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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF OCTOBER 11, 2004**

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**CALL TO ORDER AND ROLL CALL**

Chairperson John Lewis called the meeting to order and Deputy City Clerk Bobbie Lundberg called the roll. Those Commissioners present were: George Bridgewater, Tom Brotcke, Pat David, Bill Davey, Ken George, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis. Other staff members present were City Manager Bill Nicklas, City Engineer John Brady, and Commission Attorney Kevin Buick.

**APPROVAL OF MINUTES OF SEPTEMBER 13, 2004.**

**Motion**

Commissioner Lorence moved to approve the Minutes of September 13, 2004 and Commissioner Steczo seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 12-0.

**APPROVAL OF AGENDA**

**Motion**

Commissioner Bridgewater 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 voted aye. Motion carried 12-0.

**CONSIDERATIONS**

**A. Consideration of a Petition from Keven Dahl for a Revision to the Townsend Wood Annexation Agreement.**

Mr. Nicklas explained that this was an option before the Commission to insure the timely completion of the intersection improvements at Mt. Hunger Road and IL Route 23 and improvements at Maplewood Drive by Dahlko LLC. The projected completion date is mid-November of this year.

Brett Brown 115 S. 1<sup>st</sup> Street DeKalb, attorney for Dahlko LLC stated that the IDS was submitted to IDOT which returned a report with revisions, those revisions have been made and a new IDS has been submitted which Mr. Brown felt should be OK.

**Motion**

Commissioner Lorence moved to approve the motion with the addition of a new letter of credit with terms and conditions acceptable to the City of Sycamore and Commissioner George seconded the motion.

**Roll Call Vote**

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Pat David, Bill Davey, Ken George, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Larry Steczo, Chuck Stowe and Chairperson John Lewis voted aye. Motion passed 12-0.

**B. Consideration of a Petition from R.A. Fagenal Builders for the Final Plat for the Townhome Development Within the North Grove Crossing P.U.D.**

Mr. Fagenal has not completed all of the information for Plan Commission and requested to continue this until the November meeting.

**C. Consideration of a Request from Steven M. Lirtzman of Midwest Holdings, LLC for an Amendment to the Special Use Permit for The Grand Victorian Assisted Living Residence at 1440 Somonauk Street.**

Mr. Nicklas stated that the original special use permit, approved by Council in May 2000, allowed for up to 70 apartments. The current facility actually contains 61 units. The proposed revision in the special use would allow for a total of 81 units.

An e-mail was received by some of the Plan Commissioners from Council Members with concerns about sidewalk issues. Mr. Nicklas said that it was a requirement in the agreement with Mr. Lirtzman of Midwest Holdings to have sidewalks along Somonauk. There is currently work being done to widen the East side of Somonauk to allow for a turn lane with curbs and gutters. Sidewalks will be done after completion of the street work, but possibly not this year, depending on the weather.

Mr. McBride inquired if parking spaces would also be increased. Mr. Nicklas said that Mr. Lirtzman assured him that parking spaces would be increased accordingly.

Mr. Brady explained that the turn lane on Somonauk has been held up but should be completed by the end of the month.

**Motion**

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

**Roll Call Vote**

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Pat David, Bill Davey, Ken George, Dave Hamilton, Cindy Henderson, Bill Lorence, John McBride, Chuck Stowe and Chairperson John Lewis voted aye. Commissioner Larry Steczo abstained. Motion passed 11-1-0.

**WORKSHOP ITEMS**

**A. Consideration of a Request by Mary Lou and Philip Eubanks for a Special Use Permit to Convert the Property at 719 Somonauk Street to a Hospital Hospitality House.**

Sycamore residents Mary Lou and Philip Eubanks are interested in opening a "hospital hospitality house" that would serve families with loved ones undergoing treatment at Kindred Hospital on Edward Street in Sycamore. The purpose of such a "home away from home" would be to provide a place to temporarily reside or relax while visiting family or significant others who might be confined at the hospital. Such facilities are not uncommon in the vicinity of metropolitan rehabilitation centers, and are often owned and managed by the nearby hospital or treatment center. In this case, Mr. and Mrs. Eubanks wish to own and manage the facility, but not live in the facility. Moreover, they have discovered that a large older home may become vacant and available in the vicinity of Kindred Hospital in the very near future.

Mr. Nicklas explained the problems with turning an older home into a Bed & Breakfast place and satisfying City Codes. He stated that it was not economically feasible to convert an older home into a B & B to meet the code standards with handicap accessibility and off-street parking. Kindred Hospital has agreed to make room available for visitors in need of handicap facilities.

Mary Lou Eubanks 704 W. State Street, Sycamore, stated that their desire to do this came from a desire to provide a place for people to go in a time of need when they were trying to support a family member who was a patient at Kindred Hospital. This would be a place where people could come at night and bring in food, have cereal or bagels in the morning and then go back to their loved ones at Kindred.

Mr. Nicklas stated that there would need to be emergency lighting and exit lighting for when power goes out, smoke detectors would also need to be installed to meet code requirements.

Commissioner McBride asked how many people would be staying at the house at one time. Mrs. Eubanks stated that the house currently has 3 bedrooms and they are looking at putting 2 twin beds in each bedroom to accommodate 2 people – husband and wife, brother and sister, parent and child, etc., anything is better than nothing.

Cindy Smith of Kindred Care gave a background of the hospital and the type of care provided. She stated that they provide ventilator care, wound care, and care for any one that has had traumatic injury that is causing an extended stay in an acute care facility. The general age group range of patients is from 20 to 80.

Commissioner McBride questioned the zoning in this area. Mr. Nicklas stated this is an R-2 area. Mrs. Eubanks stated that one of the ideas behind the house is to have a place for people to go to talk and get together and relax, even if they do not spend the night.

Commissioner Bridgewater spoke on his personal experience with Kindred Hospital and stated that he felt having this type of housing would add credibility to Sycamore, but with an understanding of issues of fire concerns and safety. He said he thinks that this is something that we have to do.

Commissioner Brotcke inquired if this would meet ADA code. Ms Smith said that Kindred would be able to provide rooms for people requiring special assistance, so that would not be a need of the hospitality house.

Commissioner Davey asked how many people stay overnight. Ms Smith stated their average census is 42 with 10 families at least an hour away.

Mrs. Eubanks said they have gathered data that shows visitors are very busy Thursday thru Monday, but what they cannot predict is if people would stay if they could. Mrs. Eubanks stated they are now members of the National Association of Hospitality Houses, most of these houses are unstaffed and there have been only 3 instances where someone was asked to leave.

Commissioner David stated that this is worth the effort to find a solution.

Commissioner Lorence suggested the possibility of camera surveillance to find out what is going on in the house at all times.

Chairman Lewis said this would be a good idea for an internship for sociology or the allied health program or a night clerk to work while doing homework.

Chairman Lewis asked if the Commission agreed that this is an idea that needs to be explored and work with the City, Fire Chief and Code Enforcement Officer to see if some reasonable compromises can be made to make it a worthwhile effort and at the same time provide safety that is necessary.

The Commission agreed that it was a worthwhile effort.

**B. Consideration of Chapter 6, Articles 6.9 Through 6.13, in the Proposed Unified Development Ordinance.**

Mr. Nicklas requested that this item be continued to a later date.

**REPORTS**

None

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

Bernie Remmick, 11 Primrose Lane, spoke regarding the annexation of property that came before the Plan Commission Board in September of property located at 1330/1334, 1340, and 1360 Main Street. He presented petitions to Plan Commission that had been passed around the Primrose and Landahl Subdivisions that had been signed by approximately 60 residents requesting that this property not be rezoned for commercial development.

Bruce Meerman, 19 Primrose Lane, stated that none of the people that they spoke to when they took the petition around had received a notice of change in zoning.

Chairman Lewis stated that if a valid proposal comes back to the Plan Commission with a zone change that residents in that area would receive a letter notifying them of the possible change.

**ADJOURNMENT**

**Motion**

Commissioner Lorence moved to adjourn the meeting at 8:10 p.m. and Commissioner McBride seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 12-0.

Approve:

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Chairperson – John Lewis

Attest:

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Bobbie Lundberg, Deputy City Clerk