
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF JUNE 13, 2005

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: George Bridgewater, Tom Brotcke, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley, Larry Steczo and Chairperson John Lewis. Commissioner Bill Davey 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 OF MAY 9, 2005.

Motion

Commissioner Lorence moved to approve the Minutes of May 9, 2005 and Commissioner Schulz seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 11-0.

APPROVAL OF AGENDA

Chairperson Lewis moved the Workshop item F. to Workshop item A. and adjusted the other items accordingly.

Motion

Commissioner Bridgewater moved to approve the agenda with the change 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 11-0.

CONSIDERATIONS

A. Consideration of the Vacation of a Portion of South Sacramento Street Adjoining 441 West High Street in the City of Sycamore, Illinois.

Manager Nicklas explained that at a recent real estate closing, a discrepancy was noticed in the recorded plat and a survey for the property known as BP Amoco at 441 High Street which postponed the signing of final documents. He said based on a comparison of the different surveys and field measurements, it appears that the service station's sign and other appurtenances are on the City's Sacramento Street right-of-way. Mr. Nicklas said Engineer Brady said there is not enough room to expand that right-of-way for another lane so there is not interest in the property from the City. He said the City thought the most

reasonable solution was to vacate that portion of public property that has been maintained for many years by the owners of BP Amoco.

Gary Cordes, 1467 Maria Ct., representing the petitioner, said since 1869 the owners of that property have been paying taxes on, maintaining, and had color of title to the piece of property in question. He asked the City to vacate the property and said they may need a quick claim deed to authorize the conveyance as well.

Commissioner Lorence asked if the outline of the vacation would house all the signs and Mr. Cordes said it does.

Peter Barick, 433 W. High St., said he is the resident immediately to the east of this property and wondered if anything suggested would affect the east end of the property in question. He also wanted to know if the City would receive and compensation.

Mr. Nicklas said the east and south property lines would not be affected. He said the matter of compensation would be the purview of the City Council and he cannot imagine anybody else needing or wanting that slice of property. He said the expenses already incurred by the owner of property taxes and maintenance over the years would probably exceed a selling price.

Motion

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

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley, Larry Steczo, and Chairperson John Lewis voted aye. Motion passed 11-0.

B. Consideration of a Petition from US Bank, NA for an Annexation Agreement for Property on the South Side of Illinois Route 64, Being East and West of Peace Road, and the Subsequent Annexation and Rezoning of Said Property to "C-3" Highway Business District.

Manager Nicklas said this petition is good news for the City of Sycamore. He said the recent fiscal impact review concluded the City should see a minimum development of 108 commercially zoned acres. He said this annexation refers to about 80 acres, which, he said is not before them for development at this time. He said the annexation of this property allows the annexation of the Hove property. He said this agreement calls for some mutual contributions on the part of the City and the petitioner. He said over time annexation fees will be paid by the owner upon final platting, within 30 days of approval of the agreement, the owner agrees to execute a non-exclusive easement for sewer and water service covering a 25-foot strip, and pay recapture fees for the extension of Sarah Drive and related utilities westward from Peace Road and south of the common property line with the Artery Farm, at such time as the area of the subject property adjoining the Artery Farm is developed. He said the City agrees to enact a valid and binding ordinance annexing the property and zoning it "C-3" Highway Business District, pay the cost of the survey associated with the preparation of a legal description and plat for the sewer and water easement. abate any City real estate tax on the Subject property unless or until it is developed and extend the sanitary sewer that exists at a point approximately 1,400 feet west of Peace Road on the south side of Illinois Route 64 along the south side of IL Rt. 64 to 600 feet east of the center line of Peace Road, at the City's sole expense.

Commissioner Brotcke said water already runs to the west of the corner and asked the estimated cost for sewer and asked if there would be any recover.

Mr. Nicklas said the cost would be about \$100,000 to go all the way through this property to the east of the adjacent property line and there is no recapture.

Commissioner Shipley said the public notice mentioned R-3.

Mr. Nicklas said the R-3 zoning request was removed after the notice was sent to publication.

Commissioner Lorence said a neighbor to the south is requesting a buffer.

Mr. Nicklas said the Unified Development Ordinance improved on the buffering/landscaping requirements between commercial and residential developments.

Commissioner Maness said because the residential has been removed there needs to be better buffering.

Commissioner Lorence asked if the School will be buffered and Mr. Nicklas said it would.

Jim Skaar, 220 S. 3rd St., Geneva, IL, said he is the attorney for the property owner Michael Simon, and said Mr. Simon has agreed to this annexation at the invitation of the City. He said Mr. Simon was not the driving force behind this annexation. He said Mr. Simon has no present plans to develop or market the parcel at this time.

Mike Liszka, 470 Lincolnshire St., said the City will abate real estate taxes and asked if we are currently receiving taxes.

Mr. Nicklas said not until it gets annexed and the City's portion is the only part of the abatement.

Mr. Nicklas said article 6.6 of the UDO contains landscaping requirements.

Motion

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

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley, Larry Steczo, and Chairperson John Lewis voted aye. Motion passed 11-0.

C. Consideration of a Petition from Bethany Road Development, LLC, Pappas Development, LLC and Bethany Business Condominiums, LLC to Rezone Property Fronting on Both Sides of Mediterranean Drive from "M-1" Light Manufacturing to "C-3" Highway Business District in the City of Sycamore, Illinois.

Manager Nicklas said that John Pappas and Steve Glasgow met with City staff several weeks ago to discuss an unforeseen dilemma affecting the layout of new commercial buildings on lots abutting Mediterranean Drive. He said this property except for Johnson Controls is surrounded by C-3 zoning. He

said that the petitioners have asked for the C-3 zoning because the sideyard setback is 10 feet whereas the M-3 setback is 15 feet. He said the 10-foot setback might make the difference in the success of marketing some of the early lots. He said that Mr. Pappas is finding that the local market is intrigued with multiple users of commercial buildings. Mr. Nicklas said the staff feels this fits with the corridor of zoning support this change of zoning.

Chairperson Lewis asked if there is a substantial difference between the buildout value of an acre of industrial versus commercial.

Mr. Nicklas said there can be and in terms of property tax the advantage would be commercial.

Chairperson Lewis said that those taxing bodies that depend upon property tax revenue would benefit by this change.

Motion

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

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley, Larry Steczo, and Chairperson John Lewis voted aye. Motion passed 11-0.

WORKSHOP ITEMS

A. A Report on the Work of Mayor Mundy's Ad Hoc Committee on Growth Management.

Manager Nicklas said this Committee was created in May to address the policy implication of the Fiscal Impact Study. He said it has been a deliberate and productive process to remedy the imbalance shown for the School District over the next 10 years. He said he wanted the Plan Commission in the loop because they are involved in the planning of all development. Mr. Nicklas said this information was presented to Council on June 6 and deferred action until June 20.

Commissioner Lorence asked when they would have a set of recommendations to act on.

Mr. Nicklas said that financials are outside the purview of the Plan Commission, he simply wanted their input.

Chairperson Lewis said the Committee agreed that the 2003 Comprehensive Plan is balanced and should be adhered to reflects back on this body.

B. Consideration of the Intent of the Unified Development Ordinance With Respect to the Display of Recreational Vehicles in "C-3" Highway Business Districts.

Manager Nicklas said he wanted clarification of the portion of a table from the new UDO regarding the sale of recreation vehicles in C-3 zoning districts by special use permits. He said that Kevin March, president of Recreation Products, is interested in purchasing a vacant and unannexed lot in the Prairiefield Center. He

intends to display other types of vehicles as well as RV's and wants to know if the special use process would be invoked if he displayed only a few RV's at one time, or if some "number" was in the mind of the authors of the Table of Permitted Uses.

Commissioner Brotcke asked which property he was talking about.

Mr. Nicklas said he thought it was the pie-shaped lot behind Taco Bell.

Commissioner Schulz asked what percentage of RV's he was talking about.

Mr. Nicklas said the sale of RV's is seasonal there would be different numbers at different times of year. Mr. Nicklas said the code as presently written is black and white says you can or you cannot and in this case you cannot without a special use. He said they can apply for a special use, but he wanted to give the Plan Commission a heads-up and help Mr. Marsh with his decision making.

Chairperson Lewis asked the lot size.

Building Commissioner/Zoning Officer Lyle Doty said he had expected Mr. Marsh to attend the meeting. He said in his absence Mr. Doty said it was 4 to 5 acres. He said that Mr. Marsh was hoping to sell more recreational vehicles.

Commissioner Maness asked if this property runs up to the construction road for Fox Briar.

Mr. Doty said it did and Ms. Maness said that access road should be closed now that Fox Briar is built out.

Mr. Nicklas said maybe it would be in his best interest to follow the code with a special use public hearing.

Chairperson Lewis said that would be a good idea, because they do not have enough information to make a decision.

C. Consideration of the Intent of Ordinance 2003.65 With Respect to Multiple Annexation Plats on Tracts of 100 or More Acres.

Manager Nicklas said when this ordinance was approved the thought behind it was to limit building permits, to defer the start of new building permits for new development, and to counter the possibility that someone could circumvent these restraints. He said if for instance a farm has 260 acres and a developer slices off a portion of that farm to allow 35 permits and wait only one year, and then slices off another portion the next year and the next. He said the ordinance was written to slice off a slice once, but then must wait 5 years before touching the rest. He said it was not intended that the developer would come back and have to wait 8 years. He said clarification is needed to foresee issues that might come back to the City.

Chairperson Lewis asked the Commissioners that were part of the process if it was their understanding that the interpretation is correct that if a person did this, they would be able to build the first 35 and then five years down the road they would be able to start beginning development of the remainder of land. Chairperson Lewis said this would allow the developer to get 35 units underway to get some cash flow going.

Commissioner Lorence said the intent was not to make it worse, but not to give developers any advantages, either.

Commissioner Henderson asked if they need to do something with the verbiage to have clarity.

Mr. Nicklas said the minutes will reflect clarification. He said this was envisioned as a farm center regulation.

Motion

Commissioner Lorence moved to recommend to Council that the intent of Ordinance 2003.65 is interpreted that if a person wants to develop a farm they may slice off a portion to allow for 35 permits after one year and then must wait five years to begin developing the rest of that farm and Commissioner Henderson seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley, Larry Steczo, and Chairperson John Lewis voted aye. Motion passed 11-0.

D. Consideration of Concept Plans Presented by B&B Development LP for the Mapes, Lindgren, and Wolfenberger Farm Parcels.

Manager Nicklas explained that this is a proposal to develop three separate farms as separate proposals taken to match zoning requirements.

Chuck Hanlon of Land Vision said he represented Wolf Lake Development Corporation which is managed by B & B Development. He emphasized that there are three separate and distinct proposals for Sycamore Creek III, the Wolfenberger property; Commons of Sycamore Creek, the Mapes property; and Hamlet of Sycamore Creek, the Lindgren property. He said that Sycamore Creek III would consist of 457 lots on 283 acres and they would like to work with the city to design the easterly gateway entrance with City signs and subdivision signs. He said they would develop a linear system of lakes along drainage from the existing lake at the north of the property for storm water management. They have proposed a 5.5 acre park and on the residential collector roadways they would place a wider asphalt trail on one side that would facilitate movement through the development. He said they are proposing to dedicate a 23-acre parcel to the Park District with an existing lake and trees. Mr. Hanlon said the Hamlet would consist of 80 lots on 40 acres with a 2-acre park. He said that Mr. Lindgren will remain in his home for a time. Mr. Hanlon said the Commons would consist of 200 lots on 113 acres. He said they are adding 10 acres to the 23 acres dedicated to the School District in Sycamore Creek with the anticipation of a middle school going on that property. Mr. Hanlon said they may need only 3 curb cuts on Plank Road for all three developments.

Commissioner Lorence asked about the Lindgren Road connection.

Mr. Hanlon said that property is owned by the Herst family and B & B is working on the engineering. He said that the Herst family and the City are talking about the right-of-way.

Mr. Nicklas said the City is currently working with Mr. Herst on the right-of-way.

Chairperson Lewis asked the Plan Commission if they would give full consideration to these proposals if they were brought back.

Mr. Nicklas said this is a 12-year proposition, except for the Lindgren parcel which could start in 2006, while the other projects would start in 2009 and 2010 and run out until 2017.

Commissioner Lorence asked if they were going to give the volunteer contributions.

Mr. Nicklas said there is \$1,000 already built into this and would be assessed at the time of permitting. He said presuming that the package before the taxing bodies goes through there would be not additional fees required.

Chairperson Lewis said the developer is agreeable to the \$1,000/lot voluntary contribution and land/cash ordinance, but if the Real Estate Transfer Fee fails, they may need to go back to negotiations.

Consensus of Plan Commission was to give this full consideration.

E. Consideration of a Second Workshop for “Sycamore Senior Village” Presented by the Robert Arthur Land Company.

Manager Nicklas said since the last meeting, Mr. Zwemke has done methodically worked on a number of engineering and planning issue to try to accommodate both the City’s planning objective and his firm’s development aims. Mr. Nicklas recommended creating a modest sub-area plan on what the City’s east end should look like before considering this proposal. He said he felt the land use plan is hazy and vague on how far east the City would like to see commercial.

Chairperson Lewis said he thought developing the southeastern sub area plan helped the City to layout street patterns and recreation patterns and helped developers know what the City was looking for.

Arthur Zwemke, Robert Arthur Land Company, said He said the cost for upgrading the intersection of Airport Road intersection would be \$632,000 not including adding any more lanes and the cost of building Airport Road from one end of his property to the other is \$850,000. He said this 112-acre property cannot support \$800,000 of road improvement. Mr. Zwemke said the sewer capacity could accommodate 300 units on the proposed site according to IEPA regulation. He said they would like the ability to have 400 units subject to approval of the IEPA. Mr. Zwemke said they need to coordinate with the adjacent property owner to swap a piece of land for right-of-way, but at this time it is a moot point because there is no sanitary capacity.

