
SYCAMORE PLAN COMMISSION - REGULAR MEETING (HELD AT THE SYCAMORE PUBLIC LIBRARY)
MINUTES OF JANUARY 13, 2003

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: George Bridgewater, Tom Brotcke, Bill Davey, Pat David, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Dick Wagley, and Chairperson John Lewis. Those Commissioners absent were Pam Blickem and Steve Doonan. 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 December 9, 2002.

Motion

Commissioner Lorence moved to approve the minutes of December 9, 2002 and Commissioner Bridgewater 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

Motion

Commissioner Bridgewater moved to approve the agenda and Commissioner Wagley 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.

WORKSHOP

I Workshop Items

- A. Consideration of a Concept Plan Submitted by Farm & Fleet and Territorial Development of Batavia for a Rezoning of a 4.64-Acre Parcel on Hathaway Drive.

Administrator Nicklas explained that this workshop item concerned rezoning a 4.64-acre parcel presently zoned "C-3" Highway Business to "R-3" Multiple Family. Mr. Nicklas said Mr. Bob Blain of Farm & Fleet had not seen any commercial interest in that parcel and had been approached by a developer to develop a townhome community there. Mr. Nicklas said that there was no recommendation from staff. Mr. Nicklas said there was some concern by Mr. Blain that as the residential moved closer it would be increasingly difficult to attract commercial use because of residential concerns about lights, noise, and traffic.

Randy Yock, developer, said he was intrigued by the piece of property because it looked like a good transitional opportunity. Mr. Yock proposed building eight 5-unit buildings with the garages internalized. He said they would be landscaped and thought his proposal looked like a good fit for the neighborhood.

Commissioner Lorence said that internalizing the traffic would be a plus and he felt that the tax revenue would be about the same from real estate taxes whether it was offices or homes. Engineer Brady said that he did not think there was much retail use because of the lack of frontage and he said the key to making that a residential parcel would be screening at Farm & Fleet's south end.

Commissioner David said she was reluctant to change the zoning until the Comp Plan revisions were complete.

Commissioner Brotcke expressed concern that any time there seemed to be a hard sell, the developer returns to the City asking for rezoning. Mr. Brotcke did not think enough time had transpired to warrant the change of zoning.

Commissioner Henderson inquired if there was any interest in Lot 4A, west of the proposed parcel.

Neal VanLoo, Farm & Fleet Director of Engineering, said that he was available for questions.

Chairperson Lewis said from the School District perspective it would be advantageous for the property to remain commercial.

Mr. Yock said that according to his figures from a development in Batavia, IL the school impact was fairly small and similar to that of a single-family development.

Commissioner McBride said he was reluctant to change the zoning because he felt that would be the next logical area to develop commercially.

Mr. VanLoo said that Lot 5, the parcel in question, was not desirable to prospective businesses because of its lack of frontage.

Chairperson Lewis asked for a straw poll regarding the willingness to change the zoning and the consensus of the Commissioners was to leave the zoning as "C-3" for a few more years.

B. Consideration of a Report from Land Vision Concerning the Results of the Image Preference Survey and Charrette.

Chairperson Lewis thanked those in the community who participated in the process.

Chuck Hanlon of Land Vision presented a schematic first take of the plan. He said there would not be details such as parks and open space, but there would be neighborhoods, roadways, and protected agricultural zones. Mr. Hanlon said he typically would not present so soon, but he wanted to keep up the momentum. Mr. Hanlon explained that the Charrette had focused mainly on the northeastern quadrant - the area south of Route 64, north to Lloyd Road, east to the Kishwaukee River, and west to Henderson Road. He said that the southern direction was limited with the DeKalb and Cortland boundary agreements and the west was naturally limited with the flood plain. He said there could be development to the east, but his concentration was on the northeast quadrant of the planning area. Mr. Hanlon said at some point Sycamore might want a boundary agreement with Genoa. He said it is better to be proactive with growth and development because simply coloring a section green would not necessarily guarantee it would remain undeveloped.

Commissioner McBride inquired if there were any unique comments or opinions and Mr. Hanlon said there was clear consensus to look at redevelopment and infill opportunities in the existing part of town.

Chairperson Lewis inquired if there was the same percentage of space devoted to residential as in the current plan. He said it would be necessary to quantify the uses to see that the land use mix was desirable for the community. Chairperson Lewis opened the discussion up to the audience.

One resident commented that low-density residential housing would quicken the pace of using up the land.

Terry Kessler, Sycamore resident, inquired if there was a norm or ratio desired for residential, commercial, and industrial zoning. Mr. Hanlon said there were no norms because the ratio would depend on the location and what the area supported.

Paul Anderson, Sycamore resident, expressed concern that they were creating another town. He was concerned that there would be no connection. Mr. Nicklas explained that the Plan Commission had been diligent in demanding a connection with bike paths, sidewalks, etc.

Paul Anderson expressed gratitude for the opportunity to be part of the planning process.

Chairperson Lewis thanked the Community for being involved and encouraged their continued input as the process moved forward.

Administrator Nicklas suggested a workshop meeting the last Monday of January to continue the discussion. The Commission agreed to meet Monday, January 27, 2003 at 7:00 p.m. at the Council Chambers in the Municipal Building.

REPORTS

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

None

ADJOURNMENT

Motion

Commissioner David moved to adjourn the meeting at 8:55 p.m. and Commissioner Brotcke 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