
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF SEPTEMBER 12, 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, Lowell Evans, Ken George, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley, Larry Steczo and Chairperson John Lewis. Commissioners George Bridgewater, Bill Davey, and Cindy Henderson were 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 AUGUST 8, 2005.

Motion

Commissioner Lorence moved to approve the Minutes of August 8, 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 9-0.

APPROVAL OF AGENDA

Motion

Commissioner George moved to approve the agenda 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 9-0.

CONSIDERATIONS

A. Consideration of Revisions to Article 6.11, "Park, School and Library Contributions," Section 6.11.3, "School Contributions," of the Unified Development Ordinance of the City of Sycamore, Illinois.

Chairperson Lewis said that finance is not part of the Plan Commission's purview, but because this affects the Unified Development Ordinance it has been brought before the Plan Commission for discussion.

Manager Nicklas said Mayor Mundy's ad hoc Committee on Growth Management recommended an increase in both School and Park impact fees based on the increase in the average price of an acre of developed land. He said that Council approved the proposals of the ad hoc Committee two of which were impact fee increases.

Chairperson Lewis asked for questions from the Commissioners and hearing none asked for comments from the audience.

Ken Andersen, PO Box 584, DeKalb, said he was speaking on behalf of Brian Grainger, President of the DeKalb County Building and Development Association. He said they were aware of some of the changes, but this snuck up

on them and they have not had sufficient time to analyze the likely impact the fee increases would have on the economic vitality for the City of Sycamore. He said they respectfully request that these proposals be postponed until they can meet with the School District to discuss these fees and transfer fees. Mr. Andersen urged the Commissioners and the audience to read a report – A Variety in Housing Needed - in today's Daily Herald.

Ken Andersen, 407 Hadley Ct, said he would like to make some personal comments. He said the ad hoc Committee acknowledged a need for the school's to raise the money for their debt service, but he said there was no reasoning for the Park District. He recommended the Commissioners review the audits of both the Park District and School District impact fee funds because they have not spent any money since 1991. He said he disagreed with the use of funds by the Park District. He asked where the parks were in Landahl and Townsend Wood. Mr. Andersen asked the Commissioners to ask for a full audit of all impact fees and analyze them at the next meeting.

Manager Nicklas said according to State law there has to be a relationship between the need and the neighborhoods that are generating the fees. He said it must be a capital need and it is common to reserve dollars for very large capital needs. He said it is responsible to build the fund for dedicated capital needs.

Commissioner George said the Park District is working with Landahl and Townsend Wood Subdivisions to acquire land for a park. Mr. George said that he does not agree with how the Park District spends impact fee money to lease the Community Center, but he said that is another issue. He said asked Commissioner Steczo to comment about the expenditure regarding Kensington.

Commissioner Steczo said the Park District Comprehensive Plan past last year says an acre of land is an acre of land and it is just as valuable to the Park District as it is to the School District. He said that is why they would like to be on even ground and assess the same value on land as the School District. He said as far as the land cash ordinance itself, the Park District does not dictate whether they get land or cash. He said if the developer dictates land then the subdivision gets a park, but if the developer dictates cash then there is no park. Mr. Steczo said when the developer gives cash it gives the Park District the latitude to do other things. He said higher impact fees could have the ripple affect of slowing down growth.

Commissioner Shipley said that impact fees are not adequate to build new schools. He said it takes land cash contributions and things like the Transfer Tax to help with the funding. He said it is a delicate balance between taxing existing residents and the new construction coming in. He said the School District has been prudent and conservative in their spending. He said that keeping pace with changes in costs is good.

Commissioner Maness said Mr. Andersen said that they had not had time to analyze the fee increases, but she said the numbers came from a study commissioned by the Council which has been completed for a few months.

Commissioner George said the Park District was not negatively impacted in that study.

Commissioner Shipley said they are going through a needs analysis right now and this may decrease the amount of or eliminate the need for a referendum in 2 to 3 years.

Mr. Nicklas said the Park District Impact Fee increase in 2005 was to bring the Park in line with the School District regarding per capita and this new increase is to upgrade to variables that go into the formula.

Commissioner George asked what the trigger is.

Mr. Nicklas said it was recommended at the ad hoc Committee to review the fees every two years when an average increase in land is 7 to 8% and if increasing faster review them immediately.

Chairperson Lewis asked if they were being asked to change the numbers and not the language and Mr. Nicklas said that was correct.

Commissioner Schulz said she thought people were moving here because of the schools and parks and she said it costs money to make them attractive, so they need to pay for part of that.

Motion

Commissioner Schulz moved to approve a favorable recommendation to Council to increase the fee and Commissioner Shipley seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Tom Brotcke, Lowell Evans, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley, Larry Steczo, and Chairperson John Lewis voted aye and Commissioner Ken George voted nay. Motion passed 8-1.

B. Consideration of Revisions to Article 6.11, “Park, School and Library Contributions,” Section 6.11.2, “Park Contributions,” of the Unified Development Ordinance of the City of Sycamore, Illinois.

Ken Andersen, 407 Hadley Ct., questioned Commissioner Steczo’s reasoning regarding the way that land cash is done by developers. He said it was never that way when he was on the Board. He said the Park District has the right to decide whether they want to take land or cash. He said the Park District needs to figure out what to do with those subdivisions without park space.

Commissioner Steczo said the Park Board cannot dictate to the developer what they want. He said Townsend Wood developer offered cash with no land and the Park District could not demand land. He said the developer has the control.

Motion

Commissioner Steczo moved to approve a favorable recommendation to Council to increase the fee and Commissioner Lorence seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Tom Brotcke, Lowell Evans, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley, Larry Steczo, and Chairperson John Lewis voted aye and Commissioner Ken George voted nay. Motion passed 8-1.

C. Consideration of a Petition from Freda R. Herst for the Annexation Agreement, Annexation, and Zoning of a Ninety-Three-Acre Parcel at the Northeast Corner of Lindgren Road and Plank Road.

Manager Nicklas said that Freda Herst is not interested in developing her property at this time, but in the context of recent discussions with the City officials concerning the dedication of a realigned Lindgren Road, the impact of such a public improvement on future development of her property naturally arose. He said that with Plan Commission direction, Ms. Herst and her counsel, Robert Krupp, have petitioned to annex their property to the City of Sycamore and to provide for the realignment of Lindgren Road, with certain conditions spelled out in the annexation agreement. He said the significant terms of the agreement are as follows:

- The annexation agreement has a term of 20 years;
- The annexation would provide for the creation of a 14.8-acre neighborhood commercial zoning (“C-1”) district along the realigned Lindgren Road (please see the attached Zoning Exhibit), as

well as a transitional 11.20-acre townhouse area (zoned "R-3") that separates the commercial area from a larger, 71.21-acre single family zoning ("R-1") area to the north and east.

- The realignment of Lindgren Road and a portion of National Street that courses through the Herst property will be completed by B&B Development, at their sole expense. If and when a final plat is approved for any portion of the Herst farm, fifty percent (50%) of the cost of the new Lindgren roadway and that portion of National Street on the Subject Property will be recaptured by B&B Development.
- When warrants exist, traffic signals at the intersection of Plank Road and the realigned Lindgren Road will be installed by B&B Development. If and when a final plat for the Herst farm property is approved, the future developer will be responsible for reimbursing B&B Development for twenty-five percent (25%) of the cost of said signals.
- If and when the residentially-zoned areas of the property develop, the City will be reimbursed at the rate of \$50 per residential unit for upsizing costs associated with the sewer main serving the Herst property and additional properties nearby.
- If and when the Subject Property is developed, the installers of the 18-inch sanitary sewer main serving the property (B&B Development) will recapture a portion of their upfront cost based on the ratio that the estimated additional population bears to the total anticipated population served by the trunk line.
- Whenever any residential development occurs on the Herst property, the impact fees then in effect shall apply, as they may be amended from time to time.
- Any future development shall be reviewed under the City's planned unit development regulations, as a special use, with all required public hearings.

Mr. Nicklas said the cooperation of Freda Herst and her counsel has been constant and instructive. He said that rather than insist that the City condemn the proposed realigned roadway, they have worked with the city officials to provide for the dedication of the necessary land with the understanding that some basic terms can be established for the future development of the Herst farm.

Commissioner Lorence said the County will need an additional 15 feet of right-of-way to make the 50-foot right-of-way along Plank Road in order to get the right-hand turn.

Commissioner Lorence said he does not know how the development could be built without the 50-foot right-of-way.

Engineer Brady said they could get by with a little less and would need Ms. Herst's permission.

Robert Krupp, attorney for Freda Herst, said the petition that is filed and the annexation and the requested zoning are pursuant to the provisions of the United Development Ordinance. He said the summary of facts in the agenda is accurate to the portrayals. He said the agreement was a joint effort by the owner and the City. He said the consideration of the dedication of the realigned portion of Lindgren Road was an important matter in this case and the dedication of the vacated portion will go to Ms. Herst. He said they would need to discuss the 50' right-of-way with their engineers.

Motion

Commissioner Brotcke moved to approve a favorable recommendation to Council contingent on the 50-foot right-of-way on Plank road is negotiated and Commissioner Lorence seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Tom Brotcke, Lowell Evans, Ken George, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley, Larry Steczo, and Chairperson John Lewis voted aye. Motion passed 9-0.

D. Consideration of a Plat of Dedication for a Portion of Lindgren Road, Immediately East of Plank Road.

Manager Nicklas said this is the plat of dedication they had just been discussing. He said the City would come into control of the right-of-way.

Motion

Commissioner Lorence moved to approve a favorable recommendation to Council for the Plat of Dedication with the additional right-of-way and Commissioner Schulz seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Tom Brotcke, Lowell Evans, Ken George, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley, Larry Steczo, and Chairperson John Lewis voted aye. Motion passed 9-0.

Vacation of a Portion of the realigned Lindgren Road.

Mr. Nicklas said the vacation would occur upon completion and acceptance by the City of the realigned road. He said there should be a public hearing so to be proper he asked Chairperson Lewis to ask for public comment.

Chairperson Lewis asked if there was any public comment regarding the vacation. There was no public comment.

Commissioner Lorence said the vacation lies across what will be dedicated so there will be a gap.

Motion

Commissioner Lorence moved to approve a favorable recommendation to Council to vacation a portion of Lindgren Road subject to technical changes regarding gaps and Commissioner George seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Tom Brotcke, Lowell Evans, Ken George, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley, Larry Steczo, and Chairperson John Lewis voted aye. Motion passed 9-0.

WORKSHOP ITEMS

A. Consideration of a Concept Plan Submitted by John F. Pappas for the Commercial and Residential Development of the Primm Farm.

Mark Gebhardt, Wendler Engineering, 1770 State Street, said they are proposing 122 single-family lots along the north side and 20 acres of commercial and 8 acres of townhouses. He said there is one access point along Route 23 for commercial and the remaining access is off North Grove Road.

Commissioner Steczo said there is no green space and the Park District does not want retentions because they are a maintenance nightmare. He said, referring to an earlier discussion, this is another proposal that does not include a park.

Commissioner Shipley asked if they were changing zoning at North Grove and Route 23 to accommodate the townhomes.

Chairperson Lewis said technically this area is not zoned because it is not part of the corporate limits, but the Land Use Plan does designate that area as commercial.

Mr. Nicklas said the Primm farm does not include the intersection at North Grove Road and Route 23 and this proposal does not include the Primm farmstead either. He said that presents a dilemma because without the corner parcel visibility is limited for commercial and there would be limited access, too. He said the townhouses are a way to bridge what is otherwise not economically feasible.

Commissioner Brotcke said there would eventually be a stop light at the Northgate Drive and asked who would be responsible for the cost.

Mr. Nicklas said that would need to be addressed.

Commissioner Maness said instead of Northgate Drive as a cul de sac, she would like to see it feed into one of the crossroads in Camden Crossing. She said the detention pond could be reconfigured.

Commissioner Lorence said there are townhomes along the east end of Camden Crossing.

Commissioner Brotcke said they could look for cooperation between developers because the City does not need more cul de sacs.

Mr. Nicklas said the retention pond is naturally located for storm water runoff. He said the dilemma is how to connect to the north part of the development. He said the other developer is not in the audience to negotiate.

Chairperson Lewis said the cul de sac could be temporary until the Primm homestead is available to develop.

Mr. Nicklas said there would be a way for people to turn around.

Commissioner Lorence said they could make it a T.

Commissioner Shipley asked the size of the Primm farmstead.

Mr. Nicklas said about 5 acres. He said that Mr. Pappas has developed a lot of commercial property in Sycamore over the past couple of years. He said that the Primm's prefer not to carve up the farm and want to sell it all at once, which has resulted in some planning difficulties.

Chairperson Lewis said they are rezoning half of the commercial area to townhomes and the question is whether the Plan Commission is willing to give up 16 to 18 acres of potential prime commercial development.

Commissioner Lorence asked Engineer Brady if there was enough P.E. for this area.

Engineer Brady said there is.

Commissioner Maness there are no parks and she asked if there would be a bike path system.

Commissioner Steczo said they are asking developers to work with the Park District regarding bike paths.

John Pappas, 3 Fairway Circle, DeKalb, said they are proposing 28 acres of commercial on Route 23 and they could also make the Primm farmstead commercial in the future. He said at this time they would like the townhomes next to the Primm farmstead which is currently portrayed as residential. He said that 20 of the 95 acres are commercial.

Chairperson Lewis asked about the second north south road east of Frantum Road on the west side.

Mr. Pappas said he would talk with his engineer.

Chairperson Lewis listed the concerns as the street on the west side close to Frantum, the east entrance off North Grove too close to Route 23, the use of Route 23 frontage as multi-family, the idea of connecting the commercial to Camden Crossing, and access to Route 23 and some language about the cost of the stop light.

Engineer Brady said warrants would need to be met before a stop light is needed and he does not think there would ever be a signal there.

Commissioner Brotcke asked if North Grove is projected to go east to Plank Road and would there be a traffic signal there in the future.

Mr. Nicklas said typically the pre-condition of existing warrants and then identify the relative shares of who pays for what upon development.

Robert Krupp, attorney for John Pappas, said this concept plan complies with the spirit of the Comprehensive Plan and with the revisions they will find compliance. He said the cash donation to the park has logic because 50 small parks would be tough to maintain.

Mr. Nicklas said the Park District is not alone in planning of park space. He said when the developers bring plans to the City, many times the idea of a park starts at that level.

REPORTS

None

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

Mike Liszka, 470 Lincolnshire Drive, said he would like to have diagrams available and suggested he would be willing to pay for such material. He said he thought more information should go out to the public.

Manager Nicklas said the City Clerk always has this material available and there is no fee. He said Thursday afternoons before the Monday meetings meeting packets are available.

Don Lampkins, 13985 North Grove Road, said there is a creek going across the Primm property and that is a flood plain. He said he did not see anything in the plan addressing that water.

Teresa Way, 13897 North Grove Road, said she has pictures of water flowing over North Grove Road.

Marc Gebhardt, Wendler Engineering, said this was simply a concept plan and the storm water will be addressed.

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 8:20 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 9-0.

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk