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**SYCAMORE PLAN COMMISSION MEETING**  
**MINUTES OF JULY 13, 2009**

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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: Marvin Barnes, Ron Bemis, George Bridgewater, Bill Davey, Dave Finney, Ken George, Cindy Henderson, Bill Lorence, Michelle Schulz, and Chuck Stowe. Commissioner Steve Nelson was absent. Other staff members present were Building Commissioner/Zoning Officer Lyle Doty, Municipal Engineering Corporation Engineer John Brady, and Plan Commission Attorney Kevin Buick.

**APPROVAL OF MINUTES OF JUNE 8, 2009.**

**Motion**

Commissioner Schulz moved to approve the Minutes of June 8, 2009 and Commissioner Davey seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 11 - 0.

**APPROVAL OF AGENDA**

City Manager Nicklas asked Plan Commission to add the consideration of a petition from Dale G. Hoffman to rezone the property at 324 N. Sacramento Street to R-3, Multi-family residential district, which had been published for this meeting.

**Motion**

Commissioner Lorence moved to approve the agenda with the additional consideration and Commissioner Barnes seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 11 - 0.

**OLD BUSINESS - NONE**

**CONSIDERATIONS**

**A. Consideration of a Final Plat of Subdivision for the Pappas-Cassett Re-subdivision in the City of Sycamore, Illinois.**

City Manager Nicklas explained that the plat reflected interest of a local developer in the acquisition of more than 2/3 of what was formerly known as the K-Mart site. He said this is the first step in the due diligence process to see if this parcel can be re-subdivided to reflect the present owner's interest in selling off a little more than 2/3 of this parcel to a developer. He said that easements have been added to the plat to accommodate access to the new parcels.

Commissioner Barnes asked how this was subdivided currently.

Mr. Nicklas said there are currently a number of outlots.

Commissioner Schulz said the fitness center is linked to the Home Now building.

Mr. Nicklas said there is a structural wall there and everything up to that could be torn down. He said he was speaking tentatively because the developer's intent has not been disclosed.

Jeff Lewis, of Klein, Stoddard, Buck, Waller, & Lewis LLC, said he was representing the buyer, John Pappas. He said that the Radio Shack building and Wright Athletic building will not be purchased, but the rest will be purchased, leveled and redeveloped.

Mr. Nicklas said that at this stage it is important to carve up the lot into two pieces.

Mr. Lewis said the buyer is ready to go as soon as the City approves the re-subdivision.

#### **Motion**

Commissioner Lorence moved to forward the final plat of re-subdivision to Council with a favorable recommendation Commissioner Schulz seconded the motion.

#### **Roll Call Vote**

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Barnes, Bemis, Bridgewater, Davey, Finney, George, Henderson, Lorence, Schulz, Stowe, and Chairperson Lewis voted aye. Motion carried 11 - 0.

### **B. Consideration of a Petition from Dale G. Hoffman to Rezone the Property at 324 N. Sacramento Street to R-3 Multiple Family Residential District.**

City Manager Nicklas said the parcel is in an interesting mix of zoning classification of C-2, R-2 and R-3. He said that the Hoffman's originally only wanted to build a garage and discovered that it was not allowed in the C-2 zoning. He said they live in a single-family house on their lot and the only way to build the garage is to change the zoning. He said they had asked for R-3 zoning, but Mr. Nicklas said that he felt that R-2 might fit better in that neighborhood and recommended that.

Commissioner Davey asked if R-2 zoning would allow the garage.

Mr. Nicklas said it would.

Dale Hoffman, 324 N. Sacramento Street, said they requested R-3 to hold the value of the lot because it is surrounded by R-3. He said they have no intention to build anything other than a garage nor do they intend to sell at the current time.

Chairperson Lewis said if Plan Commissioners were comfortable, they could take action or because this item was added, they could choose to hold it over until the next meeting.

Commissioner Stowe said he lives near there and the R-2 would be a good choice for that area.

**Motion**

Commissioner Lorence moved to forward the zoning change from C-2 to R-2 to Council with a favorable recommendation Commissioner Davey seconded the motion.

**Roll Call Vote**

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Barnes, Bemis, Bridgewater, Davey, Finney, George, Henderson, Lorence, Schulz, Stowe, and Chairperson Lewis voted aye. Motion carried 11 - 0.

**WORKSHOP ITEMS**

**REPORTS**

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

**ADJOURNMENT**

**Motion**

Commissioner Lorence moved to adjourn the meeting at 7:22 p.m. and Commissioner Davey seconded the motion.

**Voice Vote**

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 11 - 0.

Approve:

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Chairperson – John Lewis

Attest:

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Candy Smith, City Clerk