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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF OCTOBER 10, 2005**

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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: George Bridgewater, Tom Brotcke, Lowell Evans, Ken George, Bill Lorence, Cheryl Maness, Dave Shipley, Larry Steczo and Chairperson John Lewis. Commissioners Bill Davey, Cindy Henderson, and Michelle Schulz 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 SEPTEMBER 12, 2005.**

**Motion**

Commissioner Lorence moved to approve the Minutes of September 12, 2005 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 9-0.

**APPROVAL OF AGENDA**

**Motion**

Commissioner George moved to approve the agenda 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 9-0.

Commissioner Bill Davey arrived at 7:04.

**CONSIDERATIONS**

- A. Consideration of a Petition from Arthur and Julie Bingham for a Rezoning of 126 Sabin Street from “C-1” Neighborhood Business District to “R-2” Two Family Residence District in the City of Sycamore.**

Manager Nicklas said the building looks like a duplex, but is zoned C-1. He said the difficulty has been to find a tenant for the C-1 portion. Mr. Nicklas said it is the staff's opinion that the R-2 zoning would fit in better with the neighborhood. He said the gravel parking will have to be paved and the owner can work with Building Commisisoner/Zoning Officer Lyle Doty on that.

Art Bingham, 8680 Old State Road, Clare, said he was available to answer questions.

## **Motion**

Commissioner Lorence 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 George Bridgewater, Tom Brotcke, Bill Davey, Lowell Evans, Ken George, Bill Lorence, Cheryl Maness, Dave Shipley, Larry Steczo, and Chairperson John Lewis voted aye. Motion passed 10 - 0.

### **B. Consideration of a Petition from Territorial Development to Rezone Property Located at 1235 Hathaway Drive from "C-3" Highway Business District to "C-4" Mixed Use Commercial District for a Planned Unit Development with Thirteen Office/Warehouse Units and Thirty-Two Residential Townhouse Units with a Minimum Front Yard Setback of Thirty-Five Feet from Hathaway Drive in the City of Sycamore, Illinois.**

Manager Nicklas said that prior to the workshop in June 2005 Territorial Development had presented several proposals and after each of those presentations the Commission challenged the petitioner to return with something that preserved all or a portion of the parcel for commercial uses. He said C-4 is probably the optimal zoning in terms of what the market will support at this location because the parcel to the left when developed will obscure the frontage.

Commissioner Evans said the new plan reroutes traffic and asked why the change in design.

Mr. Nicklas said that was done to accommodate the commercial. He explained that this parcel has been annexed and commercially zoned for almost 15 years with no serious offer.

Commissioner Evans said there is no exit to the north of the townhomes and he was concerned about emergency vehicles.

Mr. Nicklas said the travel distance is not as deep as some cul de sacs. He said fire engines would probably stage back in the neck of the drive serving the townhouse. He said that ambulances can make that easily and some engineering would need to be done for turn radius and fire hydrant placement.

Gary Cordes, 1467 Maria Ct., said the design change was for aesthetics, to change from 1-car to 2-car garages, and to slow traffic. He said he would like to incorporate by reference all the previous minutes to meetings including favorable comments of neighbors. He said this would bring in more tax dollars than previously presented to the Plan Commission.

Commissioner Shipley asked how many bedrooms in each unit.

Mr. Cordes said there would be 32 units of 2 and 3-bedroom.

Chairperson Lewis asked if the number of bedrooms would be market driven.

Mr. Nicklas said he understood they would be 2-bedroom.

Randy Yock, 38W304 Deerpath Rd, Batavia, said there is room for one 3-bedroom per building with a maximum of seven 3-bedroom units.

**Motion**

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

**Roll Call Vote**

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Bill Davey, Lowell Evans, Ken George, Bill Lorence, Cheryl Maness and Chairperson John Lewis voted aye. Commissioners Dave Shipley and Larry Steczo voted nay. Motion passed 8 - 2.

**C. Consideration of a Petition from Gracious Living Homes-Sycamore, LLC for a Final Plat for a Planned Unit Development South of Bethany Road and West of the Bethany Road Retention Pond.**

Manager Nicklas said the final plat comprises the entire plan area annexed and zoned in June 2004. He said 76 units are platted with a total density of 4.53 units per acre.

Commissioner Shipley asked why a Planned Unit Development was going in a light manufacturing area.

Mr. Nicklas said there is a depth to this site that allows for the frontage to be preserved for commercial or office research. He said there is a question of how deep commercial and office research developments can go. He said this is comparable to the depth of the Bethany Professional Park where it has been problematic to market the deeper lots.

Gigi Walker, 956 Chambis Lane, Buffalo Grove, said she was available for questions.

**Motion**

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

**Roll Call Vote**

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Bill Davey, Lowell Evans, Ken George, Bill Lorence, Cheryl Maness, Larry Steczo, and Chairperson John Lewis voted aye. Commissioner Dave Shipley voted nay. Motion passed 9 - 1.

**WORKSHOP ITEMS**

**REPORTS**

None

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

Mike Liszka, 470 Lincolnshire Drive, apologized for his comments at the last meeting. He said he does not believe the City is keeping information from the public.

**ADJOURNMENT**

**Motion**

Commissioner Lorence moved to adjourn the meeting at 7:25 p.m. 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 carried 10 - 0.

Approve:

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Chairperson – John Lewis

Attest:

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Candy Smith, City Clerk