it would be a crime to cut down those trees.

Commissioner David thanked the petitioner for saving the trees. Ms. David said this was an opportunity for the Plan Commission to demonstrate flexibility for a better plan.

Commissioner Lorence inquired about the length of the cul de sac and Mr. Wills said it was about 2000 feet. Mr. Lorence said it would require a variance and Administrator Nicklas said that would be spelled out in the amendment.

Commissioner McBride said that since there would be no road, he asked Mr. Wills to meet with the School Officials to discuss clearing the path leading to the school.

Motion

Commissioner Davey moved to recommend to the City Council approval of the amendment to the annexation agreement and Commissioner Hamilton seconded the motion.

Roll Call Vote

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

D. Consideration of a Request from B&B Development, Inc. for Approval of a Final Plat for Phase I of the Heron Creek Estate Lots.

Administrator Nicklas said that if the Council approved the previous amendment, this consideration would approve the final plat for Phase 1 of the Heron Creek Estate Lots.

Motion

Commissioner Davey moved to recommend to the City Council approval of the Final Plat for Phase I of the Heron Creek Estates and Commissioner Hamilton seconded the motion.

Roll Call Vote

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

E. Consideration of a Request from B&B Development for Approval of a Final Plat for a Three-Lot Subdivision on the Northeast and Northwest Corners of Peace Road and Frantum Road.

Administrator Nicklas said that this plat described Lot 1, which encompasses the Stonegate townhouse development; Lot 2 which consists of 3.324-acre site presently dedicated to the City for Public purposes; and Lot 3 which is dedicated for retention and open space.

Motion

Commissioner Lorence moved to recommend to the City Council approval of the Final Plat for a Three-Lot Subdivision on the Northeast and Northwest Corners of Peace and Frantum Roads and Commissioner Brotcke seconded the motion.

Roll Call Vote

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

WORKSHOP

A. Consideration of a Request From ARC Design Resources for Direction Regarding a Concept Plan for the Development of Condominium Units in the Townsend Wood Subdivision, South of Mt. Hunger Road.

Administrator Nicklas explained that the annexation agreement for Townsend Wood subdivision in anticipation it would be developed in stages, held the developer or his successors to an obligation to comply with local codes and ordinances as they might evolve over the years.

Jeremy Sentman, ARC Design Resources, 1145 Alpine, Rockford, IL, said that they were the civil engineers who designed the proposed development. Mr. Sentman said that they had met with staff and this was the revised proposal before the Commission.

Commissioner McBride inquired if the open space included detention and Mr. Sentman said it did.

Commissioner Hamilton asked what the separation was between buildings. Mr. Sentman said that there was a 20 foot side yard, 40' back to back, 25' setbacks, and 33' setback from Mt. Hunger Road. Mr. Sentman referred to recommendations by the staff and Mr. Nicklas said that the staff did not have a hand in designing this, they simply told the petitioners what the rules were.

Engineer Brady said the biggest change was they were proposing all private roads.

Commissioner Blickem said she wanted to see more open space and park space and bike paths to connect to other areas.

Mr. Sentman said that they were advised to go with a widened sidewalk on one side and Mr. Nicklas said that they gave no recommendations, but only design options.

Commissioner David said that she wanted to see real bike paths and Mr. Sentman asked if those could be in lieu of the sidewalk. Ms. David said that this plan showed no variety and it did not have the Sycamore Look.

Administrator Nicklas said that the petitioner was requesting a departure from the preliminary plan of the original plan approved in 1996. Mr. Nicklas said that the original plan was set up to purchase the lots individually and perhaps join them and this plan would build the multiple units all at once.

Commissioner McBride suggested they eliminate lots 72 through 74 and revise the shape of the retention to create more open space where the retention could be an amenity. Mr. Sentman said that the retention was designed to meet needs beyond this proposal.

Commissioner Brotcke said that he felt the straight roads would be raceways.

Commissioner David said she would like to see a more creative approach.

Commissioner McBride said that Charlie Laing configured his retention pond as an amenity and Mr. Nicklas said the pond in the proposed plan was already constructed.

Chairperson Lewis said the question was is the Commission comfortable with what was originally approved or with the revision.

Commissioner Lorence said that the original plat allowed for a 10-unit to be built on each lot.

Chairperson Lewis said that no action would be taken for the workshop.

Mr. Sentman expressed that with the constraints in mind, this plan met current requirements for development. Mr. Sentman said that the original plan with 35 lots would not be economically feasible with infrastructure costs. Commissioner Blickem said that was their challenge.

Mr. Nicklas said that this plan did meet codes and ordinances, but the question was whether the Commission would like to pursue this or stay with the original plan.

The consensus of the Commission was to have a workshop to plan that area which was the largest piece left in the Townsend Wood subdivision.

Chairperson Lewis said that as they revise the Comprehensive Plan they would give special attention to this area.

Chris Youssi, Youssi Real Estate Developers, 555 N. Court St., Rockford, IL, said that the original plan could not be built because the detention ran through some of the lots originally placed. Mr. Youssi asked if the Commission wanted them to come back with the revised design in a month or to wait until the Comprehensive Plan was revised. Chairperson Lewis said that they were welcome to return the next month for Commission's consideration.

Chairperson Lewis said it was their call whether they wanted to return with revisions or wait until the Comp Plan was revised.

Administrator Nicklas said that the community was not necessarily hungry for townhouses and the pressure was on the developer to make a premier townhouse development in an area with restricted space. Mr. Nicklas said that he thought the Commission appreciated that, but they were not enamored with the present plan.

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 10 - 0.

Approve:

Chairman – John Lewis

Attest:

Secretary - Candy Smith