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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF NOVEMBER 14, 2005**

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**CALL TO ORDER AND ROLL CALL**

Clerk Candy Smith called the meeting to order and called the roll. Those Commissioners present were: George Bridgewater, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Cheryl Maness, Michelle Schulz, and Larry Steczo. Those absent were Commissioners Tom Brotcke, Bill Davey, Dave Shipley, and Chairperson John Lewis. Other staff members present were City Manager Bill Nicklas, City Engineer John Brady, Building Commissioner/Zoning Officer Lyle Doty, and Commission Attorney Keith Foster.

In the absence of Chairperson John Lewis, Clerk Smith asked for a motion to appoint an Acting Chair.

**Motion**

Commissioner George moved to appoint Bill Lorence as Acting Chair and Commissioner Steczo seconded the motion.

**Voice Vote**

Clerk Smith called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 8 - 0.

**APPROVAL OF MINUTES OF OCTOBER 10, 2005.**

**Motion**

Commissioner Maness moved to approve the Minutes of October 10, 2005 and Commissioner Steczo seconded the motion.

**Voice Vote**

Acting Chair Lorence called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 8 – 0.

**APPROVAL OF AGENDA**

**Motion**

Commissioner Bridgewater moved to approve the agenda and Commissioner Schulz seconded the motion.

**Voice Vote**

Acting Chair Lorence called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 8 - 0.

**CONSIDERATIONS**

**A. Consideration of a Petition from Chris Youssi for a Final Plat of Phase Four of the River Edge Condominium Development.**

Commissioner Bill Davey arrived at 7:04 p.m.

Manager Nicklas said this final plat is the fourth and final phase of the condominium development and also depicts the requisite utility and drainage easements.

**Motion**

Commissioner Maness moved to approve a favorable recommendation to Council and Commissioner Evans seconded the motion.

**Roll Call Vote**

Acting Chair Lorence called for a roll call vote to approve the motion. Commissioners George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Cheryl Maness, Michelle Schulz, Larry Steczo voted aye. Motion passed 9 - 0.

**B. Consideration of a Petition from Wiseman-Hughes Enterprises for a Final Plat of Unit 3 of the Reston Ponds Planned Unit Development.**

Manager Nicklas said this final plat depicts 190 single family lots as well as four large retention areas and the final portion of the central park. He said some easements are also noted.

Patti Bernhard, 123 Water St., Naperville, IL, said she was representing Wiseman-Hughes and asked for approval and said that Carrie Hanson of Wiseman-Hughes was available for questions.

Commissioner Davey asked if the bike paths were being constructed.

Carrie Hanson, of Wiseman-Hughes, 975 E. 22<sup>nd</sup> St., Wheaton, IL, said the paths are being constructed as they develop in phases.

Commissioner Davey asked what they were doing with the parcel on the corner of Bethany and Somonauk and if it has been marketed.

Ms. Hanson said it is zoned commercial and the annexation agreement stipulates that if there is no interest in commercial development in five years they can return to petition for residential zoning. She said she did not know if it has been actively marketed. She said they routinely develop multi-use projects and have a group of commercial folks they deal with. She said that was the way the City wanted them to go and they prefer commercial as well.

Mr. Nicklas said the first 2 phases have the biggest share of bike paths. He said this plat does not show that. He said before the City would make any judgement to change the zoning from commercial to residential they would want to see a marketing plan and proof of active solicitation.

Acting Chair Lorence asked Engineer Brady if the end of Turner Place would be connected.

Engineer Brady said Wiseman-Hughes does not own that land, but they must connect all existing streets.

Mr. Nicklas said the annexation was approved March 2002 and Wiseman-Hughes will need to report before March 2007.

**Motion**

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

Commissioner Maness said the other street to connect is Reckitt, but Vance and Kerr would remain dead ends.

Mr. Brady said that was correct, but there would be easements.

Commissioner Bridgewater asked if the intent was to market soon.

Ms. Hanson said she will find out before this goes to Council.

### **Roll Call Vote**

Acting Chair Lorence called for a roll call vote to approve the motion. Commissioners George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Cheryl Maness, Michelle Schulz, Larry Steczo voted aye. Motion passed 9 - 0.

## **WORKSHOP ITEMS**

### **A. Consideration of a Sub-Area Plan for the Intersection of IL Route 64 and Airport Road.**

Manager Nicklas said the discussion of a concept plan proposed by Robert Arthur Land Company of St. Charles raised a number of questions about the transportation network in the area around the intersection of IL Route 64 and Airport Road. He said this is the first draft of a concept plan of the SouthEast Sub-Area Plan.

Chuck Hanlon, Land Vision, 116 W. Main, #208, St. Charles, said when focusing on a small portion of the Comprehensive Plan, it causes you to think differently. He said they are trying to bring clarification to this area, and this Sub-Area Plan if approved will change that portion of the Comp Plan. He said he was looking for dialog and will take that information and potentially come back with a plan that reflects tonight's discussion, as well as adding more detail to access issues of existing businesses. He said there are new standards regarding curb cuts and distances from intersections. Mr. Hanlon said the Comp Plan stretched east to Lovell Road and he has pushed that further west and pushed it north and moved the mixed use north of Route 64. He suggested taking Old State Road north of the new Airport Road/Route 64 intersection. He said the Sub-Area Plan shows ORI zoning at the east as a gateway outside of green space for landscaped entryway as the entrance of town. He pointed out a layer of commercial on the north and south side of the green space corridor on Route 64 with open space west of Airport Road.

Commissioner Lorence asked the distance from the hog operation to the back side of the existing apartment on Mt. Hunger Road.

