
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF FEBRUARY 13, 2006

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, Dave Shipley, Larry Steczo and Chairperson John Lewis. Commissioners George Bridgewater, Bill Davey, Cindy Henderson, and Michelle Schulz 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 JANUARY 9, 2006.

Motion

Commissioner Lorence moved to approve the Minutes of January 9, 2006 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 8-0.

APPROVAL OF AGENDA

Motion

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

Voice Vote

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

CONSIDERATIONS

None

WORKSHOP ITEMS

A. Consideration of a Sub-Area Plan for the Airport Road/East State Street Area.

City Manager Nicklas explained that this was the third pass the Commissioners would have to discuss this sub-area and he said he was looking for their direction.

Chuck Hanlon, Land Vision, 116 W. Main St., St. Charles, said he would go through the revisions Mr. Nicklas has bulleted in his background. He placed a greenbelt along Route 64 to create a gateway into the City. He said the use on the north side of Route 64 has been changed from commercial to mixed use because of lack of visibility in that area. He said that mixed use allow flexibility and is judged on each proposal's merit. He said the City's east side has been moved west from Lovell Road to an area between

Lovell Road and Airport Road. He said there should be some separation between Old State Road and Airport Road extension and Route 64 and Airport Road by moving Old State Road north. He illustrated limited residential between the two existing residential areas on Airport Road south of Route 64 and green space north of that area to Route 64 and east to the re-aligned Airport Road. He said the new Airport Road would need to align with the old Airport Road at the south bridge to avoid the cost of building a new bridge. Mr. Hanlon pointed out the alignment of Hillside Road with the proposed entrance to the ORI area east of the present Airport Road. He said if approved, these changes would be incorporated into the revision of the Comprehensive Plan.

Chairperson Lewis said it might make sense to have residential on the west side of Airport Road between the existing residential.

Mr. Hanlon said there would be merit in that to make it more like a neighborhood in that area.

Mr. Nicklas said it could be residential one lot deep but there is flood plain along the west edge of that area to Bethany Road. He said the Park District has some property there and a little residential might offer something to the Carls family.

Commissioner Maness said she agreed to connecting the west side of Airport Road with residential. She asked how long they can ask a property owner to sit on a property before the Park District makes an offer.

Commissioner Steczo said if it is green space it is green space, so the Park District should not feel pressured to make an offer on that property. He said they must protect what the Comprehensive Plan says must be protected.

Commissioner Maness asked Commissioner Lorence about the time frame for getting Airport Road extension on the plan.

Commissioner Lorence answered that it would about 10 years. He said that north of Route 64 will be development driven up to 60-70% and then the County will step in. He said they have asked the County's Washington lobbyist to go after funds.

Commissioner Steczo asked the total acreage of the sub-area plan.

Mr. Hanlon said he did not have that figure, but would get it to Mr. Nicklas.

Mike Liszka, 470 Lincolnshire St., asked for the estimated cost to move Airport Road.

Commissioner Lorence said it would cost about \$1 million/mile and the intersection would be the biggest cost at about \$500,000.

Jim Stoddard, 2045 Aberdeen Ct., said he represented the Carls family trust and he thought what was happening to his client's amounted to the taking of their property. He said a piece of the Carls property is designated commercial and then green space that nobody is willing to pay for. He said this is not the way "we do things in the United States of America."

Commissioner Evans said they have to consider the property owners and they owned this property before the Park District was even there. He said either the Park District buys the property or it should be turned back into residential.

Commissioner Steczo said this is economically driven and asked what farm property is worth.

Mr. Stoddard said that farm property would be worth \$40,000 per acre because of its location.

Commissioner Steczo said that is not farm price. He said he did not think it was fair to gauge the tax payers to pay \$40,000 for green space.

Mr. Stoddard said fair market value is what the buyer and seller agree upon.

Commissioner Steczo said he likes the plan as it stands and would vote to move this along. He said what happens to the back end of Duro's property and what happens to the east side of the park entrance are details that can be worked out over time.

Mr. Nicklas asked Plan Commission Attorney Kevin Buick to talk about taking of property.

Attorney Buick said he did not think they were at a point to discuss taking of the property. He said Sycamore has some control and latitude regarding the planning the City can do. He said he thought it was a bit of an overstatement to assert that the type of planning the City is attempting to do constitutes the taking of Mr. Stoddard's client's property.

Commissioner Maness said she thought residential could go along the east and west side of Airport Road from the existing homes north to commercial zoning.

Commissioner Steczo said the area across from the Park has been planned as a buffer of green space in the last two Comprehensive Plans and it seems like the Commission is buckling for one property owner. He said he is charged with the responsibility to protect green space and open space and he will adhere to those principles.

Commissioner Shipley said he thought they should stay firm with the Comp Plan, but he said he can support residential on the west side of the current Airport Road.

Commissioner Lorence said he would vote to keep the green space as a buffer.

Commissioner George said there is usually a transition from commercial to residential besides green space like multi-family.

Mr. Hanlon said if residential is placed further north toward Route 64 the sense of open space is lost. He said he would not take the residential up to the commercial.

Commissioner Steczo said the City will benefit from the commercial and ORI, not from residential.

Commissioner George said they need to be fair to the landowners. He said it is not the City's position to tie landowners' hands.

Commissioner Brotcke said he is not in favor of adding residential to the green space between the two existing residential areas.

Mr. Nicklas asked for a straw poll for the plan as presented and the plan as presented adding residential on the west side of Airport between the existing residential one lot deep.

Chairperson Lewis said because he lived in the area, he would abstain from voting.

Three commissioners were in favor of the plan as presented and six were in favor of the plan as presented with the added residential.

Commissioner Maness asked when Airport Road extension is in place, would the existing Airport Road go all the way to the Park entrance.

Mr. Nicklas said except for any that might get annexed, it would fall under Township ownership.

Mr. Nicklas said he would bring this sub-area plan with an addition strip of residential along Airport as a Public Hearing.

Mr. Hanlon asked if a new house could be built on old Airport Road without the new Airport Road being developed.

Mr. Lorence said it could with City sewer and water.

City Engineer Brady said sewer and water is out to Well #9 and would be limited.

Mr. Hanlon asked if it could serve a 200-acre commerce park.

Mr. Brady said that flow would not be significant.

Commissioner Evans said they could keep a green area open by leaving green area deep in the north and south sections between the commercial and residential areas north of the existing housing.

Mr. Hanlon said it becomes an issue of how much land makes the presence of open space.

Chairperson Lewis asked for a straw poll for Commissioner Evans' suggestion of having green space at the north and south of the Park entrance and take residential to the commercial.

Commissioner Steczo said that he would like to protect the commercial and would vote against giving up green space.

Commissioner Evans' option received 3 votes.

Mr. Nicklas said he would add one-lot-deep residential between the existing residential on the west side of Airport Road.

REPORTS

Mr. Nicklas said that Robert Arthur Land Company, who previously showed interest in some of this area, has shifted their focus to another town.

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

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 7:58 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 8 - 0.

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk