
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF MARCH 8, 2004

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

APPROVAL OF MINUTES OF FEBRUARY 9, 2004.

Motion

Commissioner Hamilton moved to approve the Minutes of February 9, 2004 and Commissioner George 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.

Commissioner McBride arrived at 7:01 p.m.

APPROVAL OF AGENDA

Motion

Commissioner George moved to approve the agenda and Commissioner Brotcke seconded the motion.

Voice Vote

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 8 - 0.

CONSIDERATIONS

A. Consideration of a Petition from R.A. Faganel Builders for a Final Plat for Phase I of the North Grove Crossing Planned Development.

Manager Nicklas explained this final plat covers one-half of the single-family detached portion of the North Grove Crossing based on preliminary plat revised January 19, 2004. This final plat also depicts lot 201, a common area reserved for storm water detention, and lot 202, a 6.35-acre park space.

Commissioner McBride said they have had past discussion regarding the definition of phase and asked if that could be clarified as a portion of a subdivision or a whole subdivision. Mr. Nicklas said he would look for consistency in future reviews.

Motion

Commissioner McBride moved to approve a favorable recommendation and Commissioner George seconded the motion.

Roll Call Vote

Chairman Lewis called for a roll call vote to approve the motion. Commissioners, Tom Brotcke, Pat David, Ken George, Dave Hamilton, Cindy Henderson, John McBride, Larry Steczo and Chairperson John Lewis voted aye. Motion passed 8 - 0.

WORKSHOP ITEMS

Chairperson Lewis moved item C. to the beginning of the workshops because the Gracious Living Homes representatives were not present and because Mr. Faganel learned his pregnant wife may be in labor.

C. Consideration of a Concept Plan from R.A. Faganel Builders for a Planned Residential Development on the Walters and Cambier Farms North of the Intersection of Peace Road and Brickville Road.

Manager Nicklas explained that this proposal consisted of 171 single family detached homes on about 85 acres. He said one issue is that this development crosses the area on the Comp Plan depicted as rural residential and neighborhood, low-density urban residential. He said the concept does not make a distinction in terms of lot sizing in these two development areas. Mr. Nicklas said other issues include access, Park and School dedications and cul-de-sacs. He said the most important issue regarding growth management is when the first permits would be issued. The regulatory ordinance would allow the first permits in 2006, but the developer has proposed a delay until 2009. Mr. Nicklas suggested the next year that permits from a new subdivision might be comfortably issued in terms of the service capacity of local taxing bodies is 2012.

Dave Faganel, Faganel Builders, said Gary Weber of Gary Weber & Associates who was here to help with the presentation joined him. Mr. Faganel said he is the developer for North Grove Crossing that should be completed by 2008 and is looking for more opportunity in this area and would be willing to delay until 2009.

Gary Weber said he is a land planner and landscape architect for North Grove Crossing so it seems natural that he is working on this concept plan called River Run. He said the 96-acre development would contain 171 single-family homes on lots with a minimum of 10,000 square feet. He said the main access is off Brickville Road with a boulevard entry. A central neighborhood park of 1.75 acres would be private and an 8.25-acre park would be public. He said this is a development that has a lot of nice views and features for the community. Mr. Weber said that Faganel Builders is a family company building homes from 2400 to 3300 square feet.

Mr. Faganel said he offered Park Director David Peek 4- 5 acres of dry land plus pond system and trails. He said he also spoke with Dr. Hammon, Superintendent of Schools, about the land/cash contributions.

Commissioner McBride asked if they had the option on the land for the access boulevard off Brickville and Mr. Faganel said that is the placement suggested by Engineer Brady.

Commissioner David asked if there were any bike paths other than those with the park acreage and Mr. Faganel said he had not gotten that detailed yet. Ms. David said she would like to see a bike path and Mr. Faganel said he would connect with the railway to the east.

Commissioner David suggested they might combine this development with North Grove Crossing to utilize the growth regulator.

Chairperson Lewis said the timing would be key and said the window of opportunity is 2012 and Mr. Faganel said he would like to start in 2009. Chairperson Lewis said that would slot them in at the peak of the existing permit table in year 2006 with 559 possible permits. Mr. Lewis said there should be discussion where this development could be slotted in.

Commissioner George asked how many houses Mr. Faganel could build per year and Mr. Nicklas said the ordinance allows 25% or 40 whichever is less. Chairperson Lewis asked the total units if this combined with North Grove Crossing and Mr. Nicklas said 300 to 400 and the regulator would allow 18% or 60 units whichever is lower. Commissioner David said they would be hastening the pace if approved separately. Chairperson Lewis asked if they could be combined and Mr. Nicklas said it is possible, but the Council would need to decide that.

Chairperson Lewis asked the Plan Commission if the slotting of starting could be agreed upon, is this the type of development the City wants. The general consensus was that it is.

Commissioner Hamilton asked what would be built on the area notated as rural residential and Mr. Faganel said no houses would be built in that area.

Commissioner McBride said he thought the City Council should give them direction regarding slotting and Mr. Nicklas said the Council has given direction by passing the Regulatory Ordinance in November 2003. He said they seem to understand that as the table is updated it allows them to see where the City is with building starts.

