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**SYCAMORE PLANNING AND ZONING COMMISSION MEETING**  
**MINUTES OF FEBRUARY 13, 2023, 6:00 PM**

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**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 Nate Kitterman, Stephen Nelson, Rachel Sauber, Ted Strack, Chuck Stowe, Matt Woodstrup, Alan Zantout, Doug Breunlin, and Dave Finney. Commissioners Nancy Copple and Eli Hamingson were absent. Others present were City Manager Michael Hall, City Attorney Keith Foster, Director of Community Development John Sauter, and City Engineer Mark Bushnell.

**APPROVAL OF AGENDA**

**Motion-** Commissioner Kitterman moved to approve the agenda and Commissioner Nelson seconded the motion.

**Voice Vote** Chairperson Davey called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 10- 0.

**CONSENT AGENDA**

- A. Approval of the Minutes for the Special Meeting of January 9, 2023.

**Motion-** Commissioner Zantout moved to approve the Minutes of the January 9, 2023, meeting and Commissioner Kitterman seconded the motion.

**Voice Vote** Chairperson Davey called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 10- 0.

**AUDIENCE TO VISITORS**

Commissioner Ted Strack noted that he is a contract employee for Brian Grainger along with several other companies, so tonight, he will not be participating in any of the discussion, nor will he vote in that matter. The only time he will comment is if he is asked a specific question.

**WORKSHOPS**

**NEW BUSINESS / ACTION ITEMS**

- A. Consideration of a Request by Max and Steve Heide for a Zoning Map Amendment for the Property Located at 2425 Bethany Road (PIN number 08-01-451-019) From the Current Zoning of C-2, Central Business District to C-3, Highway Business District.

Chairperson Bill Davey opened the Public Hearing at 6:05.

Tom Speilman, 2406 Glen Circle, stated that he is curious what is going in there and if its anything that will be affecting his property.

Hearing no other comments, Chairperson Bill Davey closed the Public Hearing at 6:06.

City Manager Michael Hall said that this is a request to rezone from C-2, Central Business District to C-3, Highway Business District which offers a broader range of permitted uses. It is also a clean-up too as this zoning will match with the rest of the area.

Community Development Director John Sauter added that it really is a clean-up item but it was prompted by the owner because two of the tenant spaces are occupied and those uses will remain. The remaining vacant tenant space had interest but was not allowed in C-2 zoning so this will open the door for other potential uses.

Steve Heidi, 408 Oak Street, DeKalb, owner of 2425 Bethany Road, said the vacant unit between Head Start and the church has interest for a tenant restoring autos.

## **Motion**

Commissioner Zantout 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 Kitterman, Nelson, Sauber, Strack, Stowe, Woodstrup, Zantout, Breunlin, Finney, and Chairperson Davey voted aye. Motion carried 10-0.

- 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.C 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 and 06-29-427-004) in Sycamore, Illinois.

Chairperson Bill Davey opened the Public Hearing at 6:11 pm

Kathryn Tomasiewicz, President, Somerset Farms Homeowners Association said that a pole of the Somerset Farms residents have a strong sentiment against the idea of a through-street if it were to be enacted in their community. If there is a street placed through Old Mill Park, the concern is that there is a high possibility of increased danger if people cut through there with the amenities being in the center aisle.

Gary Baker, 2045 Somerset Lane, Somerset Farms Board of Directors, said the significant priority of this demographic is privacy and security. This proposal for two access points would compromise that. He urges the commission to have only one access point on Mt. Hunger Road.

Nancy Castle, 22 Briden, agrees with what has been said. She has stated that they have already had issues on the south side of Mt. Hunger Road with school pick-up and soccer games and said if they do a through street, it will make it even worse.

Hearing no other comments, Chairperson Davey closed the Public Hearing at 6:19 pm.

City Manager Michael Hall gave background that in 2021, a rezone from C-3, Highway Business District to R-3, Multi-Family District was approved by both the Planning and Zoning Commission and City Council. The concept plan that was presented (the same one before the commission tonight) did not include a second entrance/exit. But the commission's consensus was that it was a good idea to have a second egress. The petitioner didn't agree so a traffic study was conducted which came back with a "c" meaning that it would potentially work as is. Staff disagreed as there was concerned with future developments further to the east which could change. Staff conceded that it doesn't necessarily need a second exit. In light of the future, though, Brian Grainer agreed to compromise with having only one entrance/exit and agreed to expand the right of way to expand Mt. Hunger Road for the increased traffic.

City Engineer Mark Bushnell said the concern is for the vehicles waiting to turning left coming into the development because westbound traffic at the light blocking traffic heading eastbound as [Mt. Hunger Road is not wide enough to provide a dedicated turn lane.] The traffic study showed that there would not be a backup at the light. If developments happened further east generating more traffic so expanding the right of way will allow enough room dedicated on the north and south to provide a 14 foot left turn lane.

Commissioner Kitterman confirmed that the emergency egress off Route 23 is for emergency response only. He also asked what the plans are for Phase I residents to get to the Phase II amenities.

Brian Grainger, Petitioner, 644 Zagreb Avenue, showed some pictures online but said that they will replace the bike path on Maplewood Drive and add a five-foot path along Route 23. To safely cross, residents will be able to use the crosswalk to the lit crosswalk. There will be a new sidewalk going to the east to enter the new community on the north. He responded that the turn lanes will not be added during construction, but the property will be granted for the turn lanes.

Community Development Director John Sauter said they anticipate as growth happens east of Townsend Woods, that when a developer comes in at that time, they will be required to do their own traffic study and if warranted, the city would certainly ask them to widen the road for the turn lanes.

Commissioner Kitterman asked if Fire and Police have been consulted on only have one entrance/exit.

Community Development Director John Sauter said yes, they have both checked. The Fire Department has checked the turning radii and as of right now, they are good. He reminded that this is the preliminary plat and preliminary engineering. There was concern with the emergency access if they wanted to turn right as a sharp corner and said that is something that they will look at as they get further along with the engineering.

**Motion**

Commissioner Zantout made a motion to forward a favorable recommendation and Commissioner Finney seconded the motion.

**Roll Call Vote** Chairperson Davey called for a roll call vote to approve the motion. Commissioners Kitterman, Nelson, Sauber, Stowe, Woodstrup, Zantout, Breunlin, Finney, and Chairperson Davey voted aye while Commissioner Strack abstained. Motion carried 9-0-1.

- C. Consideration of a Report by the Plat Officer Regarding Re-Subdivisions Approved During the 2022 Calendar Year.

Community Development Director John Sauter reported per the agenda the plats that he processed as the Plat Officer for the Re-Subdivisions which included Patton's Resubdivisions, Illinois Vascular Care, Castle Lot 47, 48, and 49.

**ADJOURNMENT**

**Motion**

Commissioner Sauber moved to adjourn the meeting at 6:44 p.m. and Commissioner Nelson seconded the motion.

**Voice Vote** Chairperson Davey called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 10-0.

Approve:

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Chairperson – William D. Davey

Attest:

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Mary Kalk, City Clerk