
SYCAMORE PLAN COMMISSION SPECIAL MEETING
MINUTES OF APRIL 28, 2003

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF MINUTES

Approval of minutes of the meeting of April 14, 2003.

Commissioner McBride asked Clerk Smith to correct page 5, third paragraph from the bottom to read would not for Mr. Nicklas' response.

Motion

Commissioner David moved to approve the minutes of April 14, 2003 with the correction 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 9 - 0.

APPROVAL OF AGENDA

Motion

Commissioner Lorence moved to approve the agenda and Commissioner Brotcke 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.

CONSIDERATONS

None

WORKSHOP

- A. Consideration of a Draft Plan for the Future Growth of the City of Sycamore.**

Chairperson Lewis suggested allotting Mr. Hanlon 20 minutes to give map updates and the next 45 minutes having Mr. Nicklas walk the Commission through the narrative and finally audience participation to be completed by 9:00 p.m.

Manager Nicklas handed out a building pace chart with revised text and a graphic describing possibilities for uses of the green belt near Whipple Road.

Chuck Hanlon, Land Vision, said this revision had the least amount of changes to date and the legend depicting the colors had been mostly filled in with text straight out of the new narrative. Mr. Hanlon said the crosshatched area west of Coltonville proposed multi-family with allowance for single-family development. Mr. Nicklas said dense multi-family existed on the south side of Coltonville so they felt the need to show that multi-family would be the obvious choice for that area.

Mr. Hanlon said he thought that north of the community would develop as single family. He changed the west side of Airport Road to open space and the east side to Office Park or Commercial use. Mr. Nicklas said leaving the west side of Airport open space would allow for Park District expansion or even a golf course community development.

Mr. Hanlon suggested that north of Brickville to the west could be a continuation of the rural residential, large lots with wells and septic. He said the City might want to annex the existing and future rural residential and Mr. Nicklas said there was no plan to annex the existing, but would encourage a transition.

Commissioner David asked if they could use a color to indicate areas the City would like to see developed in order to infill areas. Manager Nicklas said the City could not legally demand areas to develop and did not want to create hardships for property owners by showing preferences. Ms. David said there would be an advantage if the City could provide services better geographically and Mr. Nicklas said the City could state preferences, but not demand them. Mr. Nicklas said the Commission had spoken strongly for annexation by continuity rather than leap-frogging which would contribute attention to the edges of the Community.

Mr. Hanlon said that several municipalities in DeKalb County had consolidated their land use plans on a county map and Mr. Nicklas said he would bring that map to the next meeting.

Mr. Hanlon said the Northeast sub-area map included two school sites, roadways, drainage ways, detention, and greenways. Commissioner McBride said it looked like only the flood plain was shown on the land use map and Mr. Hanlon said he would incorporate the sub-area plan into the land use map.

Mr. Hanlon explained the gateway or 500' setback from Whipple road. Through the printout handed out earlier Mr. Hanlon suggested that ownership could be conveyed to the city to lease out for cropland, used as open space housing retention with ownership by an association, or deeded to the Park District for recreational use. Commissioner David asked if it were privately owned could it be sold and developed and Mr. Hanlon said the City Attorney would tie it up with covenants. Mr. Nicklas said they would need to create access through the adjacent development. Commissioner Lorence suggested a possible private golf course community development for that gateway. Commissioner Davey said he thought that was the most questionable part of the plan. Mr. Hanlon said it could create revenue. Mr. Davey asked if that would relieve the developer from putting in parks and Manager Nicklas said it would be negotiated. Commissioner Brotcke asked if the gateway would be located east and west of route 23 and Mr. Hanlon said it would run from Moose Range Road to Brickville except where existing housing was. Commissioner Hamilton inquired why the gateway was so wide and Mr. Nicklas said they wanted to steer clear of any access to Whipple Road to prevent development to the north side

of Whipple. Mr. Hanlon said that the gateway was a way of drawing a permanent border for the north side of the community.

Chairperson Lewis asked that the discussion be turned over to Mr. Nicklas to discuss the narrative.

Mr. Nicklas started with Chapter 3 and explained that it reflected the main points of the map. He explained that the sentiment was to retain the small town atmosphere. Mr. Nicklas explained that there would no longer be a density designation, but the relationship between density and open space was still relevant. Mr. Nicklas said he had not heard no growth, just low growth. Manager Nicklas said the City had increased impact fees, building fees, and engineering and annexation fees in order to manage growth. Mr. Nicklas said that more than half of the yellow portion of the northeast plan was either under contract or option for residential development. He said his concern was how the City would provide the basic services with the current revenues and that was why after resisting for fifteen years, he created a tool for limiting growth. Mr. Nicklas said the tool would not affect the currently annexed developments nor would the permit pace table affect the local builders.

Mr. Nicklas said Chapter 4 reflected the land use plan, Chapter 5 contained the Bethany Regional Plan, and Chapter 6 consisted of the Northeast Regional Plan.

Mr. Nicklas asked the Commissioners to contact him with thoughts and comments before the May 12, 2003 meeting.

Commissioner McBride asked if they could address the topic of teardowns and Mr. Nicklas said that would go through the zoning code, which would have to go through the Plan Commission.

Commissioner McBride said he would like to discuss school building needs and locations with the School Board to get their recommendation.

Mr. Nicklas said they might want to consider a sub-area plan for the east side of Airport Road.

Mr. Nicklas said Chapter 7 Implementation of the plan would require approval by the City Council.

Mr. Nicklas said Appendix A was the Urban Design Guidelines and Appendix B was guidelines for performance bonuses for P.U.D.'s proposing 9 units per acre rather than 12.

Chairperson Lewis asked for comments from the Commissioners and with none opened the floor to the audience.

Bill Rotolo, President of Insignia Homes, 35 W. Slade, Palatine, IL, complimented the Commission for evaluating the future of the community. He said he had a personal interest because he owned property in the Northeast Sub-Area. Mr. Rotolo said he was concerned that the proposed approach to regulating development would cause legal issues as well as remove the free market system. Mr. Rotolo said it was discriminatory against out of town builders and new development. He said that any way the City tried to regulate growth, the developers would get around it.

Mr. Nicklas responded to Mr. Rotolo's comment regarding no retroactive building restrictions by saying the City would simply have to follow the annexation agreements that were in place. Attorney Smith said that any lawsuits would go through due process.

Ken Andersen, 680 Hopkins Lane, said he was representing the DeKalb County Building and Development Association. Mr. Andersen said he thought the City should allow the market to determine the rate of growth and asked if the City had the right to control it. He said construction was the 4th largest employer in DeKalb County and it was unfair to harness the building industry. Mr. Andersen said the City had already increased impact, annexation and building fees. Mr. Andersen said he thought the City was setting itself up for discrimination lawsuits.

Scott Short, 1742 Briggs Street, said he had participated in the Charrette and though the two previous speakers had well crafted arguments, he was speaking as a resident and wanted to see slow growth.

REPORTS

None

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

None

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 9:54 p.m. and Commissioner Davey 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