
SYCAMORE PLAN COMMISSION - SPECIAL MEETING - COMP PLAN WORKSHOP
MINUTES OF JANUARY 27, 2003

CALL TO ORDER AND ROLL CALL

In the absence of Chairman John Lewis, Clerk Candy Smith called the meeting to order and called the roll. Those Commissioners present were: George Bridgewater, Tom Brotcke, Pat David, Steve Doonan, Dave Hamilton, Cindy Henderson, and Bill Lorence. Those Commissioners absent were Pam Blickem, Bill Davey, John McBride, Dick Wagley, and Chairperson John Lewis. Other staff members present were City Administrator Bill Nicklas, City Engineer John Brady, Building Commissioner/Zoning Officer Lyle Doty and Commission Attorney Peter Smith.

Clerk Smith asked for a motion to appoint an Acting Chairman.

Motion

Commissioner Henderson moved to appoint Commissioner Lorence as Acting Chairman and Commissioner Bridgewater seconded the motion.

Voice Vote

Clerk Smith called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 7 - 0.

Commissioner McBride arrived at 7:02 p.m.

APPROVAL OF MINUTES

Approval of minutes of January 13, 2003.

Motion

Commissioner McBride moved to approve the minutes of January 13, 2003 and Commissioner Bridgewater seconded the motion.

Voice Vote

Acting Chairman Lorence called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 8 - 0.

APPROVAL OF AGENDA

Motion

Commissioner Brotcke moved to approve the agenda and Commissioner David seconded the motion.

Voice Vote

Acting Chairman Lorence called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 8-0.

Acting Chairman Lorence introduced Steve Doonan as the newest Commissioner and welcomed another engineer to the mix. Commissioner Doonan replaced Gene Endthoff who resigned because of travel conflicts.

WORKSHOP

I Workshop Item

A. Consideration of an Administration Request for Direction Regarding Preferred Land Uses On the Periphery of the Sycamore Corporate Limits.

Administrator Nicklas explained that this was the first opportunity for the Plan Commission, as a group, to begin their contribution to stake out the future of Sycamore. Mr. Nicklas displayed the current plan along with the aerial view with the overlay of the composite from the Charrette that concentrated on the northeast quadrant. Mr. Nicklas also distributed a map that emphasized our relationship to the surrounding communities.

Mr. Nicklas said they made an effort three years ago to find a mix of land uses, including agricultural, commercial, residential, industrial, institutional, and open spaces. Mr. Nicklas said the plan was tested in a couple of instances. Mr. Nicklas pointed out that one challenge was The Willows, Charlie Laing's Subdivision, deviated from the Land Use Map most significantly.

Commissioner McBride said that he had learned through that experience that the property designated high density was not available or for sale. Mr. McBride explained that Mr. Laing went to every spot on the map painted the appropriate color for his multi-family development and no landowner wanted to deal with him. Mr. Nicklas said that that was some of the dynamics that needed to be dealt with; he said there were some ideals, visions and economic realities. Acting Chairman Lorence said that the plan is a living document and not set in stone. Mr. Nicklas said they also needed to be aware of other variables such as, access, storm water issues, and the City's capacity to service those areas with water and sewer.

Administrator Nicklas said the consensus of the Community, four years ago as well as during this process, was to maintain the core of the community keeping it well mixed with the neighborhoods around it because that was what defined Sycamore. Mr. Nicklas said the challenge was how to maintain that sense of identity as the City spreads out.

Commissioner Hamilton said he thought the entrances to the Community set the tone for the first impression. Mr. Nicklas asked what the main entrances were. Acting Chairperson Lorence said he thought Peace Road was the main entrance at this time. Commissioner Henderson said she saw Peace Road as a bypass and not an entrance. Commissioner David said that for outsiders coming from Chicago that would be their first view of the City and for the locals the main entrances remained Routes 64 and 23. Commissioner Brotcke said there needed to be at least a city limit sign on Peace Road and Acting Chairman Lorence volunteered to make one and install it. Administrator Nicklas asked where the sense of Sycamore started in each outlying direction. The consensus was somewhere between Barber Greene and Bethany Roads marked the south, northeast end of town began at the Moose Range Road curve on Plank Road, North Grove Road marked the beginning of Sycamore from the north, the west end of town started at the fork of Old State Road and Route 64 and the east end began before Airport Road. Mr. Nicklas said they had nearly described the perimeters of the planning area.

Commissioner David said she felt confident designing the zoning and land use, but she wrestled with the criteria needed to define when to grow. Mr. Nicklas said that would be the regulatory side of how to paint the edges; he said there was no clear line how to do that so they would come up with the Sycamore solution.

Commissioner Brotcke said he wanted to encourage infilling the existing town without expanding the parameters. Acting Chairman Lorence said you must have willing landowners to do that and Mr. Nicklas said that some of the infill areas were not in the City's control. The Commissioners listed infill areas as the Oakland Extension, northwest corner of Bethany and Peace, Gateway Drive, Peace and Route 23, and the northeast corner of Peace and Route 64.

Commissioner Henderson asked where the proposed Prairie Parkway was to go and Acting Chairman Lorence said eventually it would connect I-88 to I-90.

Administrator Nicklas led the discussion back to the planning area and said that to the west the flood plain was a natural boundary, the east had a little room for growth before the flood plain started, the south was boundaried by DeKalb and Cortland agreements. Mr. Nicklas said the northeast was the natural direction for growth and an agreement with Genoa would be inevitable. He suggested that between Whipple and Baseline might be declared a no-growth zone.

Administrator Nicklas asked the Commissioners to sift through the information provided at the Charrette, which consisted of 30 residents, and state their own opinions which might even conflict with those who attended the Charrette. Mr. Nicklas said he would mail maps to the Commissioners and asked them to identify land use in the northeast quadrant.

The Commissioners agreed to have extra meetings during the planning process.

REPORTS

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

None

ADJOURNMENT

Motion

Commissioner Henderson moved to adjourn the meeting at 8:51 p.m. and Commissioner David seconded the motion.

Voice Vote

Acting Chairman Lorence called for a voice vote. All Commissioners present voted aye. Motion carried 8 - 0.

Approve:

Acting Chairman – Bill Lorence

Attest:

Secretary - Candy Smith