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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF FEBRUARY 12, 2007**

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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, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Cheryl Maness, and Chairperson John Lewis. Commissioners Tom Brotcke, Bill Davey, Michelle Schulz, 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 JANUARY 8, 2007.**

**Motion**

Commissioner Lorence moved to approve the Minutes of January 8, 2007 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 7 - 0.

**APPROVAL OF AGENDA**

**Motion**

Commissioner Lorence moved to approve the agenda 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 7 - 0.

Commissioner Bill Davey arrived at 7:01 p.m.

**CONSIDERATIONS**

**A. Consideration of a Proposed Amendment to Section 6.8.4, "Prohibited Signs," of the Unified Development Ordinance of the City of Sycamore, Illinois.**

Commissioner Schulz arrived at 7:05 p.m.

City Manager Nicklas explained that the City Council has had some conversation about the sign ordinance. He said the proposed revisions concern Section 6.8.4 subsection "A" as follows:

- A. *Flashing signs and illuminated electronic message boards.*

***Explanation:***

- 1. In the downtown business district defined in Section 6.7.2,E of this code, electronic message boards are prohibited.*
- 2. In C-1 Neighborhood Business Districts, electronic message boards are prohibited.*
- 3. In C-2 Business Districts [other than the downtown business district referenced in (1), above] and C-3 Highway Business Districts, electronic message boards may*

*show the time, temperature, business hours, and business or public service messages. Such messages may scroll, but may not re-cycle in less than two (2) second intervals. In addition, the background for such print shall not feature simulated fireworks, explosions, flags flying, or other distracting electronic displays. Electronic message boards at or near intersections shall not use red or green colored lettering in order to avoid confusion with traffic control devices.*

Commissioner Lorence suggested Mr. Nicklas double check section 112 of the State Law that prohibits oscillating signs in view of the roadway to make sure the City is not allowing something prohibited by the State.

Mr. Nicklas said the state law would take precedence.

### **Motion**

Commissioner Lorence moved to forward the amendment subject to the review of the State Law with a favorable recommendation to Council and Commissioner Schulz seconded the motion.

Commissioner Davey asked if the current signs would be allowed.

Mr. Nicklas said they would.

### **Roll Call Vote**

Chairperson Lewis 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, and Chairperson John Lewis voted aye. Motion carried 9 - 0.

## **B. Consideration of a Preliminary Plat for the "Traditions of Sycamore" Planned Unit Development (Herst Farm).**

City Manager Nicklas said this is the fourth time this plan is before the Plan Commission and this time it is before the Commission as a formal hearing for a recommendation to forward to City Council. He explained that the zoning exhibit notes that this is a 2-phase type of development with C-4 zoning and R-1 zoning to the north. He reviewed the variances requested as the zero-lot-line homes, the height variance in the C-4 proposed at 45 feet, a slightly broader list of uses proposed by the developer, and a variance from the 40% rule. He said the developer has identified eight C-4 uses for the Plan Commission to consider in an email a copy of which is in the background.

John Hall, Jr., 4030 River View Drive, St. Charles, explained the major differences on the plat were the accesses in the Lindgren Road area and the street names.

John Reagan, attorney for the petitioners, asked the Commissioners to note that the commercial area is 15 acres and not just one lot. He said he thought the list would need to be expanded in order to allow for diversity so they can fill the space with some retail rather than all office space. He listed the proposed additions to the permitted use as follows: convenience store (limited to 4800 s.f.), specialty grocer (limited to 4800 s.f.), electronic store (limited to 2400 s.f.), floor covering store (limited to 2400 s.f.), hardware (limited to 4800 s.f.), fuel station, pet store, and drug store with drive up window. He said that the expanded list would not set precedent, but will be incorporated in the Herst annexation agreement as an amendment.

Commissioner Maness asked if a child care facility was considered.

Mr. Reegan said he did not know if C-4 allowed child care facilities, but that would be a logical place for one.

Commissioner Lorence said he was not in favor of a fuel station, because they generate traffic that is not generated from the residents.

Mr. Nicklas said he thought they wanted restaurants added to the list with a special use for any outdoor dining.

Mr. Reegan explained that restaurants are a special use in the C-4 zoning, and because these will be leased spaces they did not want to go through the 60-to-90-day public hearing process. He said it would make it difficult to acquire those tenants.

Chairperson Lewis said he received a phone call from School Board President Jim Dombek with six questions from the School Board. Question #1. What, if any type of support in addition to impact fees does the developer propose to the School District?

John Hall, Sr. said only the normal impact fee. Chairperson Lewis said the School District does not feel they have had adequate discussion with the developer.

