
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF SEPTEMBER 13, 2004

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF MINUTES OF AUGUST 9, 2004.

Motion

Commissioner Lorence moved to approve the Minutes of August 9, 2004 and Commissioner George seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 9-0.

APPROVAL OF AGENDA

Motion

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

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 9 - 0.

CONSIDERATIONS

A. Consideration of a Petition from Milan Krpan for Approval of a Final Plat for Unit Four of the Parkside Estates Subdivision.

Manager Nicklas said this item was deferred at the August 9 Plan Commission meeting until outstanding issues between the Sycamore Park District and Mr. Krpan concerning the value and ultimate development of the conservation area along the Kishwaukee River branch were resolved. He said that a resolution has been reached.

Motion

Commissioner Steczo moved to approve a favorable recommendation to Council and to include the park designations as Stapleton Park and Commissioner Davey seconded the motion.

Commissioner Lorence said that Stapleton Park needed to be identified on the Plat and Mr. Nicklas said he would see to it that is done.

Commissioner Steczo said he would amend the motion to include designation of "Stapleton Park" and Commissioner Davey agreed with the amendment for his seconding the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Bill Davey, Ken George, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Larry Steczo, Chuck Stowe and Chairperson John Lewis voted aye. Motion passed 9 - 0.

B. Consideration of a Petition from Dahlko, LLC for Further Revisions to the Amendments to the Annexation Agreement Approved on January 21, 2002 for the Townsend Wood Subdivision.

Manager Nicklas said this matter was also deferred from the August 9 meeting until a sense of understanding might be reached to assure that traffic signals and road improvements at Mt. Hunger and Route 23 be completed in a timely fashion. Mr. Nicklas said the developer proposed the following:

- a) the Developer (or successor) agrees to post a \$500,000 letter of credit for the Mt. Hunger intersection and traffic signal improvements. This action would encourage steady efforts on the part of the developer, although it would not necessarily impel IDOT to proceed more expeditiously;
- b. Upon the posting of the letter of credit in the amount of \$500,000 for the Mt. Hunger Road improvements, the City will release the developer's \$500,000 letter of credit for the Maplewood improvements, since the developer already has a \$500,000 letter of credit with IDOT to secure the completion of such improvements.
- c) In the event the developer does not file a revised intersection design study (IDS) with IDOT by October 1, 2004, or fails to submit construction plans to IDOT within 60 days of IDOT's approval of the revised IDS, or fails to commence construction of the intersection improvements within 60 days of IDOT's issuance of a permit for construction, an additional letter of credit in the amount of \$500,000 will be posted with the City for the Mt. Hunger intersection improvements. (Brett Brown, Attorney for Keven Dahl, said the IDS is at IDOT for review.)

Mr. Nicklas said the City would add a requirement of a written quarterly report to the Council by the developer's engineer to keep the Council apprised of IDOT reviews and permit processing. Mr. Nicklas said he is looking for direction from Plan Commission.

Commissioner Davey asked the estimated cost of each intersection and Engineer Brady said \$500,000 each.

Commissioner Lorence asked why the hand holes on the east side were almost 8 feet higher than the west side. Engineer Brady said they do look higher, but he set the grade. Mr. Lorence asked if it would be curb and gutter and Engineer Brady said the area to the east would be curb and gutter.

Motion

Commissioner Lorence moved to approve a favorable recommendation to Council with the caveats and Commissioner George seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Bill Davey, Ken George, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Larry Steczo, Chuck Stowe and Chairperson John Lewis voted aye. Motion passed 9 - 0.

C. Consideration of the Vacation of a Portion of the South Maple Street Right-of-Way Adjoining 202 West State Street.

Manager Nicklas said the owners of PJ's Courthouse, represented by Paul Schwartz, would like to create an outdoor dining space along the east wall of their building at 202 W. State Street. He said the opportunity to do so arises because the reconstruction of S. Maple Street will reduce the street traffic to one lane, and will involve a considerable widening of the sidewalk area next to the restaurant. Mr. Nicklas said part of the reason is for safety at the corner of State and S. Maple and to protect the exposed Popcorn Stand. He said the purpose of this vacation is to deal with the fact that in our liquor code it is illegal to serve alcoholic beverages on public property and the only way around that is to vacate this property. He said often with a vacation there is a cost to the City, but in view of the substantial improvement to be made by the property owners, he is not proposing anything more than \$1 to perpetuate the exchange.

Motion

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

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Bill Davey, Ken George, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Larry Steczo, Chuck Stowe and Chairperson John Lewis voted aye. Motion passed 9 - 0.

D. Consideration of the Final Plat for the Hickory Terrace Planned Unit Development.

Manager Nicklas said the Hickory Terrace was approved in the preliminary state last April. He said the final plat comprises the entire development area of about 30 acres at the southeast corner of Peace and Freed Road. He said 49 single-family lots are platted along with the retention areas.

Commissioner Lorence inquired if the area off the unsubdivided lot has been dedicated for a turn lane right-of-way. Engineer Brady said that is not part of this subdivision, but will need to be dedicated when the road improvements begin. He said the area would need to be annexed.

Commissioner Steczo asked if the 10-foot easement was for a possible future bike path and the developer said it was.

Jim Stoddard, 740 W. State Street, office at 122 S. Locust St., said he is representing the petitioner and his client is perfectly willing to dedicate the right-of-way.

