

**SYCAMORE PLAN COMMISSION - REGULAR MEETING**  
**MINUTES OF OCTOBER 14, 2002**

---

**CALL TO ORDER AND ROLL CALL**

Chairman John Lewis called the meeting to order and Deputy Clerk Bobbie Lundberg called the roll. Those Commissioners present were: Pam Blickem, George Bridgewater, Tom Brotcke, Pat David, Bill Davey, Dave Hamilton, Cindy Henderson, John McBride, and Dick Wagley and Chairperson John Lewis. Those Commissioners absent were Gene Endthoff and Bill Lorence. Other staff members present were City Administrator Bill Nicklas, City Engineer John Brady, Building Commissioner/Zoning Officer Lyle Doty and Commission Attorney Peter Smith.

**APPROVAL OF MINUTES**

Approval of minutes of September 9, 2002

**Motion**

Commissioner Blickem moved to approve the minutes of September 9, 2002 and Commissioner McBride seconded the motion.

**Voice Vote**

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 10 – 0.

**APPROVAL OF AGENDA**

**Motion**

Commissioner David moved to approve the agenda and Commissioner Davey seconded the motion.

**Voice Vote**

Chairman Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 10- 0.

**OLD BUSINESS**

Administrator Nicklas stated that Steve Hiatt had withdrawn his petition regarding the vacation of the alley South of Turner Place.

**NEW BUSINESS**

**CONSIDERATIONS**

**I Action Items**

**A. Consideration of a Petition from Ideal Industries for the Annexation of Property Located at 1020 West Prairie Drive.**

Administrator Nicklas stated that the request to annex additional acreage had been published.

**Motion**

Commissioner Brotcke moved to approve a favorable recommendation to the City Council and Commissioner David seconded the motion.

**Roll Call Vote**

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were McBride, Wagley, Blickem, Bridgewater, Brotcke, Davey, David, Hamilton Henderson, and Chairperson Lewis. Motion carried 10-0.

**B. Consideration of a Petition from Ideal Industries to Consider Certain Amendments to an Annexation Agreement Dated March 7, 1991 Relating to the Dedication of Borden Avenue and Permitted Encroachments Along the Street's Right-of-Way.**

Administrator Nicklas reviewed the issues of relocating the above ground appurtenances and stated that Staff is satisfied that current encroachments pose no threat to public safety.

**Motion**

Commissioner Davey moved to approve a favorable recommendation to the City Council and Commissioner McBride seconded the motion.

**Roll Call Vote**

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were McBride, Wagley, Blickem, Brotcke, Bridgewater, Davey, David, Hamilton Henderson, and Chairperson Lewis. Motion carried 10-0.

**C. Consideration of an Amendment to the Heron Creek Annexation Agreement Relating to a Preliminary Plat Proposed by Stonebreaker Builders, L.L.C.**

Administrator Nicklas explained that Mr. Stonebreaker has revised the plan in response to Plan Commissions recommendations. Administrator Nicklas also advised the following additional recommendations:

- Continue bike path to connect with B & B Development bike path
- Adjust configuration of visitor parking to allow additional guest parking spaces
- Continue Stonegate Drive and adjacent sidewalks to west property line
- Establish 3 foot landscaped berm on South property line

Commissioner David agreed with the changes, but expressed concern with the closeness of the sidewalk and bike path to Peace Road, if it should ever be widened. City Engineer John Brady sated that there is 75 ft from the edge of the pavement to the buildings and that he was comfortable with this.

Commissioner David requested a stipulation that parking be limited to one side of the street only. Commissioner Blickem expressed concern with lighting on the street side only and would like to see double lights used for additional lighting in the park area. Developer Ron Stonebreaker stated that the lights on the garages operate with photocells, which will also provide additional lighting.

The additional recommendations were also made to Stonebreakers:

- Designate parking on one side of the street only
- Install additional lighting in the park areas

### **Motion**

Commissioner Davey moved to approve a favorable recommendation with the addition of the recommended changes to the City Council and Commissioner McBride seconded the motion.

### **Roll Call Vote**

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were McBride, Wagley, Blickem, Brotcke, Bridgewater, Davey, David, Hamilton Henderson, and Chairperson Lewis. Motion carried 10-0.

## **D. Consideration of a Final Plat for the Town homes of Townsend Woods.**

### **Motion**

Commissioner McBride moved to approve a favorable recommendation to the City Council and Commissioner Bridgewater seconded the motion.

### **Roll Call Vote**

Chairperson Lewis called for a roll call vote. Those Commissioners voting aye were McBride, Wagley, Blickem, Brotcke, Bridgewater, Davey, David, Hamilton, and Chairperson Lewis. Commissioner Henderson voted nay. Motion carried 9-1.

## **II Workshop Items**

### **A. Consideration of a Concept Plan for a Residential Subdivision on the Kocher Farm, East of Illinois Rt. 23 and North of Plank Road.**

Dave Johnson 508 Prairie Knoll Dr, Naperville of the development firm John Clare LTD reviewed their plan for a development on the Kocher Farm, East of Illinois Rt 23 and North of Plank Road. The development has been designed to fit in with the B & B Development to the West. They developed the plan using the guidelines in the existing and projected Comprehensive Plan. They do not anticipate requests for any variances.

Mr. Johnson expressed concern with the tremendous amount of planned commercial area of the B & B Development, the limited access points, and the physical restraints indicating a need for retention areas. He felt that the best use of the Kocher Farm Development would be low-density development.

Administrator Nicklas stated that there was a need for an East-West Road to relieve the stress on Plank Road and this development plan shows bringing the extension of North Grove squarely to Plank. With the proposed rerouting of Lindgren road this will form a plus.

Commissioner David questioned the amount of green space and bike paths. Mr. Johnson stated that they planned to do heavy berming to protect resident homes and they are very flexible in doing whatever the city and park districts would request.

Commissioner McBride asked for price ranges. Mr. Johnson said they were in keeping with B & B Development and the expected build out would be 3-5 years.

Commissioner McBride suggested the plans be brought back at a later day after the revision of the Comprehensive Plan. Administrator Nicklas stated that staff had promised concurrent discussion of developing the sub-area as the comprehensive plan is being developed.

Commissioner Brotcke felt they should be careful about moving ahead.

**B. Consideration of a Joint Meeting of the Plan Commission and City Council on November 11 to Participate in the Construction of an Image Preference Survey for Public Presentation.**

Administrator Nicklas stated that a joint meeting of the Plan Commission and City Council is scheduled to be held on November 11, 2002 at 7:00 p.m. at the Sycamore Public Library in the lower level commons area. This meeting time and night is the regularly scheduled Plan Commission and would last at least 2 hours. The agenda will be kept to a minimum.

**REPORTS**

None

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

Jeffrey Tyrrell, 943 Townsend requested to have the City fix the alley between Somonauk and Townsend, since the petition to vacate that alley had been withdrawn. Administrator Nicklas referred Mr. Tyrrell to speak with City Engineer John Brady at the conclusion of the meeting. Mr. Tyrrell also requested that sidewalks and curbs be established on Reckitt between Townsend and Somonauk. Administrator Nicklas also referred this request to Engineer Brady.

**ADJOURNMENT**

**Motion**

Commissioner Bridgewater moved to adjourn the meeting at 8:27p.m. Commissioner David seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote. All Commissioners present voted aye. Motion carried 10-0.

Approve

\_\_\_\_\_  
Chairman- John Lewis

Attest:

\_\_\_\_\_  
Deputy City Clerk – Bobbie Lundberg