
SYCAMORE PLAN COMMISSION - REGULAR MEETING
MINUTES OF APRIL 14, 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, Steve Doonan, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Dick Wagley, and Chairperson John Lewis. Commissioner Pat David was absent. Other staff members present were City Administrator Bill Nicklas, City Engineer John Brady, and Commission Attorney Peter Smith.

APPROVAL OF MINUTES

Approval of minutes of the meeting of March 10, 2003.

Motion

Commissioner Davey moved to approve the minutes of March 10, 2003 and Commissioner McBride 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 said revised agendas had been distributed correcting the date of the minutes to be approved.

Motion

Commissioner Lorence moved to approve the agenda 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.

CONSIDERATONS

A. Consideration of a Petition from B&B Development, Inc. for the Review of the Final Plat of Phase Six of the Heron Creek Planned Unit Development.

Administrator Nicklas explained Phase Six comprised the entire north quadrant of the original preliminary plat with about 81 acres. Mr. Nicklas said the plat depicted 140 lots averaging 12,864 sq.ft. zoned "R-1" Single Family, a large park lot, and one multiple family 8-acre parcel. Mr. Nicklas explained there was no development plan for the 8-acre lot and that would be processed at a later time. Mr. Nicklas requested a favorable recommendation with changes of streets named Ellwood and Charles O. Boynton.

Commissioner McBride asked when they would start building lots and Engineer Brady said they would be starting sewer and water in a month and predicted building would start in the fall.

Motion

Commissioner Lorence moved to recommend to City Council approval of the Final Plat of Phase Six of the Heron Creek Planned Unit Development and Commissioner Bridgewater seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Doonan, Hamilton, Henderson, Lorence, McBride, Wagley, Bridgewater, Brotcke, Davey, and Chairperson Lewis voted aye. Motion carried 10-0.

B. Consideration of a Petition from B&B Development for the Review of the Final Plat of Phase One of the Heron Creek Country Estates Subdivision of the Heron Creek Planned Unit Development.

Administrator Nicklas explained this was the part of Heron Creek with the largest estate-sized housing. Mr. Nicklas recommended dropping Merry Oaks Court in favor of Heron Creek Drive and requested a favorable recommendation.

Commissioner McBride noted he did not see Phase One on the plat and Mr. Nicklas said it was not necessary because it was the one and only phase of that subdivision.

Commissioner Lorence said there should be easements across the public park for paths to the school. Commissioner Brotcke said they had discussed that the path should be sufficient for emergency vehicles and Mr. Nicklas said the Fire Department would not want to commit to using that pathway.

Commissioner McBride said he would take the plat to the School Board to see if it conformed to their needs.

Administrator Nicklas said the Park District approval was still needed and he would note on the plat about the path to the school.

Motion

Commissioner Brotcke moved to recommend to City Council approval of the Final Plat of Phase One of the Heron Creek Country Estates Subdivision of the Heron Creek Planned Unit Development with the stipulation that there would be wording on the plat regarding access between the subdivision and the school and the change of the street name Merry Oaks to Heron Creek Drive and Commissioner McBride seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Doonan, Hamilton, Henderson, Lorence, McBride, Wagley, Bridgewater, Brotcke, Davey, and Chairperson Lewis voted aye. Motion carried 10-0.

C. Consideration of a Petition from Stonebreaker Builders for the Review of the Final Plat of Phase One of the Stonegate at Heron Creek Planned Unit Development.

Administrator Nicklas explained the final plat involved 40 units – four 6-unit building and four 4-unit buildings plus one private park.

Commissioner Lorence asked if parcel "A" was dedicated as a park and Engineer Brady said it was a private park.

Motion

Commissioner Bridgewater moved to recommend to City Council approval of the Final Plat of Phase One of Stonegate of the Heron Creek Planned Unit Development and Commissioner Davey seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Doonan, Hamilton, Henderson, Lorence, McBride, Wagley, Bridgewater, Brotcke, Davey, and Chairperson Lewis voted aye. Motion carried 10-0.

D. Consideration of a Petition from William and Rosemary Swedberg et al For the Annexation of Property Located at 1125, 1135 and 1155 East State Street.

Administrator Nicklas explained the terms of the annexation agreement as follows:

- ◆ The entire property will be zoned "M-1" Light Manufacturing, which is consistent with the zoning to the west of the parcel and the uses to the east of the parcel.
- ◆ The residential uses currently on the property may be continued for 10 years from the date of annexation, with the additional provision that Bill and Rosemary Swedberg may continue to reside on the property as long as either may live.
- ◆ The petitioner is responsible for paying all annexation and engineering fees then in effect.
- ◆ The portion of the annexation area comprising the residence of Bill and Rosemary Swedberg is entitled to one connection to the City sanitary sewer main; the remaining portion of the site may be served by 4 connections.
- ◆ The site may be served by three water connections, but the use of the existing well may continue until residential use is discontinued.
- ◆ The existing gravel driveways and parking areas can remain if properly maintained for ten years, after which they must be surfaced. Any additions or alterations to these gravel surfaces will require that they be immediately brought into compliance with the City's paving standards.

Commissioner Henderson inquired what would happen after 10 years and Mr. Nicklas said the agreement might be continued, but would need to conform to the annexation agreement.

Commissioner Brotcke asked what would happen if the Swedberg's moved out after seven years and Mr. Nicklas said the property could be leased or sold, but the agreement would be flagged to identify the terms as a result of a title search.

Jeff Lewis of Klein Stoddard Buck & Waller said he was representing the petitioners and questioned petitioner Steve Swedberg, 714 DeKalb Avenue regarding his knowledge and intention. Mr. Swedberg responded that the property was used for residential and business and they continued to use it for that. Mr. Swedberg said he would like to expand the facility to house large construction equipment. Mr. Swedberg answered that he was requesting the City to provide hook up to water and sewer. Also, Mr. Swedberg said there would not be any increase to traffic patterns.

Mr. Nicklas clarified that the City would not be providing water and sewer hook up, but would be allowing the petitioner to hook up.

Motion

Commissioner Davey moved to recommend to City Council approval of Annexation of property located at 1125, 1135, and 1155 East State Street and Commissioner Bridgewater seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Doonan, Hamilton, Henderson, Lorence, McBride, Wagley, Bridgewater, Brotcke, Davey, and Chairperson Lewis voted aye. Motion carried 10-0.

E. Consideration of a Petition from Dahlco, LLC for an Amendment to the Annexation Agreement Dated March 27, 1996 and for the Annexation of Property Along the West Side of Hopkins Lane, South of Mt. Hunger Road.

Administrator Nicklas explained the discussion had been tabled at the previous meeting until the City Attorney could clarify the most restrictive land use designation within the City's Zoning Code. Mr. Nicklas said Attorney Smith since reasoned that the most restrictive land use as defined by the City's Zoning Code was "A-1" Agricultural District, rather than "R-1" One Family Residence District as the petitioner maintained. Mr. Nicklas said if the petitioner wanted to develop single-family homes on the non-annexed 3.71-acre parcel immediately west of Hopkins Lane, and annexation and a re-zoning would be required. Mr. Nicklas said there had been discussion between home owners and the developer and the main point of contention was how many lots could back up to Hopkins Lane and the whether or not there would be a birm. Mr. Nicklas recommended deferring action another month.

Commissioner Henderson said she would need more detail on the plat.

Ken Andersen, 680 Hopkins Lane, said he appreciated the staff taking time to try to resolve the problem and stated he would like to see the area remain rural residential.

Motion

Commissioner Lorence moved to set over recommendation for the amendment to the annexation agreement dated March 27, 1996 and for the annexation of property along the west side of Hopkins Lane, south of Mr. Hunger Road until the May 12, 2003 meeting and Commissioner Brotcke seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Doonan, Hamilton, Henderson, Lorence, McBride, Wagley, Bridgewater, Brotcke, Davey, and Chairperson Lewis voted aye. Motion carried 10-0.

WORKSHOPS

A. Consideration of a Report from the Plat Officer Regarding Plats Processed Since July 2002.

Plat Office Brady reported 10 plats processed since July 2002.

Commissioner Brotcke asked what the meaning was and Plat Officer Brady said this was mostly subdividing duplexes to be sold in fee simple.

Commissioner Lorence said he thought a quarterly report was necessary and the Commission concurred.

Commissioner Davey noted the date for item number six in the report should read "11-2-02" and Mr. Brady said he would correct that.

B. Consideration of a Draft Plan for the Future Growth of the City of Sycamore.

Administrator Nicklas said they had started over a year ago to update the Comprehensive Plan. He said he wanted to incorporate the Bethany Sub-Regional Plan and the Urban Design Guidelines as well as the highlights of the Charrette, Image Preference Survey, and town meetings. Mr. Nicklas said over the past year they had done a number of things to manage growth effectively such as revising the Comprehensive Plan, raising impact fees, raising annexation fees, raising engineering fees, and increasing building fees. Mr. Nicklas said there was still a possibility that the market or staff limitations would not get the job done so he produced a schedule to limit residential growth.