Mr. Hanlon said about 3200 feet.

Mr. Nicklas said the nearest portion of Townsend Woods is right at the boundary of the hog operation. He said there are some low, wet areas right there so it is really further away.

Commissioner Henderson asked what ORI stood for.

Mr. Nicklas said it was Office Research Industrial, but they are not envisioning the conventional industrial with smoke stack production.

Mr. Hanlon said it could be a warehouse facility that does not produce anything at the site.

Commissioner Davey said visibility for commercial is important so the green space at the entryway may be too wide.

Commissioner Steczo asked if the commercial on the north side of Route 64 would be north of the bike path.

Mr. Hanlon said that was correct.

Commissioner Steczo said it would not matter how close the businesses would be on the south side.

Mr. Hanlon said within reason and with attractive landscaping. He said the highway commercial zoning does not allow any asphalt or building within 50 feet.

Commissioner Davey said they won't get commercial north of the bike path.

Mr. Hanlon said commercial does not necessarily mean retail.

Commissioner Schulz said she was concerned about the lower portion of ORI near Quigley Road because there is a possibility of a banquet facility going in next to Chapel in the Pines.

Commissioner George said that the area north of the bike path might be better considered as mixed use.

Commissioner Lorence said moving Old State Road north is a good idea from an engineering standpoint.

Commissioner Davey asked about the Airport Road realignment timeline.

Commissioner Lorence said it depends on financing. He said there are efforts to get federal funding or it could be development driven. He said it is not in the 5-year horizon at this point.

Commissioner Bridgewater said this type of planning will send a message that we are not industrial or commercial, but we have an offering for office types and small business types.

Mr. Nicklas said we are a town of predominantly small, family-owned business. He said that we are looking for a more elaborate entry feature than a sign.

Mr. Hanlon said the City may want to define a design for all gateways to the City. He said a theme would make a commonality to the City's entrances.

Commissioner Steczo said entering the town from the east and seeing the lights to the baseball fields is a gateway.

Art Zwemke, Robert Arthur Land Company, 4N645 School Road, St. Charles, said they have a contract on property on the north side of Old State Road and Route 64. He said the cost of tuning up Route 64,

cleaning up the intersection of Old State Road, and putting in a stub of a road to their property is \$1.8 million. He said that only puts a dent in the road improvements. He said practically the City may have to undertake those kinds of costs of widening Route 64, funding of Airport Road, and realigning Old State Road because there is not enough land there to support those ideas. He said they have only 112 acres under contract and that will not afford to make those street improvements. He said they are proposing 800 units with 450 of those at nursing home/assisted living facility. He said there is capacity for only 400 housing units if the IEPA will allow lower P.E.'s per house. He said if they do not budge, then they could only have 300 homes. He said the City's infrastructure will not stand the proposed sub-area plan.

Jim Stoddard, 2045 Aberdeen Ct., said he represents the Carls' trust which owns part of the designated green space east of Airport Road. He said his clients find the designation of green space as a limited outlook for their property. He said it appears close to constituting a taking of property. He said they would consider a fair market price offer if the Park District would like to buy it. He said it makes sense to make this residential as a buffer between the Park and Commercial and ORI zoning.

Mr. Nicklas summarized the Commissions comments as:

1. Reconfiguration of Old State Road
2. Airport Road Access would be only a couple streets off south of Route 64

Commissioner Lorence said Cortland would like to see Airport Road as limited access to Plank Road; he said that 2 accesses between Route 64 and Quigley should be the maximum.

3. Chapel in the Pines area as neighborhood commercial to run on the east side of Airport to Quigley.
4. Land Uses of green space between current Airport Road and reconfigured Airport Road.

Commissioner Lorence said Plan Commission had voted that the area east of Airport Road remain green space.

Commissioner Maness said the question is when Airport Road will be reconfigured and also should the City tie the hands of the landowners until the Park District can afford to buy it.

Commissioner Steczo said that green space does not have to be owned by the Park District. He said they had voted to use that as a buffer to preserve open space. He said they should be careful not to set precedents to give up open space.

Commissioner Davey said it would be unfortunate for the land owners to tie their hands.

Commissioner George said they should not tie the property owners' hands for open space.

Commissioner Lorence said he agreed that everything north of the bike path should be mixed use.

Commissioner Steczo said if Hillside Road, with existing homes, went east across Airport, it would be acceptable to the Park District to have dwelling areas, but not the entire 24 acres.

Commissioner Maness inquired if those living on Hillside and on Airport Road would still have access to Route 64 on the Old Airport Road.

Commissioner Lorence said he thought the intent was to leave that to have Park access from the south. He said that would be a Township Road unless annexed.

Commissioner Davey asked if a developer could buy the Carls property to satisfy park space for another development.

Mr. Hanlon said that is not uncommon in other communities.

Mr. Nicklas said he does not think the City would be interested in control of the Old Airport Rd. He said rather than having 2 parallel roads, he thought the Park District entrance could be extended to the reconfigured Airport Road. He said the frontage road would end at the end of the existing row of homes on the existing Airport Road.

Mr. Hanlon said eliminating the space between the 2 roads was a good idea.

5. Land use north of Route 64 should be Mixed Use and south of Route 64 Commercial

Mr. Nicklas said they would bring something back at the next Plan Commission meeting.

## **REPORTS**

None

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

## **ADJOURNMENT**

### **Motion**

Commissioner Davey moved to adjourn the meeting at 8:14 p.m. and Commissioner Maness seconded the motion.

### **Voice Vote**

Acting Chair Lorence called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 9 - 0.

Approve:

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Acting Chair – Bill Lorence

Attest:

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Candy Smith, City Clerk