Commissioner Lorence arrived at 7:30 p.m.

Commissioner Steczo said the Park District is in the midst of completing their own comprehensive plan and are finding the satellite parks are a maintenance nightmare. He said their comprehensive plan is leaning toward larger parcels. Mr. Steczo asked if this was approved would they be subject to impact fees at the time of impact and Mr. Nicklas said they would. Chairperson Lewis said the annexation agreement language would read that way.

A. Second Consideration of a Conceptual Development Plan from Gracious Living Homes LLC for the Development of an 18.66-Acre Portion of the Strong Farm for a Residential Development to Serve Persons Aged 55 and Older.

Manager Nicklas said at the last meeting Gracious Living Homes LLC was directed to prepare an analysis of the comparative fiscal impact of a commercial office and senior residential use.

Gigi Walker of Gracious Living Homes said they want to maintain the small town feel and a sense of community for seniors. She said the economic impact analysis of the 12.86 acres resulted in the senior development being a favorable increase to the City over the Comprehensive Plan's zoning.

Commissioner David asked for clarification if at the last meeting they decided they would not look favorable to anything other than office research use in that area. Mr. Nicklas said that is what the plan says based on jobs and economic impact, but the point of this reconsideration was to get the comparative economic impact to see if

it was convincing to change the zoning. Ms. David asked if there was any possibility of heavy industrial along there and Mr. Nicklas said it was zoned commercial office or light industrial. Commissioner David asked if there was any experience of negative impact on future light industrial coming in. Manager Nicklas said he did not think that would be the case.

Chairperson Lewis said a healthcare campus along Peace Road would be complementary to this project. Mr. Nicklas said Dr. Dennis Collins has purchased a long narrow strip along the east side of Monsanto for an upper end commercial campus for health facilities similar to Midlands Campus.

Commissioner Lorence said he does not see a projection of revenue that would have been generated from commercial office space like the aviation fuel agreement. Mr. Nicklas said he discouraged that entering the analysis because the City is not considering commercial retail there. Mr. Nicklas said they want to maintain the dynamic of the downtown and other scattered areas of retail.

Commissioner McBride said he was not at the last meeting, but he agrees with those commissioners not wanting to change the land use. He said he thought it was too soon after the revision of the Comp Plan to make changes. Mr. McBride said he thought this was a type of residential needed and suggested teaming up with another residential builder. He said this type of zoning should be written into the next Comprehensive Plan.

Commissioner George said the age-restricted development numbers are positive and he thinks they should consider this. Commissioner McBride asked if jobs were considered in the analysis and said he thought it was a rather narrow analysis. Chairperson Lewis said 18 acres would not generate space for many jobs. He said the overall impact on the community would not impact the schools, but would bring a contingent of people who will spend money. Chairperson Lewis asked if this is something the Plan Commission is willing to consider if they bring it back.

Mr. Nicklas said this is brought before the Plan Commission after 6 months of discussion with staff. He said one goal of the Comprehensive Plan identifies housing for all stages of life and this site is one of the few for this type of development. Mr. Nicklas said he has warmed to the possibility and has seen the product and he thinks it is good quality.

Commissioner Henderson asked about the timing of the project. Gigi Walker said they would want to start as soon as possible. She said they would start with the community center and one building with 4 units and complete the project within 3 or 4 years of approval.

Chairperson Lewis said part of the development issue is the impact on the School and Park Districts and this would have minimal impact on the schools.

Commissioner McBride said he heard staff say to avoid anything that falls in the 2005 through 2007 range. Manager Nicklas said the main city services would not be affected and Commissioner Lorence said he thought Mr. McBride was referring to Building Commissioner Doty. Mr. Nicklas said the plan review would be repetitive and Mr. Doty said the review process would be minimal, but the inspections would still need to be done.

Commissioner Steczo said it looked like a cash donation to the Park District, but he thinks they will impact the golf course. He said he felt this is a great plan in the wrong place.

Gigi Walker said they spoke with larger residential developers to piggy back on and they had no interest. She said this development is about life style and community.

Commissioner Lorence said he is concerned about the flight path complaints.

Commissioner David said flight path complaints are concerns for their marketers. She said she is on the fence, but tending toward this type of development. She said she would like the numbers fine tuned to show it as an advantage to the City before she would set precedent and change the zoning.

Chairperson Lewis reiterated what Nicklas had said that the Comp Plan specifies a desire to provide housing for a wide range of population. He said Sycamore did not have a lot of locations for this type of development and he thought the economic impact might serve the needs of the community in the long run.

Commissioner Lorence said he thought it created a natural transition from the residential area across the street.

Chairperson Lewis conducted a straw poll to see if there was any viable potential for bringing this matter back and there were 6 commissioners for it and 3 commissioners opposed to this development.

B. Second Consideration of a Conceptual Development Plan Presented by George Haviar for 97 Acres North of Bethany Road, to the East of the Entrance to Krpan's Parkside Estates.