Motion

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

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Bill Davey, Ken George, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Larry Steczo, Chuck Stowe and Chairperson John Lewis voted aye. Motion passed 9 - 0.

E. Consideration of the Final Plat for the Prairie Professional Park.

Manager Nicklas said that in late June the preliminary plat for the Prairie Professional Park was approved. He said the final plat depicts 10 buildable lots. He said Lot 2 currently has an existing building with a front setback of less than fifty feet. The surveyor's note on the plat correctly identifies such an encroachment as permissible. Mr. Nicklas said the surveyor's note affirms that a property owner's association will maintain the detention ponds on Lots 1,4 and 10. Mr. Nicklas said Commissioner McBride called earlier to say this property is in the DeKalb School District and Mr. Nicklas said he would see that that minor change was made to the plat before recording.

Steve Milner, 517 Joanne Lane, DeKalb, said there have been a few minor changes to make a more attractive park.

Motion

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

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Bill Davey, Ken George, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Larry Steczo, Chuck Stowe and Chairperson John Lewis voted aye. Motion passed 9 - 0.

WORKSHOP ITEMS

A. Consideration of a Request by Larry Patton, Diana Morrasy, and Tim and Phyllis Moody for the Annexation of the Properties at 1330/1334, 1340 and 1360 North Main Street and Their Rezoning to a Commercial Zoning Classification.

Manager Nicklas said these three property owners want a sense of what the Commission might want for the use of their land. They would like to annex the properties and rezone them for commercial activity.

Larry Patton, 715 Cambridge, said they want to find out what the Plan Commission would suggest for the property. He said he spent the last two months clearing out his property. They are not asking for residential, they want commercial but have nothing specific in mind.

Commissioner Davey asked how much land was among the three properties and Mr. Patton said about 3 acres.

Commissioner Henderson asked if they had talked with the surrounding neighbors. Mr. Patton said they had not yet, but he thought since they were on Route 23 the commercial zoning made sense.

Commissioner Steczo said he did not have a problem zoning that commercial, but he could not imagine what they would put there.

Chairperson Lewis asked about "C-3" Commercial zoning. Mr. Nicklas said there is a large commercial area to the south and he did not think the area called for more neighborhood stores. He said there would need to be some transition to the single-family houses behind the area. Mr. Nicklas said they would want to look at the 2 parcels south of the petitioners' properties to make a power strip.

Chairperson Lewis asked if there had been any discussion with the owners of those two parcels and Mr. Patton said the owner would be ok with what they want to do, but does not want to join them.

Commissioner Lorence said they would need to address the transition, but he would not want to discuss this until they get approval for exits from the State of Illinois. He said when use is changed the existing driveways cease to exist as accesses.

Commissioner Stowe said they would need some pretty hefty buffering for the residential behind.

Commissioner Lorence said a change in zoning would also require storm water retention.

Mr. Nicklas said he gathers the Plan Commission would not want to see this again without a concept plan.

Chairperson Lewis listed the issues as: the access issue, transition of property to the east, some idea of the type of commercial desired, and the potential of the area between Maplewood and 1330 North Main Street.

Commissioner McBride said even if the two property owners to the south are not interested in the project, they could agree to rezone and continue living there for years.

William Mitchell, 113 Brian Street, said they were alarmed to see the signs go up because they did not know what that meant. He feared it meant a Casey's or 7-11 and is concerned about the integrity of his property.

Don Yackey, 1343 Everett Street, said they bought their home because of the open areas and expressed concerned about what would go in as commercial.

B. Consideration of Chapter 6, Articles 6.6 Through 6.8, in the Proposed Unified Development Ordinance.

Manager Nicklas said these chapters cover off-street parking and sign regulations.

Commissioner McBride said the standard parking spaces per unit is 3 and now we want more and Mr. Nicklas said 2.75 is now required and he raised that to 3.

Commissioner McBride asked if they would include a paragraph of minimum requirements with the option to provide the direction of layout.

Commissioner Henderson said the beginning of the UDO states that the document is guidelines and Mr. Nicklas said that theme should be repeated because it is a lengthy document.

Commissioner Lorence said he did not see any shared use guidelines for parking lots.

Mr. Nicklas said 6.75 addresses shared parking for multiple-tenant buildings but there is no provision for remote parking which often is the case for not-for-profit facilities.

Commissioner McBride said that the political signs section should qualify a certain time before an election. Mr. McBride also suggested reducing the permit to 30 days to be consistent with the County.

Commissioner Stowe said he would not like to go less than 60 days.

The consensus of the Plan Commission was to go with a 60-day political sign permit with the modifier of "election date."

Commissioner Stowe said he thought there might be a problem of Freedom of Speech if signs are not permitted longer than 30 days.

A question of whether the property owner or the candidate would be in violation if there is no permit, or if the sign is placed too early. Mr. Nicklas said the police have authority to enforce the rules.

Mr. Nicklas said there is one final chapter for the UDO that is the engineering chapter.

Chairperson Lewis reminded the Commissioners that copies of the final chapter were provided at the beginning of the meeting.

REPORTS

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

ADJOURNMENT

Motion

Commissioner Steczo moved to adjourn the meeting at 8:00 p.m. and Commissioner Hamilton seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 9-0.

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk