
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF NOVEMBER 12, 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, Ron Bemis, George Bridgewater, Bill Davey, Lowell Evans, Ken George, Steve Nelson, Michelle Schulz, and Chuck Stowe. Commissioners Cindy Henderson and Bill Lorence 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 OCTOBER 8, 2007.

Motion

Commissioner Barnes moved to approve the Minutes of October 8, 2007 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.

APPROVAL OF AGENDA

Motion

Commissioner Bridgewater moved to approve the agenda and Commissioner Stowe 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 an Administration Report Regarding the Comp Plan Open Houses Held in October, 2007.

City Manager Nicklas said that three open houses were held in October inviting public opinion about how people think we are growing and how we should grow from here. He said one of the purposes of the open houses was to orient people to what a Comp Plan is. He said the 2003 future land use map painted about 3000 acres of residential zoning in the northeast and the City had sewer line capacity to serve about 1800 of those acres. He said that in affect, without design, set up something of a land rush for developers to lay claim so they could get sewer line to their developments. He said there was a lot of interest in that area between 2003 and 2005 and now there is an influx of interest in the commercial areas as well as industrial interest. He said that most of the 1800 acres the City had sewer line capacity for have been spoken for except a few

parcels painted yellow in the draft of the revised future land use map. He said a couple of those properties have over the years allowed utility and or roadway easements to course through the edges of their properties and they are thinking they might be favorably considered someday for some part of their parcels for development. He said there is a lot of sewer line capacity on the southwest side, but we are up against the river on the west, other types of uses to the east, and the development that has already occurred to the south. He said those were some of the assumption behind the draft of the revised future land use map.

Commissioner Davey said he thought there was some capacity south of Bethany and east of Somonauk.

Mr. Nicklas said that shows some commercial, office, and light industrial.

Mr. Nicklas said a land use issue is the flooding of the central park. He said the regional retention at Bethany and Somonauk and the retention in Reston Ponds saved much of the southeast part of town and the front nine holes on the golf course from flooding. He asked if the flooding of the back nine holes of the golf course should be a community issue. He asked the Commissioners to review the goals and objectives of the 2003 Comp Plan and get any suggestions to him to compile for the December meeting.

Commissioner Davey asked how the meetings were attended.

Mr. Nicklas said there were probably a total of 24 people over the three meetings and many of them were from outside the corporate limits in the planning area.

Chairperson Lewis asked if there had been any attempt to translate this into population.

Mr. Nicklas said he would start that now and it has been done for the water and sewer system and those numbers are about 28,000 to 29,000 by 2028.

Chairperson Lewis said that was higher than he expected.

Mr. Nicklas said that those numbers were arrived at by making some wild assumptions. He said the City has good demographic baselines now for people per household through the 2005 Special Census, three professional consultant studies, and the schools and park have done a lot of planning. He said for water and sewer purposes we have to expect more.

Mr. Nicklas said he would email a workable copy of Chapter 3 and asked that they have any suggestions or revision to him no later than December 3, 2007.

REPORTS

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

ADJOURNMENT

Motion

Commissioner George moved to adjourn the meeting at 7:27 p.m. and Commissioner Barnes 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