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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF NOVEMBER 8, 2004**

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**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: Tom Brotcke, Pat David, Dave Hamilton, Bill Lorence, John McBride, Chuck Stowe, Larry Steczo and Chairperson John Lewis. Commissioners Bill Davey, Ken George, Cindy Henderson, and George Bridgewater 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 11, 2004.**

**Motion**

Commissioner Lorence moved to approve the Minutes of October 11, 2004 and Commissioner Hamilton seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 8 - 0.

**APPROVAL OF AGENDA**

Manager Nicklas said the petitioner for Item A. has asked to have their consideration continued until the December 13 meeting and the petitioner for Item C. has asked for a continuation as well.

Commissioner McBride asked if a formal record was needed to continue discussion on the UDO and Mr. Nicklas said it was a workshop item and no formal motion was necessary.

**Motion**

Commissioner Brotcke moved to approve the agenda with the changes and Commissioner David seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 8 - 0.

**CONSIDERATIONS**

**A. 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.**

**Motion**

Commissioner Lorence moved to continue this item until the December 13<sup>th</sup> meeting and Commissioner Steczo seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion passed 8 - 0.

**B. Consideration of a Petition from Roncon Development for a Final Plat for the Camden Crossing Planned Unit Development.**

Manager Nicklas said that Roncon Development was represented by Ron Stonebreaker. He said the parcel has been annexed and is zoned for townhouses as well as single-family housing. He said the developer made several adjustments to the preliminary plan back in February with the following features:

- a. A reduced total of 183 housing units of all types, including 43 single-family detached units, 48 duplex units, and 92 townhomes.
- b. A density of 4.45 dwelling units per gross acre (6 units per acre is permitted).
- c. A total of 74 guest parking spaces in the townhouse area, or .8 guest spaces per townhouse.
- d. A public park dedication toward the north end of the plan, comprising 2.56 acres.
- e. A 10-foot wide pedestrian and bike path linking residents to the commercial frontage and future growth to the west.
- e. Privately-owned and maintained roadways and parking areas within the townhouse area.

Commissioner McBride asked who made the decision to change a street name at a curve and Engineer Brady said he would make the decision then would pick a common lot line to make the change.

### **Motion**

Commissioner Brotcke moved to approve 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 Tom Brotcke, Pat David, Dave Hamilton, Bill Lorence, John McBride, Larry Steczo, Chuck Stowe and Chairperson John Lewis voted aye. Motion passed 8 - 0.

## **C. Consideration of a Petition from B&B Development for a Final Plat for Phase One of the Sycamore Creek Planned Unit Development.**

### **Motion**

Commissioner Lorence moved to continue this item until the December 13<sup>th</sup> meeting and Commissioner Steczo seconded the motion.

### **Voice Vote**

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion passed 8 - 0.

## **D. Consideration of a Petition by Ideal Industries for Annexation of a 63.06 Parcel Adjacent to the Southeast Boundary of the Sycamore Prairie Business Park.**

Mr. Nicklas said this parcel is east of the Farm Bureau property and on the north side of Bethany Road and was not included in the original annexation of the Sycamore Prairie Business Park for several reasons:

- i. this parcel would logically serve a larger industrial user, but its configuration might not suit an industrial prospect without further subdivision;
- ii. further subdivision would be premature without the evidence of market demand.

He said in the past year, several industrial prospects have shown interest in this parcel as is. In order to make it more attractive, it would be useful to incorporate the parcel within the City's jurisdiction and the business park. Ideal has proposed to annex and re-zone the property with a 300-foot wide strip of "M-1" zoning west of the Somonauk Meadows subdivision and the balance of the property zoned "M-2" Heavy Manufacturing District. Because the parcel has no intended use as yet, the City would abate its portion of the annual property tax obligation for up to five years, or until development occurs, whichever is sooner. The City would also agree to waive the \$1,000 per acre annexation

fee that would apply under the terms of the pre-annexation agreement of 1991 (amended in 1996). Mr. Nicklas requested a favorable recommendation.

