
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF JULY 11, 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: Tom Brotcke, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley, Larry Steczo and Chairperson John Lewis. George Bridgewater 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 JUNE 13, 2005.

Motion

Commissioner Lorence moved to approve the Minutes of June 13, 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

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 11-0.

CONSIDERATIONS

None

WORKSHOP ITEMS

A. Consideration of a Concept Plan for the Commercial Development of the Artery Farm.

Jeff Maresh talked about the traffic study done to create the safest ingress and egress possible. He said the conceptual plan represents what they expect might occur, but is not intended to represent the final site plan because that footprint will represent the market needs. He said the project has a potential to become a regional retail development including 410,000 square feet of commercial retail space, 92,000 square feet of outlot uses, and 47 condo residential lots that will serve as a buffer to the property to the west. Access to the property is solely off of Peace Road frontage. He said that secondary access will become available upon completion of the extension of Motel Road. He said in order to move customer traffic in and out of the

site safely and efficiently, the study determines 2 fully signalized accesses are required plus a right-in right-out access.

Commissioner Brotcke asked who would decide the ultimately how many curb cuts would be allowed.

Commissioner Lorence said there is an intergovernmental agreement between the City of Sycamore and DeKalb County that requires votes of both boards to amend it and the agreement currently allows one full access at Sarah Drive. He said he would recommend the 2 access points, but the southerly access point must be a minimum of 1,320 feet north of Route 23 plus only the right-in access.

Commissioner Brotcke asked if the northerly signalized area would be lined up at 90 degrees with Sarah Drive.

Commissioner Lorence said it would be pretty close to 90 degrees and would be a full access intersection, but additional right-hand turn lanes will be required to the southern signalized intersection.

Commissioner Davey asked if the County would go along with this.

Commissioner Lorence said they would be more apt to go along with his recommendation.

Commissioner Brotcke asked if the proposed residences would be subject to the same guidelines as the permit allowance ordinance and Mr. Nicklas said they would.

Commissioner Davey asked if there should be another access point into the cul de sac.

Manager Nicklas said yes, the length of that cul de sac exceeds acceptable length and there will need to be staff-level discussion about that.

Chairperson Lewis asked if there was any need to restrict residential buildout until the Motel Road extension is completed.

Mr. Nicklas said Sarah Drive would provide access.

Jeff Maresh said they can probably work around the movement of the southerly signal location, but will have an issue with the right-in right-out access. He said that retailers will want access to their front door and this might affect the marketability of the site. He said they would consider a barrier curb.

Commissioner Lorence said he would be opposed to the right-out. He said customers will be able to get in the right-in access and they don't have to worry about how they get out. He said he would adamantly oppose the right-out because of those coming out trying to turn left

Jeff Maresh said they look forward to working with the City of Sycamore and will continue to work on the issues presented.

B. Consideration of a Concept Plan for the Commercial Development of the Southwest Corner of Peace Road, IL Rt. 23 and Plank Road.

Manager Nicklas said Jewel-Osco and Location Finders are joint petitioners and said the concept plan conforms to the City's Land Use Plan.

Rick Skrodzki, Attorney representing Jewel-Osco and the developer, said the property is about 20.5 acres and is zoned C-3 Highway Business District. He said the Jewel-Osco is 61,000 square feet and the Jewel Express is a 2,000 square-foot convenient store with a fueling center with 8 pumps and a single-bay car wash. He said the balance of the proposed commercial is 3 to 7 additional parcels with 60,000 other square feet being developed by Location Finders.

Peter Theodore, Architect for Camburas & Theodore, said they went beyond concept plans and looked at engineering and landscaping. He said they have given up a lot of site to landscaping. He said this plan is a break away from the typical strip retail and the Jewel-Osco will be a state-of-the-art store. He said even the convenient store will be a masonry building. They will try to exceed local codes and minimums.

Robert Stack, Senior Real Estate Manager, said they are excited about coming to Sycamore and bringing the newest prototype to Sycamore.