Question #2. Would the developer include a clause similar to the B & B clause for voluntary contributions agreeing to pay an amount equivalent to the Transfer Tax if there is an adverse outcome in the pending Transfer Tax litigation?

Mr. Reegan said he was not familiar with the B & B language so he would not comment.

Mr. Nicklas clarified that this is an area that has already been annexed and zoned with an annexation agreement that was approved following a Plan Commission hearing about a year and a half ago in which the School District has a place. He said if the developer is in a position today to offer anything today that is fine, but otherwise this is a commitment and a contract that has already been entered with the support of the School District. He said, with all respect to the Chair of the School Board, he may not be aware that this was an annexation, but may think this is a discussion of a pre-annexation.

Question #3. The plan calls for a 25-foot landscape easement between Plank Road and the commercial development south of the new Lindgren Road - The School District requests a similar landscape barrier installed by the developer along the south edge of the commercial development to serve as a buffer between the commercial development and the school.

Mr. Nicklas said the City requires 50 feet of landscape buffering between commercial use and R-1 zoning with a special use for school purposes.

Question #4. Will there be any restriction on the type of development to be located between the new Lindgren Road, National Drive, and the school? He said they were concerned about appropriate businesses.

Mr. Nicklas said the UDO addresses those restrictions and restraints.

Question #5. There are 7 acres between the new Lindgren Road and National Drive that they would like to have donated to the schools.

Mr. Reegan said the land is certainly for sale.

Mr. Nicklas interjected that Freda Herst was not anxious to annex this land. He said the City and School District were anxious to get the Lindgren Road relocation done so buses could move into that vicinity by fall 2007 and the Hersts were cooperative.

Question #6. Wouldn't it be appropriate to delay a vote so the developer could meet with the School District, since this development is not subject to the 2010 date affecting the surrounding Sycamore Creek Phase 2 & 3?

Chairperson Lewis asked Mr. Nicklas to communicate with School Board President Jim Dombeck.

Mr. Nicklas said he would and there could not be a better partnership right now between the City and the School District.

Commissioner Lorence questioned why this development was not subject to the 2010 restriction.

Mr. Nicklas said this annexation took place in 2005 before the change in the local regulations in zoning that led to the date of 2010 for permitting starts in newly annexed developments.

Commissioner Lorence said this would be subject to so many permits per year.

Mr. Nicklas said that was correct that the permitting regulations originated February 2003 and then revised November 2003 and again November 2005.

Commissioner Lorence said he had no problem with a drug store with a drive-up, but he thought anything with a drive-up should remain as a special use so Plan Commission could review it for traffic purposes. He said he would deny a fuel station.

John Hall, Jr. said they thought a fuel station could go up north of National Street so there would not be direct access to Lindgren or Plank.

Commissioner Henderson asked when permitting would begin.

Mr. Nicklas said the clock started upon annexation so it could happen as early as this year.

Commissioner Henderson said she was uncomfortable with approving all eight additional permitted uses.

Mr. Nicklas said they are before Plan Commission as variations and the Commissioners can cite what they do not approve in the motion. He said he thought it would be better to do this as a one-time variation rather than to add the list of permitted uses to the UDO.

Commissioner Davey asked about the townhouses.

Mr. Reegan said they would have to return to Plan Commission for approval on the townhouses.

Commissioner Henderson asked if they eliminated the alleys.

John Hall, Jr. said they widened the alleys and made them private.

Mike Liszka, 470 Lincolnshire Street, emphasized, as he had testified before, that there are a large number of variances that lower Sycamore's standards and set bad precedents. He said it looked to him like they were caving into another developer. He suggested going ahead with zero-lot-line housing, but put them on larger lots.

Tom Herst, 22131 E. County Line Road, Maple Park, said he represented the Herst family and complimented the Plan Commissioners for their work in adhering to the slogan "life offers more in Sycamore." He said he thinks the Hall's set the bar high and will not disappoint the community with their development.

Chairperson Lewis suggested the motion would include or exclude variances 1 through 6 outlined in the background material and should also address the additional items proposed for C-4 permitted uses.

### **Motion**

Commissioner Lorence moved to forward the proposal with requested variances 1 through 6 outlined in the background and including the proposed list of C-4 additional permitted with the exception of fuel stations and drive-up windows to Council with a favorable recommendation to Council and Commissioner Schulz seconded the motion.

Commissioner Schulz said the developers spoke with members of the Chamber of Commerce and she went to Elgin to look at a similar development and she said she wished that type of housing would have been available when she was first married.

Commissioner Davey said he was still a little confused why fuel stations were not permitted.

