
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF JULY 14, 2008

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, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Steve Nelson, and Chuck Stowe. Commissioner Ron Bemis and Michelle Schulz were absent. Other staff members present were City Manager Bill Nicklas, Municipal Engineering Corporation John Brady, Building Commissioner/Zoning Officer Lyle Doty, and Commission Attorney Kevin Buick.

APPROVAL OF MINUTES OF MAY 12, 2008.

Motion

Commissioner Lorence moved to approve the Minutes of May 12, 2008 and Commissioner Davey 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.

Commissioner Michelle Schulz arrived at 7:01 pm.

APPROVAL OF AGENDA

Motion

Commissioner Davey 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 11 - 0.

CONSIDERATIONS

A. Consideration of the Proposed 2008 Comprehensive Plan.

City Manager Nicklas explained that this was the formal public hearing on the Comprehensive Plan document. He said the content of this document has been discussed in 6 workshop sessions as well as open houses asking for input. He noted for the record, a copy of the letter from Ken Andersen of the DeKalb County Building and Development Association with comments about the proposed Comp Plan such as creating more affordable housing. Mr. Nicklas said the plan is similar to the 2003 plan because it illustrates an end to outward growth for residential purposes. He said the number of acres for residential purposes is smaller than in 2003 even though some of those acres have been annexed. He said that is partly because of the limited sewer line capacity. He said a good part of the acreage set aside in 2003 for commercial retail has been annexed and zoned, but has not been built. He said he has not faltered in any essential way except for some grammatical editing from what Plan Commission has vetted and passed along in the chapter by chapter review over the past nine months.

Motion

Commissioner Schulz moved to forward the proposed 2008 Comprehensive Plan 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, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Steve Nelson, Michelle Schulz, Chuck Stowe, and Chairperson Lewis voted aye. Motion carried 11 - 0.

Chairperson Lewis thanked Mr. Nicklas and staff for their work on the Comp Plan.

B. Consideration of a Final Plat for the Primm Prairie Commercial Subdivision.

City Manager Nicklas explained that this property was annexed in 2006 and zoned C-3 Highway Business and this final plat shows nine lots with eight lots dedicated for highway business uses and one lot set aside for detention purposes.

Peter Smith, 1958 Aberdeen Ct., said he was there to represent the petitioner and said the final plat was unchanged from the preliminary plat.

Motion

Commissioner Lorence moved to forward the final plat for the Primm Prairie Commercial Subdivision with a favorable recommendation to Council and Commissioner Barnes seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Marvin Barnes, George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Steve Nelson, Michelle Schulz, Chuck Stowe, and Chairperson Lewis voted aye. Motion carried 11 - 0.

C. Consideration of the Petition of Angelo Tsiagalidis to Rezone a Portion of the Property at 112 Kingsway Drive from “C-2” Central Business District to “R-3” Multiple Family Residence District.

City Manager Nicklas said the petitioner brought the concept of the rezoning of a portion of the property he owns just north of his restaurant back in February and this is essentially what they presented then. He said there was discussion about the end result of the rezoning such as what type of unit, how many units, retention, off-street parking, and flood plain issues. He said that the concept plan provided includes some of the direction from that discussion. He said if Plan Commission approved the rezoning, Mr. Tsiagalidis would need to return to the Commission at a later date for a hearing regarding a detailed development plan.

Commissioner Lorence said he had no problem with the rezoning, but said the compensatory storage area shown was in the floodway and should be in the flood plain.

Commissioner Barnes asked for clarification of what was already zoned and what needed rezoning and asked about the old barn.

John Brady, Municipal Engineering Corp., said some of the proposed parking lot is on the barn site and said that the owner of that property would be back to vacate that portion which would help with the compensatory storage. He said that would have to be scrutinized and permitted by DNR.

Commissioner Davey asked about the flood plain.

Mr. Brady said the development plan would have to go through DNR with detailed elevations, but this request is strictly rezoning.

Chairperson Lewis said that rezoning is not a problem, but the development plan will receive close scrutiny.

Mr. Brady said it would be best if they had conditional approval from DNR before bringing the development plan to Plan Commission.

Motion

Commissioner Barnes moved to forward the rezoning with a favorable recommendation to Council and Commissioner Nelson seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Marvin Barnes, George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Steve Nelson, Michelle Schulz, Chuck Stowe, and Chairperson Lewis voted aye. Motion carried 11 - 0.

Chairperson Lewis reminded the petitioner that when this comes back the Plan Commission would be very concerned about the use of the flood plain and how that plays out in the development plan.

D. Consideration of the Petition of Brickville and Peace Road Development, LLC for the Approval of an Annexation Agreement for Property Located at the Northeast Corner of Peace Road and Brickville Road and the Subsequent Annexation of Said Property and the Rezoning to “R-1” One Family Residence District, Planned Unit Development, and to “R-3” Multiple Family Residence District, Planned Unit Development with a Special Use Permit for an Assisted Living Facility.

City Manager Nicklas said the Plan Commissioners had worked on this on two previous workshops and the developer has tried to adjust the plan to address concerns of the Plan Commission and neighbors such as storm water retention, density, and other issues addressed in the background. He said the proposal before them shows the reconfigured Brickville Road, shifting of most of the retention in the lower wetter areas, some additional detention upstream to make the runoff more gentle as it runs west, and larger lots. He said that Mr. Pappas is the principle of Brickville and Peace Road Development, LLC. Mr. Nicklas said he spoke with Sycamore Park District Executive Director David Peek before putting the background to rest and he said he was supportive of this plan.

Commissioner Nelson asked if the agreement accounted for increases in impact fees.

Mr. Nicklas said yes it did and would also include a transportation fee if that is ever assessed.

Commissioner Davey said he thought the Park District wanted the park in one area and it looked like it was in two areas on the plan.

Commissioner Schulz said the Park District would maintain the park near the retention pond and an association would maintain the park near the assisted living.

Peter Smith, 1958 Aberdeen Ct., attorney for the petitioner, said he was not present during the workshops, but he said changes have been made to meet the objections by the neighbors and to address questions Plan Commissioners had. He said it was his understanding that the concept plan was favorably reviewed and the neighbors also liked it. He said this has already been approved by the Park District and asked for Plan Commission's approval.

Robert Whitney, 1850 Brickville Road, said he was concerned about Brickville speedway that would be built behind his house. He said the main gas line runs from Sycamore to Genoa right through the middle of the proposed property and no building can be built over that gas line.

James Whitney, 1818 Brickville Road, said the traffic study does not address a traffic light at Brickville and Peace and he did not understand why that was not considered. He asked if the R-3 zoning could be built before 2012.

Orin Vandeberg, 15370 Old State Road East, said he owns the property east of the proposed plan. He expressed concern about his field tile and said that if trees are planted that field tile needs to be changed to sewer tile.

Randy Fay, 1950 Brickville Road, asked about the buffers and asked if he would be keeping the mature trees to the south.

John Pappas, 3 Fairway Circle, DeKalb, IL, said they were aware of the gas line and he would work with Nicor. He said there are issues in that area right now with water problems and they are proposing 17% of the whole development as open space and detention which should take care of water issues in the neighborhood. He said that every tree would not be saved because he felt that detention was more important than saving trees. He said that the new road would eliminate curves and therefore create a safer roadway. Mr. Pappas said they would like to get started on the assisted living as soon as possible and it would generate tax dollars for the schools while having no impact on them.

Commissioner Davey asked about the tile line.

Mr. Pappas said it would be engineered out between Mr. Brady and his engineer and he said the new engineering works.

Commissioner Barnes asked if that addressed Mr. Vandeberg's concern.

Mr. Pappas said he thought it did. He said they put in new tile from the pond to the north to go to the retention pond on Brickville Road. He said it is to his benefit as a developer to make sure his detention works.

Commissioner Barnes asked about the gas line.

Mr. Pappas said the gas line goes through the middle of the property and they surveyed it and are having trouble finding all the easements. He said they are working with Nicor to reroute it at his expense.

Commissioner Barnes asked about approving this knowing the gas line still needed to be addressed.

John Brady, Municipal Engineering Corp., said this is just the preliminary plat. He said when they return for final platting that plat would show easements for the gas line.

Mr. Nicklas said that the Special Use was for assisted living and not for apartment, condos, or townhouses.

Commissioner Stowe asked the timing for reconstruction of Brickville Road.

Mr. Pappas said that road and detention would be built before any permitting.

Commissioner Lorence said the warrants for traffic signals are very specific and 280 cars are not enough cars to warrant a signal. He said you would need 280 cars per hour for 8 hours to warrant a signal.

Robert Whitney said he spent \$6,000 on a purification system for their septic system. He asked if Mr. Pappas would replace his tile if it got broken during construction.

Commissioner Lorence said when Mr. Pappas finds field tile he either replaces it or reroutes it.

Mr. Whitney said he had this on record that Mr. Pappas would have to maintain any tile.

Mr. Nicklas said State Statute said if those who interrupt field tile and do not maintain or keep flow going at a less or same level then they are breaking the law. He said the responsibility of the developer does not go away.

Mr. Pappas said he has been in the area for 40 years and is in business not only to make money, but to satisfy the neighbors. He said he wants to address the neighbors concerns and is always a phone call away.

James Whitney asked why Peace Road got a signal and they cannot get one at Peace and Brickville with a school nearby.

Commissioner Lorence said the warrants by Jewel are based on the volume generated by commercial traffic.

Commissioner Barnes asked for the opinions of the Park District and School District Representatives.

Commissioner Schulz said the Park District is in favor and Mr. Pappas has accommodated their requests and concerns.

Commissioner Nelson said the School District is in favor of this proposal.

Motion

Commissioner George moved to forward the annexation agreement 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, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Bill Lorence, Steve Nelson, Michelle Schulz, Chuck Stowe, and Chairperson Lewis voted aye. Motion carried 11 - 0.

WORKSHOP ITEMS

A. Consideration of a Concept Plan for an Addition to the St. Mary’s Catholic Parish Campus on Waterman Street.

City Manager Nicklas said an amendment to the special use permit is required when the footprint of the development area changes. He said staff supports the proposal and if Plan Commission does he will bring this back for a formal hearing because the overall appearance of the neighborhood will be enhanced.

Chairperson Lewis said there was general consensus to bring this back at the August meeting.

REPORTS

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

Chairperson Lewis asked City Clerk Smith that the letter from DeKalb County Building and Development Association be attached to the minutes.

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 8:03 p.m. and Commissioner Davey seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 11 - 0.

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk