
SYCAMORE PLANNING AND ZONING COMMISSION MEETING
MINUTES OF MAY 8, 2023, 6:00 PM

CALL TO ORDER AND ROLL CALL

Chairperson Bill Davey called the meeting to order at 6:00 p.m. and City Clerk Mary Kalk called the roll. Those Commissioners present were Rachel Sauber, Ted Strack, Chuck Stowe, Matt Woodstrup, Doug Breunlin, Nancy Copple, Dave Finney, and Eli Hamingson. Commissioners Nate Kitterman and Alan Zantout were absent. Others present were City Manager Michael Hall, City Attorney Keith Foster, and Director of Community Development John Sauter.

APPROVAL OF AGENDA

Motion- Commissioner Hamingson moved to approve the agenda and Commissioner Finney seconded the motion.

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

CONSENT AGENDA

- A. Approval of the Minutes for the Special Meeting of April 10, 2023.

Motion- Commissioner Strack moved to approve the Minutes of the April 10, 2023, meeting and Commissioner Sauber seconded the motion.

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

AUDIENCE TO VISITORS

WORKSHOPS

NEW BUSINESS / ACTION ITEMS

- A. Consideration of a Request by Terrance Powell, Owner of TWP Management, for a Special Use Permit to Operate an Equipment Rental Store, Including Trucks and Trailers, at 2900 DeKalb Avenue, Sycamore, Illinois.

Chairperson Davey opened the Public Hearing at 6:03 pm. Hearing no comments, closed the Public Hearing at 6:03 pm.

City Manager Michael Hall said that this is a petition from Terrance Powell who relocated his residential/commercial cleaning and U-Haul rental business to 2900 DeKalb Avenue. The U-Haul rental business requires a Special Use Permit. This was reviewed by Community Development Director John Sauter and staff for compliance. The U-Haul parking area is displayed in the agenda packet.

Commissioner Finney asked if the grassy area was part of the parcel.

Community Development Director John Sauter said that the grassy area is part of the parcel but would not be utilized for parking as the city doesn't allow parking of anything on unapproved surfaces.

Terrance Powell, 2445 Williams Way, DeKalb, said that the U-Hauls would be a mix of trucks and trailers but for only five spaces.

Commissioner Hamingson asked if parking would extend outside of the five spaces and or on the grass.

Community Development Director John Sauter said that the current parking is a condition of the Special Use Permit.

Motion

Commissioner Strack made a motion to recommend to the Consideration and Commissioner Finney seconded the motion.

Roll Call Vote Chairperson Davey called for a roll call vote to approve the motion. Commissioners Sauber, Strack, Stowe, Woodstrup, Breunlin, Cople, Finney, Hamingson, and Chairperson Davey voted aye. Motion carried 9-0.

- B. Consideration of a Request by Brian Grainger of Old Mill Park, LLC for Review and Approval of a Special Use Permit for a Planned Unit Development Under Article 4.3 and a Planned Development Preliminary Development Plan and Plat in Accordance with Section 4.4.5.D of the City's Unified Development Ordinance for the Property Located North of Mt. Hunger Road and East of Route 23 (PIN Numbers 06-29-427-001, 06-29-427-002, 06-29-427-003, 06-29-427-004) in Sycamore, Illinois.

Chairperson Bill Davey opened the Public Hearing at 6:09 pm.

Commissioner Strack said that he is a contract employee for Brian Grainger so he will abstain from any discussion in this matter and/or voting. The only time he would speak on this matter is if he asked a specific question.

Roy Smith, 430 Thomas Drive, representative for Brian Grainger, said that he is here to answer any questions.

Hearing no comments, Chairperson Davey closed the Public Hearing at 6:10 pm.

City Manager Michael Hall gave some background from the agenda and said that this is here tonight for the final plat which has been reviewed by staff.

Community Development Director John Sauter said that they have been in contact with Mr. Grainger throughout the process. All the boxes are checked and they have engineering plans that are compliant.

Motion

Commissioner Finney made a motion to recommend the Consideration and Commissioner Woodstrup seconded the motion.

Roll Call Vote

Chairperson Davey called for a roll call vote to approve the motion. Commissioners Sauber, Stowe, Woodstrup, Breunlin, Cople, Finney, Hamingson, and Chairperson Davey voted aye while Commissioner Strack abstained. Motion carried 8-0-1

ADJOURNMENT

Motion

Commissioner Sauber moved to adjourn the meeting at 6:14 p.m. and Commissioner Hamingson seconded the motion.

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

Approve:

Chairperson – William D. Davey

Attest:

Mary Kalk, City Clerk