Bill Grieve, Engineer with Gewalt-Hamilton and Associates, said they have full access on Peace Road and on Route 23. He said they anticipate trying to get traffic signal warrants met as soon as possible. He said they would like a right-in and right-out proposal with a raised median on Peace Road. He said they are considering a right-in and right-out on Route 23 as well.

Commissioner Lorence said he could live with a right-in access on Peace Road. He said they do not want the maintenance and operational problems of a raised median. He said he could not recommend a right-out. He said that not having that right-out will help them get the signal warrants.

Commissioner Davey asked the time frame for the project.

Robert Stack said they would like to start construction early spring of 2006.

Commissioner Evans said he sees this intersection as a gateway into Sycamore and would like the signs to reflect that. He said he would not like to see neon signs used.

Peter Theodore said they would see a monument style sign and not the billboard type.

C. Consideration of a Concept Plan for the Residential Development of the Whitwell Farm.

Manager Nicklas said the presenter for this item was not in the audience so the Commission agreed to move to item D.

D. Consideration of a Concept Plan for the Residential Development of the Walters and Cambier Farms.

Manager Nicklas said David Faganel, a principal of R.A. Faganel Builders, submitted a concept plan in March 2004 and has waited and watched the City's growth debate before returning. Mr. Nicklas said the combined farm parcels constitute about 95.6 acres and Mr. Faganel proposes to build 180 single-family

detached homes with price ranges from \$250,000 to \$350,000. Mr. Nicklas said the area in question poses some planning issues the Commissioners will want to address:

- a) Access. The revised concept plan attached to this agenda shows the principal and only entry off Brickville Road. The plan does not show an extension of Motel Road as portrayed in the City and County Comp Plans.
- b) Park and School dedications (or cash in lieu of same). To be determined by these taxing bodies. A large (16.5-acre) park site is shown on the plan and the developer and Park District will presumably discuss this land in terms of a possible dedication.
- c) Timing of First Permits. The most important question considered by the Commission in March of 2004, in terms of growth management, was when the first permits would be issued. Ordinance 2003.65 would allow the first permits two years after the annexation was approved. That would have put the first permits in 2006, when over 550 residential units of all types were expected (see attached timeline). The developer proposed a delay until 2009. The Commission concurred. Is the Commission still comfortable with this judgment?

He said another question to consider is whether this plan would be more compatible to existing nearby County subdivisions with larger lots.

Dave Faganel said the plan is in compliance with the Comprehensive Plan. He said the price of the houses would be \$300,000 to \$400,000 in today's market.

Matt Ladd, Gary Weber Associates, said the location is west of Route 23 and north of Peace Road. He said they are adjacent to Stonegate Townhomes and will have a second access through that development. He said they are proposing 180 homes with minimum lots of 10,000 square feet and there is an open space network throughout the site. He said the lot sizes make sense as transition between the townhomes on the east and the estate sized lots to the west.

Mr. Faganel said they will call the development River Run because of a water feature that will run into a pond and then re-circulate. He said this development will be of the same quality as North Grove Crossing where he is working with Kensington Homes. He said there will be another access off the Motel Road extension. Mr. Faganel said he is looking for a 2009 start date.

Commissioner Brotcke said he thought the entrance was placed dangerously on a curve.

Commissioner Lorence said the best site for an access point on a curve is the outside of the curve.

Commissioner Maness said they would want the Motel Road extension to go through the whole project.

Chairperson Lewis asked Mr. Nicklas to discuss the permitting timeline.

Mr. Nicklas said the start time could be 2007 by ordinance, but Mr. Faganel is proposing a 2-year additional wait.

Mr. Nicklas said the transportation plan in the Comp Plan for Motel Road extension places it due east to Frantum road on the north side of the Stonebreaker townhomes.

Chairperson Lewis asked Mr. Faganel if it was his intent to work with the Park District regarding the 16-acre park.

Mr. Faganel said when he spoke with the Park District a year ago they wanted larger parks. He said he would get back with them.

Commissioner Steczo said they would see how it fit into the Park District's Comp Plan and then negotiate.

Commissioner Maness expressed concern about the lot sizes because the adjacent developments had larger lots. She said she would like to see larger lots on the west side of the development to be more compatible to the existing developments.