Manager Nicklas said this plan was presented at the January 12, 2004 meeting and has been substantially reworked as follows:

- Two viewing corridors have been added at the end of Schmidt Lane and at the northeast corner of the parcel.
- The number of lots has been reduced to 79.
- At the suggestion of the School Superintendent, 18.21 acres would be donated for a future elementary school site at the southeast corner of the property. (Mr. Nicklas said they would also pay the School District impact fee at the current rate at the time of permitting.)
- At the suggestion of the Park Director, 45.52 acres would be donated for passive recreation and nature trails. (Mr. Nicklas said most of this is in the 100-year Flood Plain)
- The average lot size has been increased from 11,403 square feet to 12,895 square feet to better align with the lot sizes of the Parkside Estates P.U.D. to the west.

Mr. Nicklas said some of the items he needed direction on are as follows:

- ◆ From a land planning perspective, does the plan meet the expectations of the Comp Plan and sound planning principles?
- ◆ Are the developmental exactions sufficient to satisfy ongoing concerns about the fiscal impact of residential development?
- ◆ If the proposed development were approved, would the regulatory constraint on permits for one year (until sometime in 2005) be sufficient in light of the expected pace of permits in that year? Does the School District and Park District accommodation with the developer remove some of the reluctance to consider the proposed annexation in terms of fiscal impact?

Michael Mondus, West Higgins Road, Rosemont, IL, said Mr. Nicklas had covered most of his presentation, but he did want the Commission to realize they had matched lot lines with Parkside Estates' lots. He also noted a bike trail system runs north and south and matches up with Parkside Estates trail system.

Commissioner Steczo said the 45 acres abuts 80 Park District acres across the river and he said the Park District would be in favor of this development.

Commissioner Henderson asked Mr. Nicklas to explain what he meant by the question regarding the regulatory constraints being sufficient. Mr. Nicklas said he was asking if they would be comfortable suggesting a slot where they would like to see this development start.

Commissioner David said small developments can still hurt.

Chairperson Lewis said if this starts in 2005 it would increase permitting by 10%. He said it looks like 9 or 10 lots are in the flood plain and Mr. Mondus said that part of the flood plain is shallow, about 1 foot in depth. He said they would fill the lots and would not build on them until FEMA said they were no longer in the flood plain. Manager Nicklas said the Comprehensive Plan is clear in not supporting building in the flood plain because they do not want to demean its integrity.

Chairperson Lewis said it appears that 2009 is the time when adding 35 permits makes sense. Commissioner Lorence said he wished they had the authority to state that and Mr. Nicklas said they have the authority to suggest that and Council has the authority to impose it. Chairperson Lewis asked the Commissioners if 2009 would work and they said yes, but 2010 would work better.

George Javier, petitioner, said he was hoping that the large park donation and school site would be reason for the City to allow the development in sooner.

Commissioner McBride said he would like guidance from Council on what might be exceptional. Manager Nicklas said if they ask for too much guidance from Council it would emasculate the roll of Plan Commission. Mr. Nicklas said they have narrowed the room for negotiation by focusing on the pace of development, but he said there still exists a little gray area. He said if the fiscal impact is minimized, they might consider an adjustment of when this development could start.

Commissioner David said in the spirit of suggestions, what would prevent the petitioner from starting at a lesser permit amount in 2005 and even less in 2006 and then proceed at regulatory pace.

Mr. Javier said he is willing to work with the City, but he is not a big builder and would have to buy all the property.

Commissioner George said the donations are great and they could approve a recommendation, but the Council would have the final approval.

Commissioner Steczo asked when he thought the development would be completed and Mr. Javier said he would like to start in late 2005 and finish in 2008.

Commissioner Brotcke said this is the infill they have been asking for.

Chairperson Lewis asked if the developer and staff would work out a compromise for the time slotting would the Plan Commission consider approving this development. He said he thought the School District and Park Districts were satisfied and those representatives said they were.

The consensus of the Commissioners was that they would approve this development with a reasonable compromise on timing.

D. Consideration of an Administration Presentation Regarding a New Unified Development Ordinance.

Manager Nicklas explained the Unified Comp Plan was the prelude to further initiative by the County's individual municipalities in merging their planning, zoning, and development regulations into a uniform text. He said he has adapted the City's Zoning Code and a variety of specific development regulation in the City Code that affect the installation of public infrastructure. Mr. Nicklas said he is 100 pages shy of completion and asked the Commissioners to review the first 3 chapters to discuss at the April 12, 2004 meeting.

REPORTS

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

Annette Hallmeyer, 408 Grant St., asked for an update regarding the Lathrop property on Stark Avenue.

Mr. Nicklas said Mr. Lathrop has not satisfied the staff with any options to come back before the Plan Commission.

Engineer Brady said the City tv'd the tile search and it runs up to Center Cross and is in poor condition.

Ms. Hallmeyer said Mr. Lathrop has done a good job cleaning up the house, but did not agree with his plan for a duplex. She said his property has a water gathering puddle. Ms. Hallmeyer presented Manager Nicklas with a packet of petitions and photos regarding Mr. Lathrop's property.

ADJOURNMENT

Motion

Commissioner Brotcke moved to adjourn the meeting at 8:30 p.m. and Commissioner George 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