
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF MARCH 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: George Bridgewater, Tom Brotcke, Bill Davey, Lowell Evans, Ken George, Bill Lorence, Cheryl Maness, Dave Shipley, Michelle Schulz, and Chairperson John Lewis. Commissioners Cindy Henderson and Larry Steczo 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 FEBRUARY 13, 2006.

Motion

Commissioner Lorence moved to approve the Minutes of February 13, 2006 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 10-0.

APPROVAL OF AGENDA

Motion

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

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 10-0.

CONSIDERATIONS

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

City Manager Nicklas explained that the 2003 Comprehensive Plan was not very detailed in this planning area and since there has been some interest in the area north of Old State Road, Council requested more detailed planning for the east end of town. He said the sub-area plan features the re-alignment of Old State Road, Mixed-Use zoning north of Route 64, Commercial zoning south of Route 64, ORI south of that, and residential zoning between the 2 existing county subdivisions. Mr. Nicklas said that Park District Representative Commissioner Larry Steczo could not be at the meeting, but wrote a letter stating that the Park District supports the plan as proposed.

Commissioner George said they talked about the green space at the last meeting and he felt the City was tying the hands of the landowners by designating green space. He suggested giving the Park District a time limit to buy the property desired for green space and once that was expired zone it residential.

Anna Kurtzman, 23711 Airport Rd, said they have lived there for 9 years and knew when they bought the property that Airport Road would be moved. She said they envisioned residential around them and not Office Research Industrial and are concerned about noise and light pollution from that zoning. She asked the City to consider a larger green area or a strip of residential along Airport.

Barb Stone, 23459 Airport Rd, said she agreed with Ms. Kurtzman and asked if the residential would be single family.

Chairperson Lewis responded that it would be low-density single-family residential.

Jim Stoddard, 2045 Aberdeen Ct., said he is the attorney for the Carls family and they have some concerns yet they respect the City staff's efforts to accommodate the Carls family with the proposal tonight that allows them more potential opportunities. He noted that the new Airport Road would run along the east side of the Carls property and some of that property would be needed for the public road.

Commissioner Lorence said the new Airport Road will not impact the Carls Farm.

Denise Setchell, 23539 Airport Rd, asked if any developers were currently looking to develop this area.

Mr. Nicklas said he was not aware of any. He said the City is setting a parameter of uses for future use.

Ms. Setchell asked if the new Airport Road would be 2-lane or 4-lane.

Commissioner Lorence said it is being planned as a 4-lane. He said that IDOT is looking at a Hinckley interchange and that would impact Airport Road.

Mr. Nicklas said this is a plan or a vision and is used as a guide for making decisions on proposals.

Denise Setchell asked if a developer comes in and wants to develop would she and her neighbors be notified again.

Mr. Nicklas said they would.

Ms. Stechell said her challenge with that is they have no representation.

Mr. Nicklas said they could contact the City staff and the Mayor and he stressed attending the meetings.

Robert Smith, 23667 Airport Road, said most of his concerns have been expressed, but he inquired how the Park District would acquire the green space and said he feared eminent domain.

Chairperson Lewis said the Land Use Plan shows green space behind the residential whether it gets acquired by the Park District or not and this Plan Commission holds to the plan with little deviation. He said a goal when designing the plan is to create a proper mix of residential, commercial, and industrial and to place the commercial and ORI in places that would have the least adverse affect on residents.

Bob Casper, 23911 Airport Rd., asked if the residential would become City or stay County.

Mr. Nicklas said it would become City.

Mr. Casper said he asked because 10 years ago those in Swanson's subdivision were having trouble with their septic came to the City to be annexed and were denied access to the City because of the cost. He said they developed a homeowners association and have two acres of septic.

Mr. Nicklas said there is now water and some sewer out there because of the new well and Krpan's subdivision. He said if a developer came into that area they might bring water and sewer, but the City would not pay for that.

Donald Jones, 1270 Hillside, asked if the current Airport Road and Route 64 would still be open.

Mr. Nicklas said it would remain open with limited use.

Commissioner Lorence said if it became a traffic problem they could make it a right-in right-out.

Barb Stone, 23459 Airport Rd, asked if there would be a turn lane at the park entrance.

Commissioner Lorence said there would probably be one for the park entrance, but not for the subdivision.

D.J. Kurtzman, 23711 Airport Rd., asked about traffic control at Route 64 and Airport Road.

Commissioner Lorence said he had already designed traffic signals for that intersection.

Commissioner George said there should be a timeline for the Park District to acquire the green space at fair market value.

Mr. Nicklas said they are reviewing an ultimately Council-approved sub-area plan and cannot control the Park District's decision to buy. He said they could suggest the Council revisit this after a certain number of years.

Chairperson Lewis said if this moves forward, they can suggest revisiting the Land Use Plan every 5 years to look at green space.

Commissioner George suggested making it all mixed use.

Motion

Commissioner Lorence moved to forward the sub-area plan as presented with a favorable recommendation to Council and Commissioner Maness seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Bill Davey, Bill Lorence, Cheryl Maness, Michelle Schulz, and Dave Shipley voted aye; Commissioners Lowell Evans and Ken George voted nay; and Chairperson John Lewis abstained. Motion passed 7-2-1.

- B. Consideration of a Petition from Jeff Bridge to Change the Zoning at 456, 502-504, 524 and 530 North Main Street from "M-2" Heavy Manufacturing to "C-3" Highway Business District in the City of Sycamore, Illinois.**

City Manager Nicklas explained that Mr. Bridge owns the properties which have long been dedicated to commercial uses of one sort or another. He said the current heavy industrial zoning is an anomaly that conformed to the railroad-related uses in the early 1900's.

Motion

Commissioner Bridgewater moved to forward a favorable recommendation to Council and Commissioner Davey seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Bill Davey, Lowell Evans, Ken George, Bill Lorence, Cheryl Maness, Michelle Schulz, Dave Shipley and Chairperson John Lewis voted aye. Motion passed 10-0.

WORKSHOP ITEMS -None

REPORTS

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

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 7:53 p.m. and Commissioner Schulz seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 10 - 0.

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk