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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF DECEMBER 8, 2003**

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**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: George Bridgewater Tom Brotcke, Bill Davey, Pat David, Steve Doonan, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis. Other staff members present were City Manager Bill Nicklas, City Engineer John Brady, and Commission Attorney Kevin Buick.

**APPROVAL OF MINUTES OF OCTOBER 13, 2003**

**Motion**

Commissioner Brotcke moved to approve the Minutes of October 13, 2003 and Commissioner Lorence 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 MINUTES OF NOVEMBER 10, 2003**

**Motion**

Commissioner Davey moved to approve the Minutes of November 10, 2003 and Commissioner Lorence 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**

Manager Nicklas said the petitioners for Considerations A & B were not in full agreement and asked there be no action taken. Mr. Nicklas said the Plan Commission should hold the Open Hearing and continue the items to the January meeting.

Manager Nicklas added Consideration F – a consideration from ARC Design.

**Motion**

Commissioner Bridgewater moved to approve the agenda as amended 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 12 - 0.

## **ACTION ITEMS**

### **A. Consideration of a Petition From DeKalb Clinic Chartered for an Amendment to the Annexation Agreement Between the City of Sycamore and DeKalb Clinic Chartered, Dated October 20, 1999.**

Manager Nicklas explained the petitioner has asked no action be taken at this time. He said March 1999 the DeKalb Clinic and Roush Family annexed about 20 acres at the northeast corner of Plank Road and Route 23. He said the agreement provided for a north-south road running along the east boundary of the property with a recapture provided that the Kocher farm purchaser would share the cost of the road. John Clare Ltd., purchaser of the Kocher farm, and DeKalb Clinic Chartered have not come to a decision about the cost divisions.

Chairperson Lewis asked for audience comment and receiving none asked for a motion to continue.

#### **Motion**

Commissioner Hamilton moved to continue the consideration until the January 12, 2004 meeting and Commissioner Lorence seconded the motion.

#### **Voice Vote**

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

### **B. Consideration of a Petition from John Clare for an Amendment to the Annexation Agreement Between the City of Sycamore and John Clare, LTD. and the Kocher Trusts #102 and #102, Dated May 19, 2003.**

Manager Nicklas said he thought people were here to speak on the final plats and reminded the Commissioners that the petitioner had asked that this consideration be continued until January. He said the preliminary plat changes were:

- a) A reconfiguration of the relationship between house lots 1 through 8 and the commercially zoned Kocher farmstead. On the original plan, the house lots backed up to the commercial zoning and the roadway ran between the houses and the park. In the revised plan, the lots are separated from the commercial zoning by the roadway, and the house lots now back up to the park. The staff believes this revision will reduce potential conflicts between the commercial and residential zoning districts and afford a safer access to the interior park from the adjacent house lots.
- b) A separate preliminary plat is created to give more definition to the R-3-zoned townhouse area. Now that more extensive engineering has been completed, typical layouts have been refined. There are 110 townhouses on 15.64 acres for a gross density of 7.03 units per acre. The original plan showed 106 townhouses on 10.83 acres, or a gross density of 9.79 units per acre. The two interior roads, Buckboard Lane and Overland Road, will be privately owned and maintained.
- c) The overall gross density of the combined townhouse and single-family development areas is 2.84 units per gross acre (164 single family detached; 110 townhouses on an acreage of 96.275 acres), slightly less than the original gross density of 2.98 units per gross acre.

Dave Faganall said his was a family-owned company that purchased the John Clare property. He said they were a boutique builder and planned to build 40 homes per year for 4 to 5 years. They had sold the townhouse portion to Brian Grainger – a local builder, increased the number of lots by 1 and want to move dirt next spring.

Brian Grainger, 1474 Stonefield Drive, DeKalb, said he wanted to build 4-unit multi-family buildings. He said he redesigned the driveways to create a courtyard configuration. He said it was important that the townhomes each had a back yard. There would be a pond with a path and gazebo and the townhomes would be geared to the empty nester starting at \$160,000.

Chairperson Lewis said that because the petitioner asked that no action be taken, he needed a motion to continue the item to the next meeting.

**Motion**

Commissioner Lorence moved to continue the item to the January 12, 2004 meeting and Commissioner David seconded the motion.

**Voice Vote**

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

**C. Consideration of a Petition From Rondo and Barbara Ziegler for an Annexation Agreement Between the City of Sycamore and the Zieglers, Concerning the Property at 1115 East State Street with an "M-1" Light Manufacturing District Zoning Classification.**

Manager Nicklas said Ziegler's have petitioned to annex property previously known as the Sheahan property. He said they currently own the business "Rondo Truck and Trailer Sales" at 344 N. Main Street and because of needing to expand, want to move to 1115 East State Street. Mr. Nicklas listed the highlights of the annexation agreement as follows:

- a) As with the recent annexation of the property of Swedberg & Associates, the agreement calls for the connection of any present and future structures to the City's water and sewer systems. In this instance, such connections must be made within three (3) years of the annexation.
- b) The concurrent annexation to the Sycamore Park District;
- c) An "M-1" Light Manufacturing zoning classification;
- d) The new owner can maintain the gravel driveways and parking areas unless or until there is an alteration in their area, then all existing and expanded drives and parking areas must be paved.
- e) The payment of a land annexation fee of \$1,000 per acre, if paid prior to December 31, 2003. The discounted fee is owing to the firm's agreeable relocation from a City property where its commercial activities necessarily rubbed against adjacent residential uses, increasingly to the dissatisfaction of the adjoining residents.
- f) A waiver of the water and sewer connection fees, again as an incentive to relocate the business to a more compatible site.

Commissioner Davey asked how much area required paving and Mr. Nicklas said all of the areas that are presently graveled.

Chairperson Lewis asked if they would need run-off detention and Mr. Nicklas said they would have to have a plan to cover drainage requirements.

Chairperson Lewis asked if item 9 on page 24 about additional storage not being required should be changed. Engineer Brady said they would need a storm sewer system with a catch basin and retention.

Commissioner David asked about annexation to the Park District. Mr. Nicklas said the City requires a concurrent annexation with the Park District and the City will not record until the Park Board has taken action. Chairperson Lewis said he thought that policy was set with a desire to have the same boundaries.

Richard Schmack, 584 W. State, said he was representing Rondo and Barbara Jane Ziegler. He said the Zieglers would prefer the parking remain gravel for the life of the agreement, but in the spirit of cooperation they would abide by the 10 years. He said this property would increase the tax base and keep the sales tax in the City. Mr. Schmack said they would discuss annexation fees with the engineer regarding what part of the property was useful because of the flood plain. Mr. Schmack asked for a favorable recommendation.

Commissioner McBride asked why they wanted to annex and Mr. Schmack said there were constraints in dealing with the County.

### **Motion**

Commissioner Lorence moved to approve a favorable recommendation and Commissioner Hamilton seconded the motion.

### **Roll Call Vote**

Chairman Lewis called for a roll call vote to approve the motion. George Bridgewater, Tom Brotcke, Bill Davey, Pat David, Steve Doonan, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis voted aye. Motion passed 12 - 0.

## **D. Consideration of a Petition from Mike Weckerly of Morning Star Media for a Special Use Permit to Install Professional Offices at 240 Edward Street in Sycamore.**

Manager Nicklas said the address is currently zoned R-2 and tempo of the business will offer no more intrusive traffic than what had been previously established as its use as the Masonic Temple. Mr. Nicklas said staff recommends forwarding a favorable recommendation to Council.

Peter Smith of Smith Tucker Brown said Mr. Weckerly wanted to keep his business in Sycamore. He said Mr. Weckerly has 6 employees and the building has a parking lot. Mr. Smith said the requested use was less intensive than the assigned use and asked for a favorable recommendation.

Commissioner Henderson asked the nature of the business and Mr. Smith said it is an advertising agency that purchases television and radio time.

Chairperson Lewis asked for public comment.

Trish Maness, 250 Edward Street, said she ran a daycare next door to the building and was concerned about the traffic and felt Mr. Weckerly might place constraints on her business.

Chairperson Lewis said he had received a call from a neighbor in favor of the request.

Mr. Weckerly said his business would create no hardships for Trish Maness' Daycare.

## **Motion**

Commissioner Brotcke moved to approve a favorable recommendation and Commissioner David seconded the motion.

## **Roll Call Vote**

Chairman Lewis called for a roll call vote to approve the motion. George Bridgewater, Tom Brotcke, Bill Davey, Pat David, Steve Doonan, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis voted aye. Motion passed 12 - 0.

### **E. Consideration of a Petition from Hickory Terrace, L.L.C., Bruce Leonard, Timothy Clark and Laura Clark for Annexation of the Property at the Southeast Corner of Peace Road and Freed Road, a Zoning Classification of "R-1" One Family Residence District and "R-3" Multiple Family Residence District, and a Special Use Permit for a Planned Unit Development.**

Manager Nicklas said this project was before the Commission in concept form in October. Mr. Nicklas summarized the details of the preliminary plan and plat as follows:

- A gross density of 2.38 units per gross acre (72 units; 30.22 gross acres).
- A widened sidewalk/bike path along the Peace Road frontage. The Commission should note that the developer and the Park District may propose an alternative path for linking the subdivision to established subdivisions and recreational space. Since no development is going to occur in the floodplain to the south, the alternative may be to build a widened bikepath/sidewalk from the entrance on Freed Road eastward and toward the Windfield Meadows and Maple Terrace subdivisions.
- Interior bikepaths to connect the townhouse area with the public sidewalk on both sides of the public street that serves the detached single family lots.
- Detention facilities at the southwest corner of the site that are near the floodplain boundaries.
- A pool and clubhouse serving the development only.
- A 50-foot wide landscaped entry feature on the east side of the main entrance.
- A future road connection to Susan Street, as it may be extended from the Windfield Meadows development to the northeast.
- 47 detached single-family homes on lots averaging 14,366 square feet in area. The starting price of the detached units will be around \$250,000. A fiscal impact study portraying the possible financial impact of the development of these homes on the School District and City is attached.
- 25 attached townhouses with 2 bedrooms and a price range of \$190,000 to \$230,000 per unit. The wide range is due to "extras" from which individual buyers will be able to choose.

Mr. Nicklas said the features of the annexation agreement are:

- a twenty year term.
- the requirement of a concurrent Park District annexation.
- the looping of water mains including the extension of a 10" water main along the north side of Freed Road to Peace Road and then southward along the east side of Peace Road to the south line of the property. Recapture of a pro-rated portion of the construction cost of this water main extension is possible if the main extension is used by other developers.

- The reconstruction of Freed Road to a width of 35 feet measured from the back to the back of the curbing, with a turn lane for eastbound traffic on Freed Road at the entrance to the property.
- The requirement that model homes must be served by city utilities and paved temporary parking.
- School and Park District donations according to ordinances then in effect.
- The developers would be limited to a maximum of 35 permits of any type per year, and could not receive their first building permit until one year after the recording of the annexation documents, as per the regulations passed on November 17, 2003.
- A homeowners association is required to maintain common areas and the pool area.

Commissioner Bridgewater said he was concerned about traffic from Freed onto Peace Road and wondered if a light should go there. Mr. Nicklas said light-signal warrants are established according to standards.

Jim Stoddard, of Klein, Stoddard, Buck, & Waller, said the Sanderson's had resolved the bike path issue and thought the bike path would be better placed along the southern edge of the subdivision to join the park in Maple Terrace. He said they were shocked at the School District's \$5,000 per lot voluntary contribution request.

Commissioner David asked about the additional right-of-ways and Mr. Stoddard said they needed easements for utilities along the north side of Freed Road.

Commissioner Henderson asked if the voluntary contributions were not binding on Council or Plan Commission how could they take action without that being resolved. Mr. Nicklas said it was a voluntary action between the School District and the developers and was not part of this negotiation. Chairperson Lewis said the Plan Commission's By-Laws did not include reviewing impact fees. He said their charge is Land Use.

Commissioner McBride said that impact fees are based on land values and talked about a template out of Virginia that calculated the numbers needed for development to pay for itself. He suggested Council could insist on a pre-annexation agreement with the School District. Mr. Nicklas said a letter from Superintendent Hammon referenced that and Mr. Nicklas said that would be an intergovernmental policy discussion.

Commissioner Steczo said that placing a bike path on the east side of Peace Road would be the start of a link to eventually going to Ogle County and beyond.

Chairperson Lewis asked Attorney Buick if voluntary contributions could be memorialized of the annexation agreement and Mr. Buick said they could, but they might be seen as coercing the applicants. Mr. Buick said the By-Laws excluded the Plan Commission from recommending.

Commissioner Brotcke said talk of eminent domain was unthinkable at this stage and Mr. Nicklas said the City imposed widening the road. Mr. Stoddard said it was in the City's best interest and Mr. Nicklas said it was the City's job to plan the best roadway.

Chairperson Lewis asked for audience comment.

Greg Borne, 1510 Freed Road, said he needed clarification of the widening of Freed Road because he said it looked like the turn lane would be in his front yard. He said the thought 600 trips in and out of the new subdivision was a lot.

Stephanie Borne, 1510 Freed Road, said she was concerned about safety issues and the value of her home.

Diane Gautcher, 1440 Freed Road, expressed concern about the traffic because there are times it takes her 15 minutes to get out of her driveway in the morning. She said school buses cause backups and it is almost impossible to turn left onto Peace Road.

Scott Short, 1742 Briggs, said urban sprawl is here and said the By-Laws should be changed to include review of impact fees. He said he thought the City had blinders on regarding traffic studies.

Mr. Stoddard said he thought there was a misconception about the School District having no input about impact fees. He said the School District did have input.

Dave Sanderson, 1686 Sunflower, said he had been a local builder for 35 years and used local subcontractors helping the local economy. He said he agreed it was a busy intersection and felt it would be safer for children to get to town on a bike path. Mr. Sanderson said he thought this was a good place for a subdivision and to keep in mind it was a small subdivision.

Commissioner Henderson asked if the traffic study took into account left and right turns. Engineer Brady said the numbers were based on total traffic. He said this was a minor ADT at 600 and 60% would go to Peace and Freed and 40% would go east. He said the counts were 5 years old so they could add 15% to the numbers and those numbers would equal those of Freed and Brickville Roads.

Commissioner Doonan asked if the turn lane could be moved to get it away from the Borne's house and Mr. Brady said that alignment would not flow as well. Commissioner David said she thought this might slow traffic and she thought it should be moved to less impact current homeowners. Engineer Brady said it would only save about 5 feet. Commissioner Lorence suggested putting a driveway on the side of the Borne's house.

Commissioner David asked about the pool and clubhouse location and Mr. Sanderson said they might put a berm in, but they needed access for emergency vehicles.

Commissioner Bridgewater said his biggest concern was the traffic on Freed and Peace Road.

Commissioner David asked if it was appropriate to ask for a delay to allow the developers an opportunity to minimize impact on neighbors.

Manager Nicklas asked the Commission to be as specific as possible.

Chairperson Lewis said he was hearing 4 issues – taking of right-of-way, traffic impact, location of bike path, and how Plan Commission feels about memorialization about voluntary contributions.

### **Motion**

Commissioner Henderson moved to hold over so the petitioner could address taking of right-of-way, traffic impact, location of bike path, and how Plan Commission feels about memorialization about voluntary contributions and Commissioner Lorence seconded the motion.

### **Roll Call Vote**

Chairman Lewis called for a roll call vote to approve the motion. George Bridgewater, Tom Brotcke, Pat David, Steve Doonan, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe voted aye. Bill Davey, Larry Steczo and Chairperson John Lewis voted nay. Motion passed 9 - 3.

**E. Consideration of ARC Design for add-on Exhibit B to River Edge Condominiums in Townsend Woods.**

Manager Nicklas explained this as an item needed to record at the County for maintenance and the floor plan of the elevation. He said the preliminary plat was approved with little detail. Mr. Nicklas said they would establish a document defining the rest of the units in order to avoid having each of them coming back for consideration. Mr. Nicklas said these particular units were ready to sell and could not close without the add-on.

Mr. Shaulis, representing ARC design, thanked the Commission for adding this item to the agenda.

**WORKSHOPS**

**A. A Second Consideration of a Conceptual Annexation and Redevelopment Proposal Submitted by Kevin Wynn.**

Manager Nicklas explained this was published as a public hearing and should be opened and continued until such time as the Commission feels that the concept is ready for formal review. Mr. Nicklas highlighted the plan features in his background as:

- Nine, 4-unit buildings for a total of 36 units on a 5.02-acre site, or a gross density of 7.17 units per acre.
- The units would be served by privately owned and maintained streets.
- A total of 23 guest parking spaces are provided, or .64 spaces per unit. The minimum expectation has recently been around .75 spaces per unit (e.g. Roncon; Castle, etc.).
- A detention area is located at the northwest corner of the property.
- No sidewalks are shown.
- No recreational open space is shown.
- There is a 25-foot setback from the west and east parcel lines.
- There is no entry feature or turn lane shown.

Kevin Wynn, 12326 North Grove Road, said he has asked for annexation of 2075 Coltonville Road to build townhomes which he thinks is a natural use for that area. Mr. Wynn said there are 26 parking spaces with room for addition, he would landscape the detention on the north end, and there is 4-lane access to the development. Mr. Wynn said he is rooted in Sycamore having attended Sycamore schools, owns two businesses in Sycamore and will use local vendors for this project.

