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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF JULY 10, 2006**

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**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, Larry Steczo and Chairperson John Lewis. Commissioners 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 JUNE 12, 2006.**

Commissioner George asked that the vote for Item C – the text for the Airport Road Sub-Area Plan be amended to reflect his nay vote.

**Motion**

Commissioner Lorence moved to approve the Minutes of June 12, 2006 with the change and Commissioner George 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.

**APPROVAL OF AGENDA**

**Motion**

Commissioner Lorence 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 present voted aye. Motion carried 10-0.

**CONSIDERATIONS - None**

**WORKSHOP ITEMS**

**A. Consideration of a Request from Inland Real Estate Development, LLC for Consideration of the Annexation of 201.78 Acres North and South of Plank Road at Moose Range Road for Residential Development.**

City Manager Nicklas said this is a workshop with a first look at this development and there will be no action or decisions made at this meeting. He said that Inland is represented by Roger Brown and planning firm Land Vision is represented by Alan Brauer. Mr. Nicklas noted the key features of the concept plan as:

- Approximately 288 single family lots on 193 acres with a gross density of 1.49 dwelling units per acre. The largest lots would abut the homes in the Devine Oaks subdivision.
- Approximately 3.18 acres of neighborhood commercial zoning at the new intersection of Plank and Moose Range Roads.
- Approximately 5.83 acres of townhomes adjacent to the neighborhood commercial area with a maximum density of 9 units per gross acre (or a maximum of 53 units).

- The reconfiguration of Plank Road at the developer's expense to conform to the City and County comprehensive plans.
- The reconfiguration of Moose Range Road at the developer's expense to conform to the City and County comprehensive plans.

Mr. Nicklas listed questions the Plan Commission may consider as:

- Does the concept plan conform to the City's Comp Plan?
- What would be the timing of the first permits from the proposed subdivision?
- Is sewer line capacity available for all the units, and by gravity means?
- Is an adequate buffer established between the older County subdivisions and the proposed development?
- What will be the impact of the storm water detention and retention ponds depicted on the plan, in terms of adjacent parcels?
- What will be the traffic impact of this development?

Alan Brauer, Land Vision, Inc. said they have taken topography shots of the site and engineer firm Christopher Burke West has reviewed them for detention pond placement. He said they have been in discussion with the County Highway Department's Bill Lorence regarding the realignment of Plank Road. He said they will have to discuss who will build it and who will pay for it; one scenario was that Inland would donate the right-of-way and the County would pay for the road. He said that another issue would be the realignment of Moose Range. Mr. Brauer explained that the existing homes on Plank Road before Moose Range would have access on the old Plank Road, but the townhomes proposed behind those houses would not have access to the old Plank Road. Mr. Brauer stated that the 70 lots connecting to Sycamore Creek II & III would be 80 X 125 in size, the 185 lots north of Plank would be 190 x 130, and the 33 lots surrounding Devine Oaks would be 100 x 180. He said the commercial site is 3.18 acres and the townhome site is 5.83 acres. He said they are proposing a 50-foot buffer behind the lots adjacent to Devine Oaks. Mr. Brauer said he spoke to Mr. Nicklas about revising the fiscal impact analysis because of the recent transfer tax being imposed and because of the recent commercial developments. He said they will take all the comments, review them, and determine how to proceed.

Commissioner Lorence said because Inland is using the same engineer firm as B & B they have discussed realigning Sycamore Creek III streets to hook up to this development.

Commissioner Shipley asked if they planned to continue the road widths and green area coming out of Sycamore Creek II which would be part of the entrance to Sycamore.

Mr. Brauer said they would.

Commissioner Shipley asked if they had considered bike paths.

Mr. Brauer said they would look at that as they proceed.

Chairperson Lewis said the initial inclination is to continue bike paths from Sycamore Creek II & III.

Mr. Brauer said they have sidewalks throughout the development and they will need to consider how to connect the bike paths.

Commissioner Brotcke said it did not seem right to place townhomes behind the existing single-family homes along Plank.

Mr. Brauer said at this point in time they realize that area is not appropriate for townhomes. He said Sycamore Creek II has townhomes planned near that and if and when the existing homes might be purchased, then they will consider building townhomes in that area.

Commissioner Steczo asked if this is approved would Devine Oaks come into the City because they would be surrounded.

Mr. Nicklas said it has not been the City's policy to out and aggressively annex; he said it is a possibility but is not something the City does. He said Foy Addition is surrounded by the City.

Commissioner Lorence said there must be less than 60 acres to be forcibly annexed.

Commissioner Shipley asked if there were any voluntary school contributions planned.

Roger Brown, Inland, said they would do whatever was necessary.

Commissioner Brotcke said the 25 lots in Devine Oaks, which would be surrounded by the City, have no curb, no parks, and are allowed to burn leaves.

Mr. Nicklas said there are more negatives than positives to annex rural neighborhoods because of the cost of bringing them up to City standards for curbs and sewer and water.

Chairperson Lewis asked if the sewer capacity could currently accommodate only 2/3 of the proposal, would the developer be satisfied with developing only 2/3 of the development.

Mr. Brauer said the reason for making this proposal now is to get in line for when there will be sewer capacity.

David Larson, 27707 Moose Range Rd., said he was going to address his concerns about drainage, water and sewer, zoning changes, noise and dust and the impact from building, and why his taxes have increased. He said that development is way out of control and it would be absurd to start a list for sewer capacity. He asked if the impact fees were going to be the same bargain as B & B paid.

Mr. Nicklas said the Comp Plan is the road map for the Plan Commission and in that document Sycamore has placed limits on its borders and since then has passed ordinances placing constraints on numbers of permits.

Don Larson, 27665 Hunters Lane, said there is a lot of contour to the land around Plank Road and expressed his concern about traffic safety. He suggested requiring the developer to put a turn lane into Devine Oaks and also a passing lane. He inquired about what the 50-foot buffer would entail.

Ann Watkins, 15586 Whipple Rd., asked if there would be any access to Whipple and if there would be any buffer to Whipple.

Paul Ranke, 15490 Plank Rd., asked if the developer was considering purchasing the existing homes on Plank Rd., and said he was opposed to the development.

Phil Cuthbert, 27572 Devine Way, said he came to Sycamore from Elmhurst because he wanted to get away from that growing community. He said he likes the rural subdivision and he would like to keep it that way. He said he will lose his half-mile view to a 50-foot buffer and he thinks that enough is enough.

Denise Kiter, 27365 Hunters Lane, said she does not know the history of Inland and asked if their work has been investigated. She also said she agreed with previous comments.

Dave Medernach, 14893 Plank Road, asked if the strip along Plank Road would become City. He said his property was right next to the City limits.

Mr. Nicklas said he would not become City unless he has a desire to move in.

Mr. Medernach said behind his property is a 16-foot drop and those basements will flood. He said he knows they realized there was a mistake because new storm sewers were put in and they are going to put in a ditch from his property so his water does not run into their property.

Greg Hunt, 15697 Whipple Road, said his property is just northeast from the proposed park and he expressed concern because there is wildlife hunting ground very near. He said he was opposed to this development.

Sean Smith, 1411 Windfield Drive, said he purchased the last available lot in Devine Oaks because the Sanderson subdivision came in behind him. He said Plank Road is heavily traveled and should be expanded to four lanes to accommodate the volume of traffic that will be added because of this development. He said quaintness of Sycamore starts to become jeopardized when Randall Roads run through residential areas. He said he is an attorney and has done a number of real estate transactions with Inland and his experience has not been positive from a real estate attorney's standpoint.

Mr. Brauer stated that the Comprehensive Plan shows residential zoning in that area with green space. He said the lot size around Devine Oaks is about ½ acre which is larger than most lots in Sycamore and the lots near Sycamore Creek II & III are equal to those lot sizes and the lots to the north are a little bigger than Sycamore Creek III to the east. He said the 50-foot buffer for Devine Oaks will be similar to B & B's buffers and the engineer will determine detention. He said they will conduct a traffic study if they proceed. He said the park will be determined towards preliminary. He said the buffer for the adjacent land owners to the north will be reviewed. Mr. Brauer said the time frame will be about 2015 and will depend on the revised fiscal analysis and they will look at impact fees.

Chairperson Lewis asked the impact fees for a 3-bedroom.

Mr. Nicklas said the City portion is about \$12,000 for a single-family house. He said state law requires that impact fees must be defined by the relationship of need for a school and the earning ability of the houses. He said the City abides by that law and are defensible.

Chairperson Lewis said regarding the potential of doing a revised fiscal impact analysis and said there have been substantial changes in the area since 2005. He said if the developer is interested to work with the City to get that study redone, he thought it would be possible.

Mr. Nicklas said the developer of the study said it should be refreshed each year.

Chairperson Lewis said the Plan Commission might recommend to Council to move forward with that revision. He also clarified that any changes in impact fees would be paid at the time of permitting.

Commissioner Lorence said the analysis of intersections is part of the process of development. He said right now the traffic does not warrant four lanes for Plank Road.

Mr. Brauer asked if there was any concern about the layout of the plan.

Chairperson Lewis suggested they address the concerns of the residents of the area.

Commissioner George asked about the 50-foot buffer.

Mr. Brauer said there would be evergreens, ornamentals, and a berm if the drainage works.

Denise Kiter said the township owns their drainage and asked if they will work with them.

Mr. Brauer said they would have to follow City and County ordinances.

Commissioner Lorence said developments are required to take water that comes to them and to cause the existing neighbors no more water than they already take in.

Chairperson Lewis explained that the petitioner would take the comments, decide whether to come back with a preliminary plat, and at that time there will be another opportunity for public comment.

## **REPORTS**

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

## **ADJOURNMENT**

### **Motion**

Commissioner Lorence moved to adjourn the meeting at 8:00 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 10 - 0.

Approve:

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John Lewis, Chairperson

Attest:

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Candy Smith, City Clerk