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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF JUNE 9, 2003**

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**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, Pat David, Dave Hamilton, Bill Lorence, Chuck Stowe, Larry Steczo, and Chairperson John Lewis. Commissioners Tom Brotcke, Bill Davey, Steve Doonan, Cindy Henderson, and, John McBride were absent. Other staff members present were City Manager Bill Nicklas, City Engineer John Brady, Building Commissioner/Zoning Officer Lyle Doty and Commission Attorney Peter Smith.

**APPROVAL OF MINUTES**

Approval of minutes of the meeting of May 12, 2003.

**Motion**

Commissioner Lorence moved to approve the minutes of May 12, 2003 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 7- 0.

**APPROVAL OF AGENDA**

**Motion**

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

**Voice Vote**

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

**CONSIDERATONS**

None

**WORKSHOPS**

**A. Consideration of a Concept Plan from Norm Adshade for a Townhouse Development at the Northwest Corner of Freed and Brickville Roads.**

Gary Cordes, 1467 Maria Court, Sycamore, said he was there representing Mr. Adshade. Mr. Cordes explained that Mr. Adshade had been before the Plan Commission with a plan for this area before and had since made changes. Mr. Cordes said this proposed townhouse development had 33 units on 6.4 acres equaling 5.35 units per acre. Mr. Cordes explained that this concept plan for a planned unit development would eliminate the need

for rezoning to R-3 multiple-family which should satisfy the existing homeowners complaints with multiple housing unit nearby. He compared the plan to the recently passed John Castle plan in Heron Creek. Mr. Cordes said that the general concerns regarding townhouse developments were traffic and decrease in property value. He explained that the associations for those developments have it in their own best interest to keep up good appearances. Mr. Cordes said that they generate very few children if any. Mr. Cordes said this piece of land was zoned residential and Mr. Adshade could build 16 single-family homes that could generate 2.5 kids per household. Mr. Cordes said there was limited access with only one curb cut and he said if that was a concern they would work with emergency services. He said each of the 33 units have two parking spaces in their driveway and two in their garage. There was room for more, but that would mean giving up open space for parking lots. Mr. Cordes said the 2 to 3-bedroom townhomes would sell at an average cost of \$165,000. Mr. Cordes emphasized that they were not requesting R-3 zoning because that referred to rentals and the townhomes would be owner-occupied. He said the retention ponds should assist the city with any drainage problems and the wet pond would be aesthetic. Mr. Cordes said that history had proven that safety was not an issue and the retention pond would offer a place of recreation. Mr. Cordes said it would be difficult to dedicate land to the Park District on such a small parcel, so they would most likely offer cash. He did not think this development would place much strain on the schools or parks.

Manager Nicklas explained that the City's zoning provision required R-3 zoning for attached single-family housing. Mr. Cordes suggested the Plan Commission might want to review that provision, since R-3 carried bad connotations regarding multiple housing rental units.

Chairperson Lewis asked for Commissioner comments and hearing none opened the floor to the audience.

Karen Rhodes, 1667 Brickville, asked if the Plan Commission was concerned with a plan for lower density for that area in 2000, why would they consider this plan with higher density now. Ms. Rhodes said that after she had consented to drainage tile replacement on her property line she had not heard from Mr. Adshade. Ms. Rhodes also inquired about City water and sewer and placement of birms.

Mr. Nicklas said that the earlier proposal did not require zoning changes. Chairperson Lewis suggested Mr. Adshade could address the question after all audience comments.

Shirley Overton, 1691 Brickville, said the pond would be in her back yard and she was concerned with safety and flooding. Ms. Overton also expressed concern that the townhouses would deflate her property.

Manus Sweetman, 1005 Janet Street, said he figured there would be 426 entrances and egresses out of a narrow driveway onto Freed Road and asked the developer to consider another exit onto Brickville Road. Mr. Sweetman expressed doubt that a retention pond would handle the water once the property was built out. He said he thought the best use of the property was a city park.

Herm Hanson, 1859 Perry Court, said he owned and rented out a duplex across the street east of the property. He said it looked like the concerns of the neighbors west and north had been addressed, but he thought the neighbors to the east were being ignored. Mr. Hanson said he had seen proposals for a church, a superette, and housing all rejected because of the flooding.

Lynn Roberts, 1449 Janet Street, said her concern was with North School being across the street. She said that since the townhome prices were well below those of Greenwood Acres and Grandview they would attract less desirable people. Ms. Roberts said it would be better not to develop that area.

Sylvia Burger, 727 Freed, said she thought there would be more children than proposed. She said in the six houses surrounding hers only one has one child. She said if this plan was built across from a school it would attract families with children. Ms. Burger said that seniors cannot withstand higher taxes and she thought there would be less impact if single-family homes were built.

Mr. Cordes deferred the questions of engineering the retention to Engineer Brady. Mr. Cordes said that he thought Mr. Adshade had satisfied Mrs. Overton by giving her a 25-foot strip of land. Mr. Cordes said that the idea of multi-family housing was an inaccurate characterization of what single-family attached houses were. He said they would generate some traffic, but the property had a right to be used at its best use and he did not think the City was ready to condemn the land. He said statistics showed that children were not part of this type of development. Mr. Cordes said the project wanted to be a good neighbor.

Norm Adshade, 1247 Ivy Street, DeKalb, said he wanted to get a feel from the Commission about the development before he invested money in engineering and design. He said he would do what had to be done and he had an interest in appearance to make the property saleable. Mr. Adshade said he had gotten approval for backyard easements and was working with ComEd for easements. He said the field tile had been repaired several times and would need to be redone for retention. Engineer Brady said he agreed that the tile needed to be replaced.

Commissioner Steczo asked how deep the retention pond would be and Engineer Brady said it would need to be 10 feet. Mr. Brady said there was plenty of room on the property for drainage through the sight into Heron Creek.

Chairperson Lewis asked for comments from the Commissioners to give the developer direction.

Commissioner David said her perception and experience was that there would be renters. Ms. David said she thought they should protect the existing neighborhoods and this was a departure from zoning.

Commissioner Stowe said he had seen the property before the Plan Commission many times and consistently the objections were the number of housing units. Mr. Stowe said the neighbors really want nothing there, but it is currently zoned R-1. He said his instinct said the project would not fly.

Commissioner Steczo said it would make a great park.

Commissioner Lorence said this was simply another version of what had been tried before. Mr. Lorence said the drainage problems were not resolved.

Chairperson Lewis said he was hearing water, compatibility with existing neighborhoods, traffic and public safety issues.

Commissioner Lorence said he had not heard any solutions. Mr. Cordes said his client did not want to spend thousands of dollars on engineering until he saw if there was interest in the project. Mr. Cordes said the City could dictate what the drainage must be.

Chairperson Lewis said his read on the Plan Commissioners' body language and comments was that they were reluctant to rezone the property R-3.

Mr. Cordes asked what was the meaning of Residential P.U.D.

Manager Nicklas said a less dense proposal would not be economical for the developer.

Mr. Adshade said Freed and Brickville Roads would have to be widened with curb and gutter added to meet City standards. He said that building 5 or 6 single-family houses would not pay for the improvements of the roads or pay for the drainage resolution. Mr. Adshade said the property needed to be fixed.

With no further comments, Chairperson Lewis closed the workshop.

**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 8:22 p.m. and Commissioner Stowe seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 7 - 0.

Approve:

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Chairman – John Lewis

Attest:

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Clerk- Candy Smith