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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF DECEMBER 8, 2008**

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In the absence of Chairperson John Lewis City Clerk Candy Smith called the meeting to order at 7:03 p.m. and asked for a motion to nominate an Acting Chairperson.

**Motion**

Commissioner George moved to nominate Bill Lorence as Acting Chairperson and Commissioner Nelson 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.

**CALL TO ORDER AND ROLL CALL**

City Clerk Candy Smith called the roll. Those Commissioners present were: George Bridgewater, Bill Davey, Lowell Evans, Ken George, Bill Lorence, Steve Nelson, and Chuck Stowe. Commissioner Marvin Barnes, Ron Bemis, Cindy Henderson, John Lewis, and Michelle Schulz were absent. Other staff members present were City Manager Bill Nicklas, Building Commissioner/Zoning Officer Lyle Doty, Municipal Engineering Corporation John Brady, and Commission Attorney Kevin Buick.

**APPROVAL OF MINUTES OF OCTOBER 13, 2008.**

**Motion**

Commissioner Evans moved to approve the Minutes of October 13, 2008 and Commissioner Davey seconded the motion.

**Voice Vote**

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

**APPROVAL OF AGENDA**

**Motion**

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

**Voice Vote**

Acting Chairperson Lorence 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 Milan Krpan for a Final Plat and Rezoning of Krpan's Peace/Bethany Road Division, Unit One.**

City Manager Nicklas explained that when this was annexed September 2007 it was zoned Office, Research, and Light Industrial. He said the proposed zoning of the two lots under consideration is C-3

Highway Business which is consistent with the lots moving westward along Gateway Drive and the rest would remain ORI. He said that staff recommends a favorable recommendation to Council.

Commissioner Ron Bemis arrived at 7:07 pm.

Jim Stoddard, 2045 Aberdeen Ct., said he represents the petitioner and noted that the interest shown up for the property was more in the nature of C-3 zoning.

**Motion**

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

**Roll Call Vote**

Acting Chairperson Lorence called for a roll call vote to approve the motion. Commissioners Ron Bemis, George Bridgewater, Bill Davey, Lowell Evans, Ken George, Steve Nelson, Chuck Stowe, and Acting Chairperson Lorence voted aye. Motion carried 8 - 0.

**B. Consideration of a Petition from the City of Sycamore to Annex Property Owned by Jerome Johnson at 401 N. Main Street and to Rezone the Property to “C-1,” Neighborhood Business District.**

City Manager Nicklas asked that this be held over until the January meeting to correct an error in the work done by the surveyor in the lineation of the plat and legal description.

Duane Slayton, Hampshire, said he represented Jerome Johnson and he wanted to make sure everybody had received the copy of his letter. He emphasized that they were seeking a voluntary annexation rather than one imposed and they would meet with City staff before January 12 to come up with a mutually advantageous annexation.

Commissioner Michelle Schulz arrived at 7:12 pm.

**C. Consideration of a Petition from the City of Sycamore to Annex Property Adjoining 421 N. California Street and Owned by Sycamore Industrial Park, LLC/Sycamore Industrial Park and to Rezone the Property to “M-2,” Heavy Manufacturing District.**

City Manager Nicklas noted that the next three items along with the previous item consist of property once under common ownership and the City recently found out that the property had never been annexed.

**Motion**

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

**Roll Call Vote**

Acting Chairperson Lorence called for a roll call vote to approve the motion. Commissioners Ron Bemis, George Bridgewater, Bill Davey, Lowell Evans, Ken George, Steve Nelson, Michelle Schulz, Chuck Stowe, and Acting Chairperson Lorence voted aye. Motion carried 9 - 0.

**D. Consideration of a Petition from the City of Sycamore to Annex Property Adjoining 355 N. Cross Street and Owned by DeKalb County Residential Development and to Rezone the Property to “R-3,” Multiple Family Residence District, Planned Unit Development.**

**Motion**

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

**Roll Call Vote**

Acting Chairperson Lorence called for a roll call vote to approve the motion. Commissioners Ron Bemis, George Bridgewater, Bill Davey, Lowell Evans, Ken George, Steve Nelson, Michelle Schulz, Chuck Stowe, and Acting Chairperson Lorence voted aye. Motion carried 9 - 0.

**E. Consideration of a Petition from the City of Sycamore to Annex Property Adjoining 355 N. Cross Street and Owned by Cornerstone Christian Academy and to Rezone the Property to “R-3,” Multiple Family Residence District with a Special Use Permit for School Use.**

**Motion**

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

**Roll Call Vote**

Acting Chairperson Lorence called for a roll call vote to approve the motion. Commissioners Ron Bemis, George Bridgewater, Bill Davey, Lowell Evans, Ken George, Steve Nelson, Michelle Schulz, Chuck Stowe, and Acting Chairperson Lorence voted aye. Motion carried 9 - 0.

**WORKSHOP ITEMS**

**A. Consideration of a Request by John Pappas for Direction Regarding a Concept Plan for a Senior Housing Development.**

City Manager Nicklas said that Mr. Pappas was before the Plan Commission in the late summer with a proposal without any age restriction that the Plan Commission supported, but did not get the super majority required at Council. He said the plan still contains an assisted living facility and also shows 144 lots for duplexes with an age restriction. He said the public improvements remain the same as the previous plan. He said the development at its creation would have a positive affect to the City, but said that over time the only cost to the City would be future maintenance of public streets. He said that Council has talked about creating Special Service Areas for new developments to help defer costs of street maintenance. He said the only children allowed would be children visiting on vacation so there would not be any enrollment opportunities. He said that when Gracious Living was approved

School District impact fees applied, but there was no Real Estate Transfer Tax. He suggested that Commissioner Nelson might want to review with the School Board whether School District impact fees should be imposed. He said there is donated land for the Park District, but who develops it is a topic for future discussion. He said that City staff feels there is a market for this and this plan would be a benefit to the City without a major impact on services.

Peter Smith, 1958 Aberdeen Ct., said he represented the petitioner and noted that they were back with a different plan with the same layout, but a principle difference is the age restricted duplexes.

John Pappas, 3 Fairway Circle, said he felt they should be exempt from School District impact fees, but they would pay Park District impact fees per permitted lot. He said this lot would not impact the schools, but would generate over \$1 million for the School District. He said he felt this would be a boost to the local economy.

Commissioner Davey asked why Council did not pass the previous plan.

Mr. Pappas said he believed it was because of impact fees. He said that he has added a number of lots and made them duplex lots.

Mr. Nicklas said there are no elevations or floor plans yet, but to cut down on repetition of design on 140 lots they will work on variations.

Acting Chairperson Lorence said that from an engineering standpoint this is a good plan. He asked the Commissioners to give Mr. Pappas direction.

Commissioner Davey said they approved it the last time.

Commissioner Stowe said he thought City Council might want to stagger the permitting. He said he thought they might want to see a timeline.

Acting Chairperson Lorence said he thought there was restriction on all building with so many permits per year.

Mr. Nicklas said because this is a unique development the question might be raised whether the restricted permitting should apply.

Consensus of Plan Commission was to continue with the plan.

## **REPORTS**

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

## **ADJOURNMENT**

**Motion**

Commissioner Stowe moved to adjourn the meeting at 7:37 pm and Commissioner Davey seconded the motion.

**Voice Vote**

Acting Chairperson Lorence called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 9 - 0.

Approve:

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Acting Chairperson – Bill Lorence

Attest:

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Candy Smith, City Clerk