Number of Dwelling Units on the Preliminary Plan	Dwelling Units Permitted Per Year As A Percentage of the Total Lots on the Preliminary Plan
0 to 50 dwelling units	No Limit
51 to 100 dwelling units	No More Than One-Third In An Year
101-200 dwelling units	25%
201-300 dwelling units	20%
301 to 400 dwelling units	18%
401-500 dwelling units	15%
Over 500 dwelling units	10%

Mr. Nicklas suggested another special meeting April 28, 2003 to give the Commissioners a chance to review all the material.

Commissioner McBride asked if the permit pace would be applicable to current inventory and Mr. Nicklas said it would not. Mr. McBride said there would possibly be a school referendum in 2006 or 2007 for an elementary school. Mr. McBride wanted to know if the pace would be tracked and Mr. Nicklas said if Council approved it, Building Commissioner Doty could track the pace through building permits. Mr. McBride also inquired if there would be any preference for the local custom homebuilder and Mr. Nicklas said that was the developer's responsibility.

Mr. Nicklas said that he proposed the possibility of "banking" the number of lots not utilized in a year not to exceed the number of allotted lots.

Commissioner Lorence said the formula boiled down to 50 permits per year. Chuck Hanlon, Land Vision, said he thought the table with the percentages provided some good flexibility. Chairperson Lewis questioned accepting limitations. Mr. Lewis said school districts east of Sycamore did not have problems until they restricted or stopped growth because growth increased to assessed evaluations was either enough to carry the

education cost or was sufficient to allow passage of referendums without increasing rates. Mr. Lewis said that the market played a role in allowing and preventing growth.

Commissioner Davey said he liked the idea of limited growth legally because they were expanding the area available for growth.

Administrator Nicklas said he wanted to be cautious about taking ability away from landowners to develop because there were many prospective areas and the farming industry was down. He said the growth would never leap frog and there was plenty of infill opportunities.

Mr. Nicklas said that about 73% of the EAV was residential, 22% was commercial, and about 5% was industrial. He said the final tax extension came in at \$216,000,000. Mr. Nicklas said that was good news because the City's tax rate would be lower than in 1967.

Commissioner McBride said that he thought that implementing a permit pace table would be good for future school referendums.

Chairperson Lewis asked if Commissioners were in agreement to the proposed April 28, 2003 meeting and they said they were.

Commissioner Brotcke expressed concern that the permit pace table did not encourage infill. He said he felt it was important to maintain the core of the community. Chairperson Lewis said the restrictions could only be placed on future development. Administrator Nicklas said that infill was typically defined as areas not annexed, but surrounded by the Corporate Limits.

Chairperson Lewis said they would discuss the narrative of the Comp Plan and the issue of the pace of residential growth at the April 28th meeting.

Chuck Hanlon of Land Vision explained some changes to the map. He said they had replaced the residential along Airport Road with green space because of the flood plain. He said they had also removed residential on the west side of the future Airport Road because of the hog farm and EPA restrictions. Mr. Hanlon said because of the significant setback on the south side of Whipple there was no need to annex Whipple Road. Mr. Hanlon said Genoa decided to plan as far south as Lloyd Road, but their current Comp Plan stopped at Baseline. Administrator Nicklas said the consensus with Genoa officials was to keep a permanent greenway between the two cities but there was a little contention about how wide the greenway should be. Mr. Hanlon said regarding the greenway Sycamore was doing its job by keeping Whipple a rural roadway.

Commissioner McBride said there were school and park sites notated and he thought they had decided not to place those. Mr. Nicklas said he was going to discuss those sites with the school administration. Mr. Hanlon said the connotation kept the idea out there.

Commissioner Doonan asked if writing the green space into the narrative would eliminate another Hopkins Lane controversy. Mr. Nicklas said that Chapter 3 would describe what the overall map was about. Mr. Nicklas said the green belt was not identified in print, but they would want to define it as a natural separation. Mr. Hanlon said there would be a struggle regarding who would own and maintain the greenbelt.

Mr. Nicklas said they would review the narrative a chapter at a time during the April 28th meeting.

Chairperson Lewis invited audience comment and said that Rick Hoffman had asked for time to speak.

Rick Hoffman, 535 Babson Road, Monroe Center, said he had been raised in Sycamore and had moved from a farming career into real estate development. Mr. Hoffman said commercial prospects wanted to know the traffic count and the density. Mr. Hoffman encouraged infill and said he thought the map was encouraging too much development too quickly.

Chairperson Lewis said they were moving down the home stretch. Mr. Nicklas said he proposed the special meeting to eliminate distraction and hoped to have the plan ready for a vote at the May Plan Commission meeting.

REPORTS

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

Ted Amdur said he was hoping to develop in Sycamore and thought the Commission was ignoring affordable housing which might attract manufacturing.

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 8:46 p.m. and Commissioner Hamilton 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