Chairperson Lewis said they need to look at the concept of the senior development and whether to postpone this discussion until a sub area plan is put together.

Mr. Nicklas said they should be cautious with land use before doing a sub area plan.

Mr. Zwemke said this development can generate \$900,000 in property taxes per year while generating no school-aged children.

The consensus of Plan Commission was to put together a sub area plan south of Mt. Hunger, East to the planning area boundary and South to Bethany Road in the unincorporated areas.

Mr. Zwemke argued for his 112-acre plan.

Mr. Nicklas said that the Route 64 intersection is the heart of the sub area plan.

Chairperson Lewis said they want to make sure they have their focus on the east corridor.

Mr. Nicklas said creating the sub area plan would be about a 3 to 4 month project and bring

F. Consideration of a Revised Rezoning Proposal for Lot 5 of the Farm & Fleet Subdivision from Randy Yock of Territorial Development.

Manager Nicklas said that this has been before the Plan Commission several times for this 4.64-acre commercially zoned parcel. He said there has never been serious commercial interest in this parcel. He said in the 2003 Comp Plan this area has been dedicated commercial, but in consideration of the fact that there has been a waive of townhouse development to the east of this site, Mr. Yock had proposed a townhouse development. He said the neighbors were in favor of that proposal. He said the Plan Commission chose not to allow the zoning change. Mr. Nicklas said this proposal depicts 12 commercial condos facing west on the west half and “stacked” or up-and-down residential condos that would be buffered from the new commercial uses on the east half. He said that only half of the site would need to be rezoned.

Chairperson Lewis asked if there were issues with public service vehicles being able to make it in and out with only 1 ingress and egress.

Mr. Nicklas said not with the ambulances and fire trucks would not be committed to the west and would be staged from the north, south, or east.

Chairperson Lewis said he wondered if it made sense to open the area between the residential and commercial.

Mr. Nicklas said they would not want to confuse traffic in the small space.

Commissioner Shipley said one of the concerns of the residents is a buffer.

Mr. Nicklas said the buffering between the two types townhouses is not critical and the new UDO provides requirements for a modicum of landscaping. He said the main buffering would be to the north and west.

Commissioner Shipley asked about the history of the proposed developments.

Mr. Nicklas said that Farm & Fleet originally hoped for retail commercial, but the Peace Road frontage will obscure whatever might go in here which is what pushed Mr. Yock and Farm & Fleet to seek residential.

Gary Cordes, 1467 Maria Ct., attorney for the petitioner, repeated that the neighbor input and real estate community input has not been in favor of commercial. He said the plant depicts 32 units of single-family

attached housing and 12 commercial units. He said there is not exposure to Peace Road or DeKalb Avenue for retail stores. Mr. Cordes said this subdivision has been on the market for 11 years with no interest in retail for this lot. He said the tax generated by this parcel is \$521.34 and with the proposed plan would generate \$127,822 per year for the residential when it is built out plus whatever the assessment would be on the commercial. He said they feel the highest and best use for property is the mixed use and for the neighbors is residential.

Chairperson Lewis said the C-3 zoning allows for self storage units.

Mr. Nicklas said it would be sad to see that particular use at this site.

Plan Commission Attorney Buick said self storage would need a special use permit.

Commissioner Lorence said he liked that the density is not as great as the previous plans.

Chairperson Lewis said the petitioner needs direction.

Commissioner Lorence said he liked the plan.

Commissioner Shipley said it seemed to him the City is trying to maintain the integrity of the Comp Plan and as a representative for the School Board he would like to see the zoning remain as is.

Mr. Cordes said the townhouse subdivisions generate very few school-aged children and said he did not understand why a School Board would disagree with this plan.

Chairperson Lewis asked if they would all be 2-bedroom units and Mr. Cordes said that was correct.

Commissioner Brotcke said if this were up for a vote he could support it.

Commissioner Steczo said he would vote this down because there is no benefit to the Park.

Commissioner Bridgewater said he though the concept had merit.

Mr. Nicklas asked Commissioner Steczo to elaborate on his park comment.

Commissioner Steczo said there are no parks in that entire area like picnic areas or bike paths. He said the people in those units put more pressure on existing facilities.

Mr. Nicklas said those people would be using park facilities with user fees and would be supporting it that way.

Mr. Nicklas asked for a straw poll and 9 commissioners supported the concept and 2 did not.

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 9:25 p.m. and Commissioner Steczo seconded the motion.

Voice Vote

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

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk