
**SYCAMORE PLAN COMMISSION MEETING
MINUTES OF NOVEMBER 10, 2003**

CALL TO ORDER AND ROLL CALL

Chairman John Lewis called the meeting to order and City Clerk Candy Smith called the roll. Those Commissioners present were: Tom Brotcke, Bill Davey, Pat David, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis. Commissioners George Bridgewater, Steve Doonan, and Dave Hamilton were absent. Other staff members present were City Manager Bill Nicklas, City Engineer John Brady, and Commission Attorney Kevin Buick.

APPROVAL OF MINUTES

Chairperson Lewis said the October 13, 2003 meeting minutes were not included in the packet and would be approved at the December meeting.

APPROVAL OF AGENDA

Motion

Commissioner Lorence 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 9 - 0.

ACTION ITEMS

A. Consideration of a Petition From Ideal Industries for a Resubdivision in the Sycamore Prairie Business Park to Create a New Unit No. 4.

Manager Nicklas explained this resubdivision creating four new lots two of which could accommodate the present and future needs of an industrial prospect interested in purchasing about 15 acres to construct manufacturing, warehousing, laboratory, and office operations in two phases.

Motion

Commissioner Lorence moved to approve the resubdivision and Commissioner Brotcke seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Tom Brotcke, Bill Davey, Pat David, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis voted aye. Motion passed 9-0.

B. Consideration of a Petition from AMP Builders for a Final Plat for Phase 2 of the Townhomes of Townsend Woods.

Manager Nicklas said in October 2002 Council had approved the final plat for the first phase containing about 23 units in five buildings. He said this second phase consists of about 39 units.

Motion

Commissioner Davey moved to approve the final plat for Phase 2 and Commissioner Brotcke seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Tom Brotcke, Bill Davey, Pat David, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis voted aye. Motion passed 9-0.

C. Consideration of a Petition From Brian Weydert for a Resubdivision of 1519 and 1521 Pebblewood Drive With a Special Use Permit for a Common Wall and Lot Line.

Manager Nicklas explained this resubdivision had to come before Plan Commission because there was no such special use in the annexation agreement to allow the matter to go to the Plat Officer. Mr. Nicklas said this would allow the sale of 1519 and 1521 Pebblewood in fee simple.

Motion

Commissioner David moved to approve the resubdivision and Commissioner Henderson seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Tom Brotcke, Bill Davey, Pat David, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis voted aye. Motion passed 9-0.

D. Consideration of an Amendment to the Section 13.10 Paragraph 5 of the Sycamore Zoning Code to Revise the Schedule for the Allowable Number of Annual Permits For Each New Planned Unit Development.

Manager Nicklas said this matter was before the Plan Commission the previous month, but action was held off because proper public notice was not served. He said Council had already acted on the substance of this regulation change and he recommended a favorable recommendation.

Motion

Commissioner Brotcke moved to approve Amendment to Section 13.10 Paragraph 5 of the Sycamore Zoning Code and Commissioner Davey seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Tom Brotcke, Bill Davey, Pat David, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis voted aye. Motion passed 9-0.

WORKSHOPS

A. Consideration of Two Annexation Concepts Submitted by B&B Development, Inc.

Manager Nicklas explained the 648-acre concept plan was presented at the Council level in July and challenged the Council and the community to take a hard look at growth in the northeast area. He said Chuck Hanlon of Land Vision would give a presentation and he would like to reserve time after the presentation for comment.

Chairperson Lewis said in the interest of time, he would like to limit discussion to 45 minutes.

Chuck Hanlon presented a slide show reviewing B & B's current developments as well as the two new annexation concepts and their timelines. Mr. Hanlon said he was here to get guidance regarding concepts plans of 360 acres or 648 acres for Harvest Lakes P.U.D. Heron Creek was zoned in 1998, home construction scheduled from 2000 to 2006, 497 lots to build out in 7 years with an average of 71 homes per year. Sycamore Creek was zoned in 2002, home construction scheduled from 2005 to 2009, 353 lots to build out in 5 years with an average of 71 homes per year. Proposed Harvest Lake 360-acre plan would be zoned in 2004, home construction scheduled from 2010 to 2017, 612 lots to build out in 8 years with an average of 75 homes per year. Proposed Harvest Lake 648-acre plan would be zoned in 2004, home construction scheduled from 2010 to 2024, 1,102 lots to build out over 15 years with an average of 75 homes per year. Mr. Hanlon said the density of both Harvest Lake concept plans was 1.7 per acre, similar to Heron Creek.

Mr. Hanlon said the 360-acre site was located east of Plank Road and North of Lindgren Road. He said there would be both public and private parks. He said the 648-plan would go further north with some frontage on Whipple Road. He said there would be two major intersections at Plank Road, two small townhome areas, and east-west and north-south roadways. Mr. Hanlon said with the larger development B & B would be able to donate a school site in addition to impact fees and land/cash contributions, donate a 33-acre area around an existing pond, and provide green space at Whipple Road with no road connection. Mr. Hanlon said they were in hopes of action from the Plan Commission to direct them.

Chairperson Lewis said that since this was a workshop no action could be taken, but they could get a sense of the body.

Manager Nicklas said the City had determined a "known universe" for the planned area. He said they had comprehensively put limits on the planning space and were now looking precisely at pace. He said the larger 648-acre concept presented created more knowns, such as pace and amenities. Mr. Nicklas also said that the decisions about this particular development would have implications for what the Commission may think about other possible developments.

Commissioner Brotcke asked Mr. Nicklas to walk through the buildout schedule he had passed out. Mr. Nicklas said that one schedule represented a timeline for permitting of the existing annexed subdivisions and the other was the fiscal impacts of the two concept plans on the City and the Schools.

Commissioner McBride said the School Board prefers the 648-acre development because of the voluntary contributions and donation of the school site.

Commissioner Henderson asked for clarification of the spreadsheet and Mr. Nicklas explained that he had shown where the impact fees could not be used for operations and where the voluntary contributions could. Commissioner Henderson said the average home price was \$300,000 and asked if there was any issue with the

numbers if the homes did not sell. Mr. Nicklas said the spreadsheets were guides and the houses could sell for more or there could be a slump in the market.

Commissioner David said the charts were helpful and inquired if staff was capable of handling the 529 permits already on the books in 2006. Ms. David said she thought they should add the language to any agreement that the pace of permits would change as they may be revised. Mr. Nicklas said it was his job to maintain and enhance services and whether or not the City has the resources those 529 permits are on the books and must be addressed. He said that backlog must be addressed whether or not any new annexations are approved or not. Mr. Nicklas asked Commissioner McBride about the school district's capacity and Mr. McBride said they could handle what was on the books now, but will need to address the need for an additional elementary school by 2010.

Commissioner Steczo said the park district was in the process of developing a comprehensive plan. He said they looked at the 33-acre parcel of Harvest Lake and they would give B & B an a-plus mark.

Chairperson Lewis said that accepting the larger P.U.D. would limit pace more than the smaller P.U.D. He said he thought it would be too much risk for developers to amend pace regulations in annexation agreements.

Commissioner McBride said the 22 to 27 acres for a school site was just short of the 30 acres needed for a middle school and Mr. Hanlon said they placed the site on the west edge so there could be some acreage gained by an adjoining developer.

Chairperson Lewis asked for public comment and hearing none he reviewed what he thought was Commission consensus. Mr. Lewis said he was hearing Plan A or the 648-acre plan was better suited to the City and the Commissioners agreed.

B. Consideration of a Conceptual Annexation and Redevelopment Proposal Submitted by Kevin Wynn.

Manager Nicklas said this was a modest proposal compared to B & B's. He said Kevin Wynn was interested in purchasing the 5-acre site of Total Lawn Care on Coltonville Road, annexing it, razing the structures and developing it for attached townhouses in the \$150,000 to \$170,000 price range. Mr. Nicklas said the parcel was presently within DeKalb County's jurisdiction and immediately to the east were several parcels within Sycamore's jurisdiction zone "M-1" Light Manufacturing. He said to the south was mixed zoning of residential and commercial and Krpan's Grandview townhomes were to the northeast. Mr. Nicklas said this would be an infill area.

Kevin Wynn, 12326 North Grove Road, pointed out that he had purchased the property and thought it would be a good area for townhomes.

Commissioner Brotcke asked if Mr. Wynn was aware of the Motel Road proposal and Mr. Wynn said he was. Mr. Wynn said he had left room for that and Engineer Brady had said it might be placed 200 feet further from his property.

Chairperson Lewis asked what about the current zoning and Mr. Nicklas said it was in the planning area as residential. Mr. Nicklas said Mr. Wynn wanted to see whether to proceed with a preliminary plan.

Commissioner Brotcke said he thought it was a good designation for the neighborhood.

Commissioner McBride said he would like another workshop to see a better layout. Mr. Wynn said Mr. Nicklas had a color-copy of the layout.

Chairperson Lewis said the general consensus was that this plan was within the constraints of the Comprehensive Plan and if it were brought back the Commission would be willing to approve it.

C. Consideration of an Annexation Concept Submitted by Don Linneman.

Manager Nicklas said Mr. Linneman's owns a 78.43-acre farm on the south side of Bethany Road which was zoned residential in the 2000 Comp Plan planning area and was changed to agriculture in the 2003 Comp Plan. Mr. Nicklas explained that Mr. Linneman was asking the Commission to consider an amendment to the Land Use Map to include his parcel and the parcel directly west of his, the Diehl farm.

Commissioner Lorence asked if there was sewer capacity and Engineer Brady said it would require a lift station because it was beyond the limits for sewer.

Commissioner McBride said he was loath to change the Comp Plan at this time.

Commissioner Lorence said since the parcel was adjacent to the Cortland border, they should wait to see if Cortland might be able to provide service.

Don Linneman, Maple Park, said he had been farming for 40 years and had bought the property as an investment when it was shown residential in the 2000 Comp Plan. He said he almost had it sold, when the purchaser found out it was no longer residential. Mr. Linneman asked the Plan Commission to give this matter consideration.

Rich Diehl, 1624 Larson, said they purchased their property in 1997 as investment because in was in the master plan as residential. He also asked the Commission to consider their request.

Chairperson Lewis said their next step would be a formal request and Mr. Nicklas said they needed some inclination to do that.

Chairperson Lewis said the issue would be the ability to serve that area with sanitary sewer.

Commissioner Lorence said he did not really care if the land was zoned ag or low density residential, he needed to see a viable plan before deciding to change the zoning.

Commissioner Davey said he sympathized with the landowners, but they had just completed the Comprehensive Plan.

Aldersperson Stowe said he thought they should avoid lift stations.

Chairperson Lewis said he was hearing reservations about changing the Comprehensive Plan and concerns about sewer capacity.

Mr. Linneman asked why the landowners were not notified of the changes and Chairperson Lewis and Mr. Nicklas both said there were public notices and public hearings. Mr. Nicklas said they peppered the print and radio medias with discussion.

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. 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 9 – 0.

Approve:

Chairman – John Lewis

Attest:

Candy Smith, City Clerk