
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF MAY 12, 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, Steve Doonan, Dave Hamilton, Bill Lorence, Cindy Henderson, John McBride, Chuck Stowe, Dick Wagley, and Chairperson John Lewis. 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 28, 2003.

Motion

Commissioner Lorence moved to approve the minutes of April 28, 2003 and Commissioner Stowe seconded the motion.

Voice Vote

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 12 - 0.

APPROVAL OF AGENDA

Motion

Commissioner Davey moved to approve the agenda 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 12 - 0.

CONSIDERATONS

A. Consideration of a Petition From Jeff Jacobsen to Rezone the Property at 413 East Exchange Street from "R-1" One Family Residence District to "R-2" Two Family Residence District.

Manager Nicklas explained that Mr. Jacobsen purchased the property as investment property and realized as he was making improvements that if the building was damaged by more than 60% of its replacement value, it would lose the zoning use as a duplex. Mr. Nicklas said that Zoning Officer Lyle Doty reviewed the property and said it conformed to set back requirements, frontage provisions, lot size for older neighborhoods, but did not conform to the land use designation. Mr. Nicklas said Mr. Doty recommended a favorable recommendation to Council.

Commissioner McBride asked if the intent was to tear down and rebuild and Mr. Nicklas said the intent was to make improvements to the existing building.

Motion

Commissioner Lorence moved to recommend to City Council approval of the request to rezone the property at 413 East Exchange Street from "R-1" to "R-2" and Commissioner Davey seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Henderson, Lorence, McBride, Stowe, Wagley, Bridgewater, Brotcke, Davey, David, Doonan, Hamilton, and Chairperson Lewis voted aye. Motion passed 12 – 0.

B. Consideration of a Request From the National Bank & Trust Company to Vacate the Alley South of the Main Bank Building, Between Somonauk Street and Maple Street.

Manager Nicklas explained that the bank was interested in doing a vast improvement in the alleyway. He said they intend to tear down the two structures between the building and the drive thru and create a walkway to enhance the rear entry. Mr. Nicklas passed out a drawing of the proposed walkway. Mr. Nicklas said the new owner of the Johnson building and PJ's owners had reservations until the bank offered to improve the alleyway behind their buildings. Mr. Nicklas said staff recommended the alley vacation with the condition that the City be granted a permanent easement for access to the underground utilities.

Commissioner Lorence said the walkways should be built to a standard to accommodate the City's heavy equipment. Mr. Nicklas said the City would not use that route for emergency vehicles and stated that if any underground repairs were needed the bank would be responsible for replacing their walkway.

Commissioner Doonan expressed concern that the current handicapped parking spaces would be lost and Mr. Nicklas said they could make that a condition for approval.

Chairperson Lewis asked if there was an issue for deliveries from the adjacent two parcels and Mr. Nicklas said deliveries were infrequent in that area because it was very narrow with a lot of projections. Commissioner Brotcke said that there was a new owner of the Johnson building and was he aware of the changes. Mr. Nicklas said that National Bank & Trust Company President Mike Cullen had spoken with the new owner, Mr. Munro, and he was not interested in deliveries at the back entrance, but was interested in the foot traffic.

Commissioner Brotcke asked if Mr. Munro could make changes to the back entrance and Mr. Nicklas said he could.

Commissioner Stowe inquired if all three building owners would own half of the alley and Mr. Nicklas said they would and that the bank had stepped up to make all the improvements.

Commissioner Bridgewater asked what would prevent PJ's from creating an outdoor restaurant area and Mr. Nicklas said they would not have a rear access to make that convenient.

Motion

Commissioner Brotcke called the question and Commissioner David seconded the motion.

Voice Vote

Chairman Lewis called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 12–0.

Motion

Commissioner Brotcke moved to recommend to City Council approval of the request to vacate the alley south of the Main Bank Building between Somonauk Street and Maple Street with the conditions of addressing the handicapped parking and with easements to existing or proposed utilities and Commissioner David seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Henderson, Lorence, McBride, Stowe, Wagley, Bridgewater, Brotcke, David, Doonan, Hamilton, and Chairperson Lewis voted aye. Commissioner Davey abstained. Motion passed 12 – 0.

C. 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.

Manager Nicklas explained that since the March meeting a consensus plan had been conjured by the developer and adjacent property owners. He said they agreed upon a birm with two rows of fir trees planted at a minimum height of four feet plus a permanent rural character of Hopkins Lane with no west side access.

Commissioner Lorence asked who would rebuild Hopkins Lane and Mr. Nicklas said Sycamore Township had agreed to that.

Commissioner McBride said he did not want the hog farm area to be the permanent east edge of town. Mr. Nicklas said that future Councils and Commissions could change that so he would change the wording to the “current” edge. Mr. Nicklas said that the word permanent was overstated, but felt the green belt would discourage growth in that direction.

Commissioner Doonan asked if the current residents would get City services and Mr. Nicklas said he was not aware of any desires.

Attorney Jim Stoddard, 122 S. Locust, said he was in the audience on behalf of the petitioner and could answer questions.

Ken Andersen, 680 Hopkins Lane, thanked the petition, Mr. Dahl, for working with the existing neighbors. Mr. Andersen also inquired why the road was being improved.

Motion

Commissioner Lorence moved to recommend to City Council approval of 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 Mt. Hunger Road and Commissioner Bridgewater seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Henderson, Lorence, McBride, Stowe, Wagley, Bridgewater, Brotcke, Davey, David, Doonan, Hamilton, and Chairperson Lewis voted aye. Motion passed 12 – 0.

D. Consideration of a Petition From Sycamore Township and the Sycamore Township Road District for an Annexation Agreement, Annexation, and Rezoning of the Township Property on Brickville Road.

Manager Nicklas said this property was surrounded by corporate limits and already connected to City water and sewer. He said this was a voluntary annexation and it made sense for orderly planning and recommended approval.

Attorney Gary Cortez said he was there representing the petitioners and was available for questions.

Motion

Commissioner Brotcke moved to recommend to City Council approval of the Annexation Agreement, Annexation and Rezoning of the Township Property on Brickville Road and Commissioner Davey seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Henderson, Lorence, McBride, Stowe, Wagley, Bridgewater, Brotcke, Davey, David, Doonan, Hamilton, and Chairperson Lewis voted aye. Motion passed 12 – 0.

E. Consideration of a Plat for Conveyance of City Property (“Sycamore Lake”) to the Sycamore Park District.

Manager Nicklas introduced the new Park District Director David Peek. Mr. Nicklas said that Brian Cobb of the Park District had been working with City staff for a long time on this issue. Mr. Nicklas said the water tested ok and there was a possibility for an attractive recreation area with some modest immediate improvements. Mr. Nicklas said the City would need access to the treatment plant and “the hill” to the north of the treatment plant and would gate the road going up to the hill.

Commissioner Brotcke asked about the destiny of the City-owned house and garage in that area. Mr. Nicklas said the house would ultimately disappear and the garage and the brick building would be used for storage. Commissioner Brotcke said there use to be an old police shooting range there and suggested it should be removed and Mr. Nicklas said it was not in use and would be removed.

Commissioner Davey asked what the property use to be and Mr. Nicklas said it was the old dump. Mr. Nicklas said that over the years much has been dumped in that area, but he said nature had a way with cleaning itself and the water was now clean enough to eat the fish.

Commissioner David inquired if motorboats would be allowed on the lake and Mr. Nicklas that if the Commission wanted to specify, this would be the time. Ms. David also commented that the walking path was a perfect size for an exercise path. Park District Director Peek said it would probably be limited to electric trolling motors; he said he could not recommend gasoline motors.

Commissioner Davey said he did not know why the Commission would want to place restrictions on this property that they were conveying to the Park District.

Terry Kessler, 124 Greeley, recommended having two accesses and a boat ramp for emergency vehicles and equipment. Manager Nicklas said the intent of the Park District was to construct a 10’ walking path around the pond and that could accommodate an ambulance.

Motion

Commissioner Brotcke moved to recommend to City Council approval of the conveyance of City property (Sycamore Lake) to the Sycamore Park District and Commissioner Davey seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Henderson, Lorence, McBride, Stowe, Wagley, Bridgewater, Brotcke, Davey, David, Doonan, Hamilton, and Chairperson Lewis voted aye. Motion passed 12 – 0.

F. Consideration of the Proposed Comprehensive Plan and Land Use Map.

Chairperson Lewis said that based on the overall comments and discussions over the past few months, they should be able to move through this consideration with minimal discussion.

Manager Nicklas said that since the time of writing, the percentages of land use had been revised. Mr. Nicklas said he proposed in general terms tools to manage, no slow, growth for the next 2 to 5 years. He said the reason behind the need to manage growth was the City's fiscal position.

Chairperson Lewis handed out a sheet using a different formula regarding percentages after buildout while discounting nontaxable properties.

Commissioner Davis suggested on page 31 item 12, changing the word consider to implement. Chairperson Lewis inquired if that was appropriate language for a planning document. Mr. Nicklas said he thought it would make the document more consistent, since it was referred to in the implementation chapter.

Commissioner Doonan asked if the Comp Plan could be voted on separately from the growth table. Mr. Nicklas said he planned to ask Council to pass an interim ordinance until the Zoning Code could be updated. Mr. Nicklas said it was incumbent of the City to prepare a system of guidelines that were fair and consistent regulatory framework. Commissioner Doonan questioned the plan to regulate growth. He said he thought the market and the surrounding communities would regulate it. Mr. Nicklas said he had been reluctant to initiate the pace tool, but the City could not keep up fiscally or physically with unbridled growth. Mr. Nicklas said this was an insurance policy against a developer coming to the City and demanding to build 250 units per year.

Commissioner McBride explained that the School Board had not had a special meeting to discuss this issue, but he met with Mr. Dombeck and Mr. Hammon and the consensus was that if the language regarding P. 31, Item 12. referring to pace of growth was approved, it was acceptable to them. He thought they would be passing a resolution at their next meeting.

Commissioner Hamilton inquired how many permits had been issued this year and Building Commissioner Lyle Doty said he would get those numbers for the next meeting.

Commissioner McBride inquired about the added caveat to the pace table and Mr. Nicklas said he felt the need to give some latitude for each threshold. Mr. McBride suggested listing a numerical range rather than by percentage. Chairperson Lewis suggested using 75 or 10% whichever was greater. Mr. Nicklas said he would work on the formula.

Commissioner Doonan asked if they would vote on the Comp Plan, Land Use Map, and Pace Table separately. Mr. Nicklas said they could vote on the Comp Plan and the Land Use Map together and the Pace Table separately.

Ken Andersen, 680 Hopkins Lane, said he was speaking as the Chair of Government Affairs for the DeKalb County Building and Development Association. Mr. Andersen said they took a neutral stand on the 7-tier proposal for pace of growth. He said there were other avenues for managing growth that should be explored and thought the limitations should be imposed at the time of annexation. Mr. Andersen suggested imposing a real estate transfer tax that would be fair to all transactions and not merely impacting new development.

Motion

Commissioner Davey moved to recommend to City Council approval of the Comprehensive Plan and Land Use Map giving staff the opportunity to edit where necessary and to change the word consider to implement on page 31, item 12 and Commissioner Bridgewater seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Henderson, Lorence, McBride, Stowe, Wagley, Bridgewater, Brotcke, Davey, David, Doonan, Hamilton, and Chairperson Lewis voted aye. Motion passed 12 – 0.

Chairperson Lewis clarified the latitude for the pace table as the maximum number from the previous category or the % whichever was greater. Mr. Nicklas said he would work on the language, but wanted the approval from the Plan Commission.

Motion

Commissioner Henderson moved to recommend to City Council approval of the Annual Pace Table with changes as discussed and Commissioner David seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Henderson, Lorence, McBride, Stowe, Wagley, Bridgewater, Brotcke, Davey, and David voted aye. Commissioners Doonan, Hamilton and Chairperson Lewis voted nay. Motion passed 9 - 3.

G. Consideration of a Petition From David Johnson of John Clare, LTD for an Annexation Agreement, Annexation, Rezoning and Preliminary Plan for a Planned Unit Development Known as North Grove Crossing on the Property Known as the Kocher Farm.

Manager Nicklas said the concept plan that was before the Commission last fall has changed. He said the proposal consisted of about 96 acres with 85.5 acres zone R-1 and 10 acres zoned R-3. He said the adjacent acreage, the Kocher Farmstead, will be the logical place for neighborhood commercial zoning, but it is not part of the plan and the owners have a desire to remain there. The developer will be responsible for extension of roadways and signals with recapture capabilities. Mr. Nicklas said the fiscal impact study shows a buildout in four years. Mr. Nicklas recommended action in favor of the proposal. Mr. Nicklas asked that this annexation fall under an allowance to pay all annexation fees at the reduced rate because this proposal was presented last fall and the developer patiently waited for the Comprehensive Plan to be approved before bringing this back. Mr. Nicklas also asked that the regulatory building pace start at the end of May rather than in January.

Commissioner McBride asked about access to Luther Lowell Drive and Mr. Nicklas suggested deleting Lot 4 and Mr. Lorence suggested eliminating or reducing Lot 8.

Commissioner Stowe said he was disappointed with the design which was not the most popular at the Image Preference Survey.

Dave Johnson, John Clare LTD, 508 Prairie Knoll, Naperville, IL 60565, said he wanted to clarify four points. Mr. Johnson said he wanted to preserve the commercial opportunities and was would commit to eliminate lot 4 and whatever was needed for easement for internal access. He said they would fully fund the tie-in of North Grove Road to Lindgren Road, improvements at Plank Road and North Grove Road intersection and loop water along Plank Road. Mr. Johnson said they were offering 6.35 acres including retention to the Park District which exceeded obligation. Mr. Johnson said the bike path would continue along North Grove Road to Route 23 and extend through the park area. Mr. Johnson said they made a \$200,000 cash contribution to the school district.

Commissioner McBride said that Mr. Johnson was the anonymous donor who gave \$200,000 to the School District.

Commissioner David said she appreciated Mr. Johnson's patience in waiting for completion of the comp plan and said she would like to see the physical design of the building. Mr. Nicklas said Mr. Johnson would return to this body for final platting.

Commissioner Dave inquired if they would do the building and Mr. Johnson said it was such a big project, they would most likely use outside builders.

Motion

Commissioner Lorence moved to recommend to City Council approval of the Annexation Agreement, Annexation, Rezoning and Preliminary Plan for a P.U.D. known as North Grove Crossing on the property known as the Kocher Farm with modifications described, findings of facts and the removal of lot #4, the requirements for road construction, and easement minimum for right-of-way dedication and Commissioner Davey seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners Henderson, Lorence, McBride, Stowe, Wagley, Bridgewater, Brotcke, Davey, David, Doonan, Hamilton, and Chairperson Lewis voted aye. Motion passed 12 – 0.

WORKSHOPS

None

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 8:59 p.m. and Commissioner Davey seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 12 - 0.

Approve:

Chairman – John Lewis

Attest:

Clerk- Candy Smith