
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF SEPTEMBER 11, 2006

WORKSHOP ITEMS

An Open House was held at 6:00 p.m. at The Stone Prairie Rental Community developed by Charlie Laing.

CALL TO ORDER AND ROLL CALL

Chairperson John Lewis called the meeting to order at 7:00 p.m. in the Council Chambers 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, Michelle Schulz, and Chairperson John Lewis. Commissioners Cindy Henderson, Dave Shipley, 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 AUGUST 14, 2006.

Motion

Commissioner Lorence moved to approve the Minutes of August 14, 2006 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 9 - 0.

APPROVAL OF AGENDA

Motion

Commissioner Evans moved to approve the agenda 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 9 - 0.

CONSIDERATIONS

- A. Consideration of a Petition from Jim Herrmann to Rezone the Westerly 48.60 Feet of the Property at 545 East Sycamore Street from "R-3" Multiple Family Residence District to "R-1" Single Family Residence District and the Easterly 100 Feet of said Property to "M-1" Light Manufacturing District in the City of Sycamore, Illinois.**

City Manager Nicklas explained that Mr. Herrmann wishes to build a small single family home on the west portion and a large garage to store vehicles on the east portion.

Jim Herrmann, 940 W. State, explained he would like to build a building to store the vehicles that are currently in the "Knodle" building which he is selling and build a small house which will be neighborhood friendly.

Motion

Commissioner Davey moved to forward with a favorable recommendation to Council and Commissioner Schulz 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, and Chairperson John Lewis voted aye. Motion carried 9 - 0.

B. Consideration of a Petition from Theresa Lynch for an Annexation Agreement and Annexation of the Property at 1679 Brickville Road with a Rezoning to "R-1" Single Family Residence District in the City of Sycamore, Illinois.

City Manager Nicklas said this item is related to the next item requesting moving a house to this address. He said the R-1 zoning would be compatible to the adjoining area. He said the published address of 1691 Brickville is the current address and will be changed to 1679 if the subdivision is approved. He said the request will create two new lots in the City corporate limits and the petitioner has requested a waiver of the application of Ordinance 2005.60 to the proposed occupancy of the two single family lots. He said he did not feel that the spirit of the ordinance is breached by the waiver.

Commissioner Brotcke asked if the waiver is only for the .64 acre and not for the whole subdivision.

Mr. Nicklas said that was correct.

Commissioner Evans asked what would happen at the home at 1691 Brickville.

Mr. Nicklas said it would remain in the County, but there is access at the driveway.

Commissioner Brotcke asked if curb, gutter, and sidewalks would have to be placed.

Engineer Brady said they are included in the agreement on this side of the road.

Sue Kwidzinski, 1747 Brickville, expressed concern about flooding and drainage.

Engineer Brady said it is part of the project adjoining to the south and Mr. Adshade is required to install detention and a new storm sewer to heron creek. He said there would not be much drainage for one or two lots, but he will be putting in new storm sewer and detention for Brickville Estates subdivision. Mr. Brady said .64 acres is insignificant when looking at the overall picture of 8,000 acres draining into heron creek.

Commissioner Lorence said in addition to the drainage area the County has replaced the culvert on Brickville Road with a larger size.

Ms. Kwidzinski said she still felt they would be adding to her water problem.

Lour Schuster, 973 Constance, said he thought this was a flood plain and the City has a responsibility to prevent building on a flood plain.

Engineer Brady said the property in question is not a flood plain. He said a detention pond will be to the south so this must be elevated because everything drains to the south.

Ms. Kwidzinski said there is a water problem on her property.

Mr. Nicklas said the water issue was discussed and reviewed when Brickville Estates was proposed. He said by law development cannot contribute to a problem downstream. He said the water must be detained

and released at a determined rate. He said it should mitigate some of the downstream problems, but not necessarily eliminate the problems.

Ms. Kwizinski said that the water would be released into the creek right next to her house.

Mr. Nicklas said that Brickville Estates will be required to release the water at a controlled rate.

Mr. Brady said the new storm sewer and detention pond are not yet constructed, so if the house is moved, they might need some temporary storage for water.

Mr. Nicklas said Ms. Overton who owned the property was well aware of the water issues and was satisfied with the approved design of detention.

Commissioner Lorence asked if there was a schedule for the buildout of the Brickville Estates subdivision.

Mr. Adshade said they are on their 3rd engineer and are behind schedule. He said they have no intention of causing problems with the neighbors.

Ms. Kwizinski said Mr. Adshade asked to put drain tiles through their back yard.

Mr. Adshade said three years ago he needed easements and got verbal ok's from the neighboring property owners.

Chairperson Lewis said the issue before the Plan Commission is the annexation and subdivision of this property.

Motion

Commissioner George moved to forward the annexation, rezoning, and waiver of the application to Ordinance 2005.60 to Council with a favorable recommendation and Commissioner Lorence 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, Ken George, Bill Lorence, Cheryl Maness, Michelle Schulz, and Chairperson John Lewis voted aye with Commissioner Lowell Evans voting nay. Motion carried 8 - 1.

C. Consideration of a Petition from Norm Adshade to Move a Single Family Residence from 361 Merry Oaks Drive, Sycamore, Illinois to 1679 Brickville Road, Sycamore, Illinois, According to the Provisions of Title 9, "Building Regulations," Chapter 6, "Moving Buildings," Section 9-6-1, "Permit Required; Application," in the City of Sycamore, Illinois.

City Manager Nicklas explained that Plan commission must review a request to move a building over any public way prior to Council consideration. He said the permit to move this 1-1/2 story home from 361 Merry Oaks Drive to 1679 Brickville Road will not occur unless Council concurs with the annexation. He said that permits from other taxing bodies and signoff of utilities must be secured before any such move.

Commissioner George asked if the temporary water retention should be addressed.

Commissioner Lorence said he would like to add a caveat that a site plan be required before the house is moved.

Commissioner Brotcke asked what happens to the annexation if the move does not occur.

Mr. Nicklas said the annexation would stand.

Norm Adshade, 1691 Brickville, said he was here to answer questions and because he would need the use of the City streets.

Motion

Commissioner Lorence moved to forward with a favorable recommendation with an acceptable site/drainage plan to Council and Commissioner George 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, and Chairperson John Lewis voted aye. Motion carried 9 - 0.

Mr. Nicklas said the site plan for 1679 Brickville predicated retention must be approved by the City Engineer.

REPORTS

Plan Commission Attorney Kevin Buick said on July 17, 2006 Governor Blagojevich signed a bill clarifying the records of discussion of public hearings for special use. He said that the types of decisions made by this body are legislative and made clear that due process is used, but heroic efforts such as using court recorders is not required.

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

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 7:40 p.m. and Commissioner Maness 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