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**SYCAMORE PLAN COMMISSION MEETING  
MINUTES OF JULY 14, 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, Bill Davey, Pat David, Steve Doonan, Dave Hamilton, Cindy Henderson, Bill Lorence, Chuck Stowe, Larry Steczo, and Chairperson John Lewis. Commissioners Tom Brotcke 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 June 9, 2003.

**Motion**

Commissioner Lorence moved to approve the minutes of June 9, 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 10-0.

**APPROVAL OF AGENDA**

**Motion**

Commissioner David 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**

None

**WORKSHOPS**

**A. Consideration of a Concept Plan for the Development and Rezoning of Lot 5 of Blain's Farm and Fleet Subdivision.**

City Manager Nicklas said this parcel was behind the Country Inn Suites site with exposure along Hathaway Drive. Mr. Nicklas said the petitioner asked the Commission to reconsider the proposal since this was an infill area and there had been no commercial interest shown in the parcel since January.

Robert Blain, President of Blain's Farm & Fleet, said they were asking to change the zoning on Lot 5 from C-3 to R-3. Mr. Blain said his company purchased the 40-acre subdivision in 1994 and signed a contract to market the property with a local realtor. Mr. Blain explained that during that time they received only four offers and those had contingencies. He terminated the relationship after two years because the realtor was developing his own

development down the road and they felt it was a conflict of interest. Mr. Blain said in the past 4 years their current broker had brought in Walgreen's in 1999, Country Inn Suites in 1999, and Culver's in 2000. He said the proposed parcel had been actively marketed, but the problem with Lot 5 was visibility. Mr. Blain said they wanted quality buyers and users in the subdivision and with the economy down they were not getting those. He said they had received spec interest, but did not want to deal with spec developments. Mr. Blain said this was a high quality developer wanting to place a residential development adjacent to a residential area.

Randy Yock, Territorial Development of Batavia, presented a site plan of 40 units- 8 buildings with 5 units each- that would be birmed and landscaped. Mr. Yock said the residential space would provide more property tax to the City than an office building.

Commissioner Henderson asked if the view from the end townhome would be Farm & Fleet buildings and Mr. Yock said they would be birmed and landscaped.

Chairperson Lewis asked what the footprint of each building would be and Mr. Yock said each unit was 7,000 sq. ft. per building.

Commissioner Henderson asked about emergency access and Mr. Yock explained that there would be an area to allow access for emergency vehicles if the primary entrance was blocked.

Commissioner David asked if the space was marketed toward retail or office. Mr. Blain said the emphasis was for retail and restaurant businesses as well as natural extensions of adjacent properties that did not harm the land use plan.

Commissioner Davey asked the price range of the units and Mr. Yock said \$175,000 to \$190,000. He said garage doors would not appear along the street.

Manager Nicklas said that for 5 acres this was an aggressive configuration. He said the 30% open space regulation was met, the driveway and right-of-way dimensions would need to be met, and the emergency access would not work because Sycamore's equipment was too large. Mr. Nicklas said the design met the look desired by the Commission. Mr. Nicklas said that the fiscal impact to taxing bodies would be minimal.

Mr. Yock said the proposed plan was flexible.

Commissioner David said in order to be comfortable changing the zoning, the plus side would have to be overwhelming. She said she liked the aesthetics, but was concerned with the density and the parking.

Commissioner Stowe said he liked the front-loading, but he was concerned with density and was not convinced R-3 zoning was in the best interest of the property

Commissioner Steczo said the economy will change and they would need commercially zoned space at that time. Mr. Steczo said he was not convinced to change the zoning.

Commissioner Lorence said he was concerned about the units on the backside of Farm & Fleet and suggested a plan with ½ townhomes and ½ offices.

Chairperson Lewis said he would like to play out the existing land use plan.

Commissioner Davey said it was a good transition, but he thought it was a little cramped. He said visibility was important to retail and he did not have a problem with the proposal.

Mr. Yock asked if he revised it with less density, would the Commission be inclined to approve the zoning change.

Chairperson Lewis said he did not think the Commission was presently prepared to change the zoning.

**B. Consideration of Ordinance No. 2003.31.**

City Manager Nicklas said Council recently passed the Ordinance to adhere to State Supreme Court Ruling regarding the process used for public hearings. Mr. Nicklas said the Plan Commission By-Laws would have to be changed.

Attorney Peter Smith said the Court was imposing due process rights. Mr. Smith said he had used the Ordinance recommended by the Illinois Municipal League that allowed some flexibility. He suggested having the City Attorney the Chair for the proceedings. Mr. Nicklas said he feared it would create lengthy cross-examinations. Mr. Smith said that Sycamore historically had not restricted interested parties and could request interested parties to appoint a spokesman.

**REPORTS**

None

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

None

**ADJOURNMENT**

Before adjourning, Chairperson Lewis recognized Peter Smith for his Counsel and hard work to the City for many years. Manager Nicklas said that Peter Smith was dedicated and thorough and was appreciated by the City.

Mr. Nicklas introduced Kevin Buick as the attorney who would prevail at the next Plan Commission Meeting.

**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 10 - 0.

Approve:

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Chairman – John Lewis

Attest:

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Clerk - Candy Smith