### **Motion**

Commissioner Lorence moved to approve a favorable recommendation to City Council and Commissioner Steczo seconded the motion.

### **Roll Call Vote**

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Tom Brotcke, Pat David, Dave Hamilton, Bill Lorence, John McBride, Larry Steczo, Chuck Stowe and Chairperson John Lewis voted aye. Motion passed 8 - 0.

### **E. Consideration of an Amendment to Sections 8.02, 8.03, 9.01, and 12.04 of the Sycamore Zoning Code to Create a “Hospital Hospitality House” Use.**

Mr. Nicklas said at the October Plan Commission meeting a workshop session was held to introduce the concept of a “hospital hospitality house” by Mary Lou Eubanks. He said the issue is not specific to the house in question, but to whether the Plan Commission would allow this type of facility. He said any specific proposals would need to return at a separate public hearing. Mr. Nicklas said there would need to be changes to the City Code to define this type of housing and to the zoning code to permit hospitality houses. Mr. Nicklas said staff has recommended changes to the Zoning Code as the first step to create such an allowance in a zoning district.

Commissioner McBride asked if the specific house referred to last month was moving in the direction of meeting codes and asked if it was economically feasible.

Mr. Nicklas said it is not up to the City to consider the economics, but to consider safety and compatibility with neighborhoods.

Commissioner Brotcke asked Building Commissioner/Zoning Officer Doty if somebody wanted to build a new building would they fit all the criteria and Mr. Doty said not necessarily because bed and breakfasts are set up for unique older homes. Mr. Doty said a new building could be set up for this purpose.

Commissioner Lorence said the proposed ordinance requires not more than 3 bedrooms and Mr. Doty’s background states 4 bedrooms.

Mr. Doty said he has no objection to 4 bedrooms. He said he discussed with the petitioner that there would be no cooking facilities besides a coffee maker, microwave, and toaster. He said that laundry facilities would be acceptable.

Commissioner Brotcke said during the workshop the petitioner made comment that expansion to 5 bedrooms might be considered.

Mary Lou Eubanks, 704 W. State Street, said potentially the house they have made the offer on could have 5 bedrooms, but does not see the need for that in the near future. She said they are not sure what the demand will be.

Commissioner David asked the risks of 5 bedrooms.

Mr. Doty said he would need to look at each house individually and thought this particular house would be okay.

Mr. Nicklas asked Mr. Doty if 5 or more bedrooms was a threshold for sprinkler systems or more demanding standards and Mr. Doty said he would need to research that.

Margaret Bassett, 812 Somonauk, said she had concerns about this particular house, though she thought the subject a worthy one. She thought there should be 24-hour supervision with unrelated people sharing a house. Also, Ms. Bassett said the specific house is in an historic district and she feared the group owning the house would not have the funds to maintain it. Ms. Basset also asked if the lot next to the house was part of the sale.

**Motion**

Commissioner Lorence moved to approve a favorable recommendation to Council for changes in the zoning code to establish a hospital hospitality house use knowing that this does not affect a particular house and Commissioner David seconded the motion.

Chairperson Lewis said before anything relative to this property is considered, it will have to return to the Plan Commission after the ordinances are in place.

**Roll Call Vote**

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Tom Brotcke, Pat David, Dave Hamilton, Bill Lorence, John McBride, Larry Steczo, Chuck Stowe and Chairperson John Lewis voted aye. Motion passed 8 - 0.

**WORKSHOP ITEMS**

None

**REPORTS**

None

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

Chairperson Lewis asked the Clerk to maintain a copy of the petitions regarding property on North Main Street for future use.

**ADJOURNMENT**

**Motion**

Commissioner Lorence moved to adjourn the meeting at 7:30 p.m. 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 8 - 0.

Approve:

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Chairperson – John Lewis

Attest:

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Candy Smith, City Clerk