Commissioner Lorence said they would probably want them on a corner and it creates traffic confusion and congestion. He said with the proximity to open water and residential areas he did not think it was a compatible use.

Mr. Nicklas said this will be a major access point for school buses and he did not think that would be a good location for a gas station.

### **Roll Call Vote**

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners George Bridgewater, Bill Davey, Ken George, Bill Lorence, Cheryl Maness, Michelle Schulz, and Chairperson John Lewis voted aye with Commissioners Lowell Evans and Cindy Henderson voting nay. Motion carried 7 - 2.

### **C. Consideration of a Petition from Milan Krpan to Rezone Property Adjoining a Portion of Gateway Drive and Also Adjoining a Portion of Dosen Drive in Sycamore from "M-1" Light Manufacturing District to "C-3" Highway Business District, in Conformance with a Revised Concept Plan.**

City Manager Nicklas explained that this is a refinement of a concept plan for Thanks America subdivision and to rezone portions of Dosen Drive and Gateway Drive from M-1 to C-3. He listed a number of zoning considerations as follows:

- Commercial Zoning. Lots 1-4 of the Thanks America Professional Subdivision (surrounding the intersection of Dosen and Gateway Drives) and Lots 1-3 of the Thanks America Commercial Subdivision (on the north side of Oakland Drive), are presently zoned “C-3” Highway Business District. The businesses developing in the Kishwaukee Health Services subdivision are primarily commercial office uses and it is logical that this type of use would continue eastward on Gateway Drive, on both sides, based on the proximity of the new hospital. A rezoning of the lots along the Gateway Drive corridor to “C-3” would be appropriate in this light.
- Industrial Zoning. The City’s need for industrial-zoned lots of varying sizes is addressed by retaining the “M-1” zoning of Lots 8-15 and Lot 29. The larger unsubdivided area to the east of these smaller, industrial-zoned parcels gives the developer and the City flexibility in attracting one or more larger industrial users to this industrial park.
- Unincorporated Land. After further conversation between DeKalb and Sycamore officials, the land east of the Com Ed right-of-way would fall to DeKalb upon annexation; the former Thorald Anderson property that lies north and west of the Com Ed right-of-way would fall to Sycamore upon annexation. The entire un-annexed area falls under the revenue-sharing provisions of the Sycamore-DeKalb boundary agreement of 1995.
- The proposed roadway that runs along the west side of the Anderson property and the east side of the Voluntary Action Center would pass through a significantly sloped terrain and would require careful engineering, but would align with a logical entrance to the Ideal property behind the houses on Bethany Road, if re-development of the northwest corner of Peace and Bethany Roads were to occur.

Jim Stoddard, 2040 Aberdeen Court, said he was representing the petitioner and was available to answer questions.

**Motion**

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

**Roll Call Vote**

Chairperson Lewis 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, and Chairperson John Lewis voted aye. Motion carried 9 - 0.

**D. Consideration of a Petition from the City of Sycamore to Annex Certain Park District Property Located on the West Side of Airport Road, South of Illinois Route 64, with a Special Use Permit for Public Park Purposes.**

City Manager Nicklas said that there are two parcels included and explained that under state law this must come in under the most restrictive zoning use which in Sycamore is R-1. He said neither the city nor Park District has any intention of seeing residential development here. He said there is a restriction under the special use permit for park purposes.

**Motion**

Commissioner Lorence moved to forward the annexation with 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, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Cheryl Maness, Michelle Schulz, and Chairperson John Lewis voted aye. Motion carried 9 - 0.

**E. Consideration of a Petition from the City of Sycamore to Annex Well Site #9 at 475 South Airport Road and Rezone Said Property to "R-1" One Family Residence District with a Special Use Permit for a Public Water Supply Facility.**

City Manager Nicklas explained that the larger parcel in the previous item surrounds the .92-acre well site recently developed by the City of Sycamore as Well #9 on Airport Road. He said with the annexation of the larger parcel, the Well site can be annexed.

**Motion**

Commissioner Lorence moved to forward the annexation 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, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Cheryl Maness, Michelle Schulz, and Chairperson John Lewis voted aye. Motion carried 9 - 0.

**WORKSHOP ITEMS**

**A. Report of the Plat Officer Regarding Approvals in the Period July 1, 2006 Through December 31, 2006.**

A summary of four plat changes approved by the Plat Officer was included in the packet.

**REPORTS**

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

**ADJOURNMENT**

**Motion**

Commissioner Lorence moved to adjourn the meeting at 8:07 p.m. and Commissioner Bridgewater 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:

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Chairperson – John Lewis

Attest:

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Candy Smith, City Clerk