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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF AUGUST 11, 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, Tom Brotcke, Bill Davey, Pat David, Steve Doonan, Dave Hamilton, Cindy Henderson, Bill Lorence, Chuck Stowe, Larry Steczo, and Chairperson John Lewis. Commissioner John McBride was absent. Other staff members present were City Manager Bill Nicklas, City Engineer John Brady, Building Commissioner/Zoning Officer Lyle Doty and Commission Attorney Kevin Buick.

**APPROVAL OF MINUTES**

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

**Motion**

Commissioner Davey moved to approve the minutes of July 14, 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 11 - 0.

**APPROVAL OF AGENDA**

**Motion**

Commissioner Brotcke 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 11 - 0.

**CONSIDERATONS**

**A. Consideration of a Staff Recommendation to Revise the Sign Provisions of the Zoning Code With Regard to Automobile Dealerships.**

Manager Nicklas explained that individual car manufacturers were resisting the use of common signage and insisting on their own ground signs. Mr. Nicklas recommended a minor change in the sign provisions as they apply to car dealerships only. He said the change would be the additional ground sign with the logo and name of the car manufacturer only for each manufacturer represented by the dealer.

Commissioner Doonan asked why the Zoning Board of Appeals did not address this and Mr. Nicklas said they only dealt with variances. Mr. Doonan also asked why Brian Bemis was considered a new dealership and Mr. Nicklas said because of their new franchise.

Commissioner Davey said it could be looked at as new car dealership or new dealership and Mr. Nicklas said he had meant a new establishment or location.

Commissioner Hamilton said he had seen a dealership in DeKalb with four names on one sign. Mr. Nicklas said that had been there since 1996 and said this trend was more recent. Mr. Hamilton said that in the phone book he saw a dealership with eleven trade names and expressed concern about the possibility of placing eleven sign for one dealership.

Commissioner Henderson inquired if frontage specs still applied. Zoning Officer Lyle Doty clarified that on corner lots signs were allowed on both frontages. Mr. Nicklas said this change would allow only one ground sign per manufacturer even if they had more than one frontage.

### **Motion**

Commissioner Davey moved to recommend approval to the City Council and Commissioner Bridgewater seconded the motion.

Commissioner David expressed concern about being dictated to by manufacturers. Mr. Nicklas said the local dealership was willing to comply because this would help with the success of their business. He said the large frontage of the business would accommodate the signs.

Commissioner Doonan said he thought it would be better to issue a variance for this particular situation and Mr. Nicklas said there were no grounds for making a variance. Mr. Nicklas said it was better to have a more general code for dealerships alone.

### **Roll Call Vote**

Chairman Lewis called for a voice vote to approve the motion. Commissioners Stowe, Steczo, Bridgewater, Brotcke, Davey, Doonan, Henderson, Lorence, and Chairperson Lewis voted aye. Commissioners David and Hamilton voted nay. Motion carried 9 - 2.

## **WORKSHOPS**

### **A. Consideration of a Need for Plan Commission Direction Regarding the Relevance of the Recently-Approved Comprehensive Plan.**

Mr. Nicklas explained that Plan Commission received this item as a referral from City Council. He said they reviewed a very general subdivision concept from B & B Developers and what they basically indicated was that the requirements recently passed were not enough. Mr. Nicklas asked Plan Commission for some answers if they were up to it, or they could insist upon direction from Council.

Mr. Nicklas reviewed the extra development contributions proposed by B & B as the following:

- Pace Management – less than the Ordinance with a start date of 2010
- Dedication & donation of land above and beyond the Ordinance
- Fees – additional operational surcharge to the City

Mr. Nicklas said if the expectations were unsure, he could not send other proposals to the Plan Commission.

Chairperson Lewis said under the Plan Commission's by-laws they would only be able to give direction on the pace issue. Mr. Nicklas said Council was asking for direction.

Commissioner Hamilton said it might be time for a joint meeting and the Commission agreed.

Commissioner Lorence said he would rather have a dialogue with City Council, because they were the policy makers.

Commissioner Davey said he was confused why Council had approved the Comprehensive Plan that the Plan Commission had spent so much time on and then not use it.

Commissioner Lorence said he thought they had wrestled with controlled growth and had a comprehensive document they could live with. He said that no growth was the fastest way to make a community die.

Chairperson Lewis said in the absence of School Board Representative John McBride, Jim Dombeck would speak on the School Board's behalf. Mr. Dombeck said there was a need for a joint meeting with the Council, Plan Commission, School Board and Park District. He said they could use a facilitator to help find some common ground. Mr. Dombeck said the School would not be available until October because of the 6-day census they were taking in September to see if the numbers were lining up with their projections.

Commissioner Steczo said the Park District would entertain the opportunity of the joint meeting.

Chairperson Lewis inquired if the Commissioners wanted further direction from Council before October. Mr. Nicklas said a joint meeting may not be the best format for beginning discussion and Mr. Lewis said they should begin with the City Council and then take conclusions to the other taxing bodies.

Mr. Nicklas suggested a workshop at the first Council meeting in September.

Commissioner David said Council should be prepared to give the changes needed to the Comprehensive Plan because that was the tool the Commission used for guidelines.

Commissioner Lorence said they spent 18 months developing the plan then one month later it was no longer enough and asked what had changed. Mr. Nicklas said Council was not contesting the Plan, but the physical impact of development.

Commissioner Stowe said the Council agreed on the land use, but objected to the pace of buildout.

Commissioner Henderson reiterated there was a need for a joint meeting and they needed Council to have specific ideas for direction.

Commissioner Brotcke inquired if there was any wisdom in the Plan Commission meeting with other taxing bodies. Mr. Nicklas said that extra meetings create more staff work and said they should start with the workshop with Council.

Commissioner Davey said the pace of growth should be the focus.

Commissioner Steczo asked Building Commissioner Doty how many houses he could inspect in one year and Mr. Doty said 200 housing units per year and they were hard pressed to do that many. Mr. Steczo said that should set the pace.

Mr. Nicklas said it was frustrating at the staff level when the Plan was finalized then disregarded. He said they could not churn out Comprehensive Plans every six months and this had halted the promotion of the Community for people looking for lots in the commercial subdivisions.

Mr. Nicklas recommended meeting with the Council at the first meeting in September.

Chairperson Lewis asked for audience comment.

Al Wolfenberger said B & B was purchasing his land and he wanted to close on the property by November.

Chairperson Lewis clarified there would be a joint workshop with City Council on Tuesday September 2, 2003 at 6:00 p.m.

**B. Consideration of a Petition from Nuemann Homes for the Development of the Wallis and Mapes Farm for Residential Purposes.**

Manager Nicklas recommended tabling this consideration until further Council direction could be ascertained.

**Motion**

Commissioner Lorence moved table discussion until receiving further direction from Council and Commissioner Hamilton seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 11 - 0.

**C. Consideration of a Revised Conceptual Development Plan From Norm Adshade for the Northwest Corner of Freed and Brickville Roads.**

Manager Nicklas explained that this property was already annexed and recommended the Plan Commission review the revised concept plan for single-family homes.

Mr. Adshade said he had revised his plan to 11 single-family homes on ¼-acre to ½ acre lots and he was asking the Commission if this was an acceptable plan. Mr. Adshade said there was only one road-cut off Freed Road and there was adequate area for detention.

Commissioner Bridgewater said the concerns were about water and asked if he had resolved those concerns. Mr. Adshade said he had relocated the pond from the back of the property to the front of the development and it would be dry.

Mr. Nicklas said the success of the retention would depend on the release that would take a path through the backyards of existing residents. He asked Mr. Adshade if he had been successful at obtaining easements and Mr. Adshade said he had verbal agreements.

Commissioner David said this plan was more consistent with the land use, but she asked for more specifics regarding the density, green space and detention. Mr. Adshade said he was looking for a consensus of approval of the plan before he invested in further engineering and design costs.

Commissioner Hamilton asked who would maintain the detention area and Mr. Adshade said the development would form an association for maintenance.

Commissioner Brotcke said this land was in the flood plain and he would not consider approval until the retention was resolved. Chairperson Lewis said the issue at hand was whether the development was acceptable. Mr. Nicklas said the question was whether the concept satisfied the land use plan and met all the codes and ordinance, would the Commission be willing to recommend it.

Commissioner Lorence said he thought the plan was moving in the right direction with the single-family homes.

Chairperson Lewis asked if there was a consensus that the plan was moving and there was.

Shirley Overton, 1691 Brickville Road, said her property adjoined Mr. Adshade's and she would not provide an easement.

Mr. Nicklas reminded the Commission that the City Council could use their condemnation powers for storm sewer easement issues. Mr. Nicklas said they were sympathetic to Ms. Overton's plight, but a subregional problem could be solved with Mr. Adshade's detention area.

**D. Consideration of a Report from the City Attorney Concerning the Illinois Supreme Court's Klaeren Ruling.**

City Attorney Kevin Buick said there was confusion regarding the understanding of the ruling. Mr. Buick said that Peter Smith had prepared an ordinance responding to the ruling and revisions to the Plan Commission's By-Laws were being contemplated. Mr. Buick said because of the lack of clarity, he did not want to proceed with changes to the By-Laws.

Mr. Buick said the City of Sycamore seemed to be running public hearings fairly and he wanted to wait to see how the ruling was interpreted before changing the rules. He said as long as they were fundamentally fair, he did not want the Commission to overreact or become too formal until they received further clarification of the ruling.

**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 8:40 p.m. and Commissioner Hamilton seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 11 - 0.

Approve:

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Chairman – John Lewis

Attest:

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Clerk - Candy Smith