Commissioner Henderson asked the price of the units and Mr. Wynn said they would range from \$150,000 to \$170,000.

Commissioner Stowe asked if he would be willing to put sidewalks along Coltonville Road and Mr. Wynn said he would be.

Commissioner Lorence said the 4-lane access stopped in front of the property and Mr. Wynn said there would be no problem extending a turn lane.

Commissioner Brotcke asked if Mr. Wynn was aware of the potential Motel Road extension and he said he was. Engineer Brady said he thought the extension was west of this property and the next developer might anticipate the road going through the property.

Mr. Wynn said he had enough information to bring this proposal back as a consideration.

## **B. A Consideration of a Refinement of B&B Development's Harvest Lakes Concept Plan.**

Manager Nicklas said B & B was not able to negotiate a contract purchase for a significant portion of their 650-acre development so they are proposing a smaller version of the proposed Harvest Lakes plan.

Chuck Hanlon, Land Vision, said he was here presenting with petitioner Ken Blood, Charlie Blood, and Andy Sikich of Christopher Burke. Mr. Hanlon explained this development would not begin for 6 years and would then buildout in 9 years, but he was not sure of the progression. Mr. Hanlon said the school site was placed with direction from Superintendent Hammon on the west side of the project so more property could be obtained from an adjacent developer. He said Christopher Burke was engineering storm water management and they want to submit a preliminary plat as soon as possible. He said they would like some language in the agreement to accommodate unpredictable scenarios at the Moose Range intersection. Mr. Hanlon said B & B owns the 366 acres. They are getting indication from Dave Peek, Park District Director, that he is content with the parks. Mr. Hanlon said the beginning of the greenbelt was at the northern most point of the property at Whipple Road and that park area could be land used for a water tower. He said the average lot size is 11,000 square feet. He said the started illustrating a trail system, but will get more detailed on the preliminary plat. The school contribution is a combination of the impact fee, 22-acre school site plus \$1500 voluntary contribution per lot.

Commissioner Lorence asked if the \$1500 voluntary contribution was split between the City and the schools. Ken Blood, B & B Enterprises said earlier they had discussed giving \$750 to the City and \$1500 to the schools, but had not agreed upon that.

Commissioner David said that wider sidewalks did not create bike paths and asked him to be aware of crossing driveways. Mr. Hanlon said they had designed the trails to eliminate as many driveways as possible.

Commissioner McBride said it looked like only 1 egress and thought there should be a number that would trigger a second egress. Commissioner Lorence said that number is 15 for Krpan's Parkside Estates and the Plan Commission can negotiate that.

Commissioner Bridgewater asked if Plank Road would have the curve removed at Moose Range and Commissioner Lorence said the developer has the County's design and it might be 10 years before any work is done.

Commissioner McBride asked if they would treat the gas pipeline as part of the lots like in Sycamore Creek and Mr. Hanlon said they would.

Chairperson Lewis asked for audience comment.

Grace Adee, 1469 Longwood Drive, reminded the Commission that the majority of residents in the City do not want to become a large City. She said they want to keep Sycamore a small town and C.A.R.E., Citizens Action for Reasonable Growth, has collected signatures to place a restrained growth question on the March ballot. Ms. Adee said we need industry not houses.

Scott Short, 1742 Briggs, said he thought larger parks were needed.

Linda Knuth, 1844 Perry Court, said she was against uncontained growth and feared that the homes currently platted would be built out before a new school would be built.

Chairperson Lewis said if the 366-acre plan was 3 or 4 smaller plans, the smaller plans could develop at a faster pace. Mr. Nicklas said the school's "Notebook" prefers larger developments.

Commissioner Stowe stressed that the Plan Commission and the Council have been listening and there is no other community in the state of Illinois with a pace ordinance. Mr. Stowe also reminded the public that they drew an edge for the community at Whipple Road.

Commissioner Lorence said Sycamore had the only Plan Commission in the County with voting representatives from the school and park districts.

Ken Blood said they spoke with the school district before starting Heron Creek and have kept abreast of the changes since. Mr. Blood said they try to recognize that the last guy in town feels like the gentleman who has lived in Heron Creek for two years and said he felt like he was subsidizing new students. He said it's the last person in town syndrome – it's all right for my kids to be subsidized, but not the next person.

Mr. Hanlon said he thought they had enough information to move forward.

## **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 10:00 p.m. Commissioner Steczo 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.

Approve:

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Chairman – John Lewis

Attest:

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Candy Smith, City Clerk