Mr. Faganel said he could to 14,000 to 15,000 square-foot lots.

Fred Peltz, 1504 Sunflower, said he was concerned about the impact of traffic on Brickville Road and fewer lots or another access would ease that traffic. He said the 8-acre lake on the corner of Brickville is already an area saturated with water and the area around it floods with heavy rains. Mr. Peltz said the area where he lives is either farms or large lots and he said he thought that larger lots should be placed at the western end of this proposed development.

Marc Loomer, 1523 Sunflower, said his two main concerns were the small lot sizes and the single access off Brickville Road. He said he would like the Plan Commission to consider $\frac{3}{4}$ -acre lots.

Jeff and Sue Stenberg, 1912 Sunflower, said their concerns were the lake, the traffic, and the small lot size.

Jeff Armstrong, 1835 Brickville Road, said he was concerned about the traffic on Brickville Road and if they expand the intersection how much of his yard will be taken.

Mike Liszka, 470 Lincolnshire, said he would like to see bike paths that go somewhere.

Tamara Fay, 1950 Brickville Road, said she lives right next to where the lake is proposed and she said her front yard fills with water. She said she would like to see 1-acre lots considered.

Teresa Hepker, Brickville Road, said she is concerned with the lot sizes and with the traffic on Brickville. She said the intersection at Peace and Brickville is already congested and more cars will only add to the congestion.

Milan Krpan, 1420 Motel Road, said he is concerned about the storm runoff.

Mr. Faganel said regarding the water and run off problem, he sees this as an opportunity to fix the problem. He said maybe a traffic study should be done, but there is another access by extending Frantum Road through the townhomes on the east side of the development. He said he disagreed with the density issue and said he thought they had transitioned with more density on the east next to the townhomes and placing the park on the west where the existing lots are larger. He said sewer and water on acre lots would not make sense.

Commissioner Lorence said he thought a traffic study was a good idea and more engineering regarding the pond to correct the water problem.

Commissioner Henderson asked what portion of an acre the lots were.

Mr. Faganel said 10,000 square foot lots would be about ¼ acre.

Commissioner Henderson said she thought 3/4 –acre lots made sense.

Mr. Peltz asked if they would consider a development without City water and sewer.

Chairperson Lewis said that would be a County development and the City would have the right to object because that is in Sycamore’s planning area.

Commissioner Lorence said the County requires sewer and water for any new subdivision.

E. Consideration of a Concept Plan Submitted by Larry Patton for the Rezoning of Land in the Turner Addition From “R-2” Two Family Residence to “R-3” Multiple Family Residence.

Manager Nicklas said the petitioner is requesting to re-subdivide and rezone two adjacent duplex lots to build a four-unit building.

Larry Patton, 715 Cambridge said he could put 4 units on the properties as they sit, but he would like to put one 4-unit on the two lots. He said he built a similar 4-unit behind Jim Herrmann’s on State Street.

Commissioner Lorence asked if the access to the building would be off Commercial.

Mr. Patton said that was correct and there are duplexes on that street that face the same way. He said a similar situation was approved last year on North Cross.

Commissioner Maness said she was concerned that there are no 4-unit buildings in the area and she thought that 2-units would fit in the neighborhood better.

Mr. Patton said the 2-units would have to be set in sideways. He said the immediate neighbors have said they would rather see a 4-unit and they will come to a meeting to speak on his behalf.

Commissioner Henderson asked if the rezoning would affect the rest of the area and Mr. Nicklas said that would only affect the two lots.

Chairperson Lewis asked if the 4-plex was the largest he could build and he said it was.

Mr. Nicklas said that for 2-bedroom units 2.75 parking spaces would be required.

Commissioner Maness asked if the parking would be behind the building.

Mr. Patton said that was correct and he does not plan to build garages at this time.

REPORTS

None

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

None

ADJOURNMENT

Chairperson Lewis said the presenter for Item C. has not arrived and the Plan Commissioners agreed to place it on the agenda for the next meeting.

Motion

Commissioner Lorence moved to adjourn the meeting at 8:28 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