
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF OCTOBER 9, 2006

CALL TO ORDER AND ROLL CALL

City Clerk Candy Smith, in the absence of Chairperson John Lewis, asked for a motion to nominate an Acting Chairperson.

Motion

Commissioner Evans moved to nominate Cheryl Maness as Acting Chairperson and Commissioner George seconded the motion.

Voice Vote

City Clerk Smith called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 7 - 0.

Acting Chairperson Cheryl Maness called the meeting to order at 7:07 p.m. in the Council Chambers and City Clerk Candy Smith called the roll. Those Commissioners present were: George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cheryl Maness, Michelle Schulz, and Dave Shipley. Commissioners Tom Brotcke, Cindy Henderson, Bill Lorence, Larry Steczo, and Chairperson John Lewis 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 11 2006.

Motion

Commissioner Bridgewater moved to approve the Minutes of September 11, 2006 and Commissioner Schulz seconded the motion.

Voice Vote

Acting Chairperson Maness called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 7 - 0.

APPROVAL OF AGENDA

Motion

Commissioner George moved to approve the agenda and Commissioner Shipley seconded the motion.

Voice Vote

Acting Chairperson Maness called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 7 - 0.

CONSIDERATIONS

- A. Consideration of a Petition from Todd A. Curtis and Thomas Joseph to Rezone the Property at 246 W. Exchange Street from "R-3" Multiple Family Residence District to "C-2" Central Business District.**

City Manager Nicklas explained that Dr. Curtis is interested in expanding his neighborhood dental practice to the residential property that abuts the rear yard of his present practice location at 124 N. California Street. He said the expansion of the clinic does not appear to involve any traffic congestion, noise, or other impact that would be a nuisance or detriment to the neighborhood.

Jim Stoddard, 2045 Aberdeen Ct., said he was there representing Dr. Curtis and presented a rendering of the plan that Dr. Curtis initially considered.

Commissioner Shipley asked if there were any plans for additional parking.

Mr. Stoddard said that because this is located within the central business district parking is not required.

Motion

Commissioner Davey moved to forward the rezoning with a favorable recommendation to Council and Commissioner Schulz seconded the motion.

Roll Call Vote

Acting Chairperson Maness called for a roll call vote to approve the motion. Commissioners George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cheryl Maness, Michelle Schulz, and Dave Shipley voted aye. Motion carried 7 - 0.

B. Consideration of a Final Plat for Unit Two of the Sycamore Creek Planned Unit Development.

City Manager Nicklas said this is the second final plat for this development since this project was approved in 2002. He said it includes 33 single family lots and will create connectivity to lots that have been sold and will finish up some of the infrastructure.

Motion

Commissioner George moved to forward the final plat with a favorable recommendation to Council and Commissioner Davey seconded the motion.

Roll Call Vote

Acting Chairperson Maness called for a roll call vote to approve the motion. Commissioners George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cheryl Maness, Michelle Schulz, and Dave Shipley voted aye. Motion carried 7 - 0.

C. Consideration of a Plat of Right-of-Way Dedication for 0.162 Acres of the Simon Farm, at the Northwest Intersection of Sarah Drive and Peace Road.

City Manager Nicklas said they knew when the First Rockford project was annexed and zoned that this right-of-way dedicated would be needed to accommodate the signalized intersection.

Motion

Commissioner George moved to forward plat of right-of-way with a favorable recommendation to Council and Commissioner Bridgewater seconded the motion.

Roll Call Vote

Acting Chairperson Maness called for a roll call vote to approve the motion. Commissioners George Bridgewater, Bill Davey, Lowell Evans, Ken George, Cheryl Maness, Michelle Schulz, and Dave Shipley voted aye. Motion carried 7 - 0.

REPORTS

City Manager Nicklas said there is a lot of commercial office development going on at the Bethany Road corridor from Route 23 to Peace. He said in order to accommodate interest in the form of more detailed planning, he has been working with Ideal and an architectural consulting group, Larson & Darvy. He said

they are creating a 3-dimension view of a portion of that corridor and he said Thursday he will see what they have generated. He said that would be the basis to do a more elaborate plan for the area from Somonauk to Route 23. He said he will bring this back to Plan Commission hopefully in November.

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

ADJOURNMENT

Motion

Commissioner Bridgewater moved to adjourn the meeting at 7:21 p.m. and Commissioner Davey seconded the motion.

Voice Vote

Acting Chairperson Maness called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 7 - 0.

Approve:

Acting Chairperson – Cheryl Maness

Attest:

Candy Smith, City Clerk