
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF DECEMBER 13, 2004

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: George Bridgewater, Tom Brotcke, Bill Davey, Pat David, 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, Building Commissioner/Zoning Officer Lyle Doty, and Commission Attorney Kevin Buick.

APPROVAL OF MINUTES OF NOVEMBER 8, 2004.

Motion

Commissioner Lorence moved to approve the Minutes of November 8, 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 Brotcke moved to approve the agenda and Commissioner Bridgewater 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 R.A. Fagenal Builders for the Final Plat for the Townhome Development Within the North Grove Crossing P.U.D.

Manager Nicklas said the plat depicts the twenty-five (25) four-unit townhouse buildings that comprise the roughly 11-acre "R-3" Multiple Family Residence portion of the planned development.

Commissioner Davey asked about the architecture of the units.

Dave Fagenal, 1387 Wind Energy Pass, Batavia, IL, said each unit would range from 1450 to 1950 square feet, 2 or 3 bedrooms, a 2-car garage, and would start in the mid \$150,000's.

Commissioner David said this looked like front-loaded garages and although they are limited to private streets, she was concerned about the aesthetic look for the City.

Mr. Nicklas said he knew Commission, Council, and Staff's preference are to have no front-loaded garages facing public ways. He said on this plat, none of the garages face Plank Road or any public way.

Commissioner David said she was not too concerned about this development, but she did not want to send a wrong message to future developers.

Mr. Nicklas said that other townhome developments in town such as Krpan's, Camden Crossing, and Heron Creek all face private streets.

Commissioner Brotcke asked if there was a community building and Mr. Fagenal said there was not.

Motion

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

Roll Call Vote

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

B. 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.

Manager Nicklas said this was reviewed at the November Plan Commission and is being reviewed again tonight to satisfy the public notice requirement.

Motion

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

Roll Call Vote

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

C. Consideration of a Petition from Mary Lou Eubanks and Robert Campbell for a Special Use Permit for the Property at 719 Somonauk Street in the City of Sycamore, Illinois.

Manager Nicklas explained that this is a specific request for the Hospital Hospitality House use. Mr. Nicklas said the Council will need to act upon the previous item before acting on this item and he will see to the proper sequencing of the two items on the agenda. Mr. Nicklas said Robert Campbell is no longer the owner of the property. The property is currently owned by the Langsdorf Family Trust. He said Mary Lou Eubanks would like to convert 719 Somonauk Street into a Hospital Hospitality House that would comply with the recently adopted licensing code for such structures and would have to comply with necessary zoning changes. Mr. Nicklas said according to Building Commissioner/Zoning Officer Lyle Doty, that property can be converted to the proposed special use to meet the recently adopted code.

Commissioner Lorence asked if there were restrictions on the outside of the house with regard to the historic district and Mr. Nicklas said this house is not on a Historic Registry.

Commissioner McBride asked who exactly was petitioning.

Mary Lou Eubanks, 704 W. State Street, said since the last Plan Commission meeting they have closed on the house and the title is in the Langsdorf Trust established dated August 14, 1992. She said she did not know whether she needed to change the request and Attorney Buick said they just did.

Ms. Eubanks said she is co-trustee with her brother.

Commissioner McBride said the letter from Margaret Bassett expresses concern about drastic changes to the appearance of the house.

Ms. Eubanks said the intention is to keep the house looking like a home to keep that atmosphere of feeling like a home.

Commissioner Brotcke asked about security and Ms. Eubanks said the houses they have consulted of similar size are not staffed and do not have electronic surveillance. Ms. Eubanks said she has spoken to Kindred Hospital about screening the people who would stay at the Hospitality House. She said they would need to have a referral from a case manager from the Hospital before staying at the house.

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, Bill Davey, Pat David, Ken George, Cindy Henderson, Bill Lorence, John McBride, Larry Steczo, Chuck Stowe, George Bridgewater, and Chairperson John Lewis voted aye with Dave Hamilton abstaining. Motion passed 11 – 0 – 1.

D. Consideration of a Petition from Norm Adshade for a Final Plat for the Brickville Estates Subdivision.

Manager Nicklas said the final plat reflects the principle features of the preliminary plat. He said the plat includes 11 single family detached homes with a gross density of 1.63 units per gross acre. He said the houses lots vary from 10,676 square feet to 19,681 square feet. Mr. Nicklas said the stormwater detention is located along the Brickville Road frontage. Mr. Nicklas said the name Brickville Court would need to be changed because of confusion with numbering on Brickville Road.

Commissioner Lorence asked if the stormwater detention basin needed to be identified as a drainage easement on the face of the plat and Engineer Brady said the easements are identified.

Commissioner McBride asked if the maintenance of the detention area by individuals would get the job done and Engineer Brady said it worked well in small subdivisions.

Motion

Commissioner Lorence moved to approve a favorable recommendation to Council with the corrections on the final plat and Commissioner Steczo seconded the motion.

Roll Call Vote

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

WORKSHOP ITEMS

None

REPORTS

None

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

None

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 7:26 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 12 - 0.

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk