
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF SEPTEMBER 10, 2007

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: Marvin Barnes, George Bridgewater, Lowell Evans, Ken George, Bill Lorence, Steve Nelson, Michelle Schulz, and Chuck Stowe. Commissioners Ron Bemis, Bill Davey, and Cindy Henderson 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 13, 2007.

Motion

Commissioner Lorence moved to approve the Minutes of August 13, 2007 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.

APPROVAL OF AGENDA

Motion

Commissioner George moved to approve the agenda 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.

CONSIDERATIONS

A. Consideration of a Petition from Milan Krpan for a Recommendation Regarding an Annexation Agreement with the City of Sycamore, Illinois for Property Located on the Southwest Corner of Peace Road and Bethany Road, and the Subsequent Annexation and Rezoning to "ORI" Office, Research, and Light Industrial District.

City Manager Nicklas said this is an exciting proposition since this is designated as office, research, and light industrial zoning in the City's Comprehensive Plan. He said the parcel consists of just under 35 acres and there is no development plan or prospect for this, but there is interest which prompted this annexation request. He said there is a brief one-parcel annexation agreement which notes some infrastructure issues and development fee structure.

Jim Stoddard, 740 W. State Street, said he represented the petitioner, Krpans Peace Bethany Road Project LP. He said they believed the proposed use would provide for continuation of the commercial and industrial developments in the area. He said it would be planned to meet all applicable engineering standards for water, storm sewer, and sanitary sewer services. He said it should add value to the adjoining uses by extending the roads. He said they thought it would be in the best interest of the City to annex this property.

Commissioner Lorence noted that one of the findings of facts states that adequate measures have been taken to provide ingress and egress designed to minimize traffic congestion on the public streets and he said he does not see a problem with the ORI zoning. He said if this should become a restaurant the traffic would become a problem and he hoped the City would prohibit left turns.

Chairperson Lewis asked if fast food restaurants are permitted in ORI zoning.

Mr. Nicklas said they are not and that would require a rezoning which would bring it back to the Plan Commission therefore providing another layer of protection.

Motion

Commissioner Barnes moved to forward the annexation agreement for property located at the southwest corner of Peace Road and Bethany Road and the subsequent annexation and rezoning to ORI with a favorable recommendation to Council and Commissioner Lorence seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Marvin Barnes, George Bridgewater, Lowell Evans, Ken George, Bill Lorence, Michelle Schulz, Steve Nelson, Chuck Stowe, and Chairperson Lewis voted aye. Motion carried 9 - 0.

WORKSHOP ITEMS

A. Consideration of an Administration Recommendation for Open Houses to Solicit Public Comments in Advance of a Comp Plan Update.

City Manager Nicklas suggested the following dates for open public forums to invite public comments on recent City development:

Thursday, October 4 at 7:00 p.m.

Wednesday, October 10 at 7:00 p.m.

Saturday, October 20 at 9:00 a.m.

He said that different weekdays would maximize the prospect of public involvement. All of the open houses will be held in the City Council chambers at 308 W. State Street.

Commissioner Lorence asked if the dates would be published so they would not violate the Open Meetings Act if they attend.

Mr. Nicklas said they would be published and the point of the meetings are to listen to the public and not to speak as Plan Commissioners.

Chairperson Lewis emphasized that if they attend, the Commissioners should be there as observers only because the way politics play out their comments may be given more weight and they need to be careful not to sway the conversation.

Mr. Nicklas said there will be questions and he will limit his answers to facts that can be checked out through public records.

REPORTS

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

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 7:15 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 9 - 0.

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk