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**SYCAMORE PLANNING AND ZONING COMMISSION MEETING**  
**MINUTES OF JUNE 12, 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 Matt Woodstrup, Alan Zantout, Doug Breunlin, Nancy Copple, Dave Finney, Nate Kitterman, Eli Hamingson, and Rachel Sauber. Commissioners Chuck Stowe and Ted Strack 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 Kitterman moved to approve the agenda 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.

**CONSENT AGENDA**

- A. Approval of the Minutes for the Meeting of May 8, 2023.

**Motion-** Commissioner Hamingson moved to approve the Minutes of the May 8, 2023, meeting 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.

**AUDIENCE TO VISITORS**

**WORKSHOPS**

**NEW BUSINESS / ACTION ITEMS**

- A. Consideration of a Request by Greg Majeski of Majeski Motors for a Zoning Map Amendment for the Property Located at 1710 DeKalb Avenue (PIN number 08-01-281-031) from the Current Zoning of C-2, Central Business District to C-3, Highway Business District.

Chairperson Davey opened the Public Hearing at 6:02 pm. Hearing no comments, closed the Public Hearing at 6:03 pm.

City Manager Michael Hall said that this request is to change the zoning from C-2, Central Business District to C-3, Highway Business Zoning to make this consistent with the surrounding properties. The owner is putting in an auto sales business and looking to make significant improvements.

Community Development Director John Sauter clarified that it will only be auto sales and not auto rental.

Greg Majeski, 58 Prairie Drive, Sterling, the petitioner, gave some background on his business and explained that they will totally redo the building to be identical to their Rochelle business which is located at 1010 S. 7<sup>th</sup> Street. There will be a 2.5 car garage in the back and there will be fencing. The property will be spotless. Answering Commissioner Breunlin's question, he said that the parking lot will all be redone, and the lighting will be all brand new.

Merla Hammick, 1864 Kerrybrook Court, said that she called Rochelle and Sterling where his other businesses are and got wonderful reports that they are excellent neighbors but asked how this directly affects the five units behind. She asked about the kind of lighting, shining in the resident windows, if it will be a one or two-story building, and what clean-up of the trees there will be between the fences stating that she wants to keep a few as it makes it a nice environment on the patios. Lastly, she asked if there would be an intercom system.

Greg Majeski said that the building will be a one-story and confirmed that it is only for car sales only and detailing. There will be no intercom system. He said they will leave the pine trees but clean it up.

Community Development Director John Sauter said that they are in the process of reviewing the plans but there are minimums and maximums for lighting and are very conscious of them spilling over into the neighborhood. They are required to have lighting and if there are issues, the city will work with them.

Brenda Maratto, 1883 Kerrybrook Court, asked to save the trees as it is a noise barrier. She also asked them what the hours of operation will be and which way the lights will face.

Greg Majeski said if they mimic his other stores, it will be 9-7 Monday – Thursday, 9-6 on Friday, and 9-5 on Saturday. He is not sure of the lighting yet as the electrician will do a lighting study.

Community Development Director John Sauter said that the lights must face the subject property facing away from the residents. They will look at the plan and even after the lights are powered, they will look at it again.

Chris Arrecis, 1885 Kerrybrook Court, reiterated the previous points regarding mitigating the light but said he would like to preserve the huge canopy of trees as it's private and quiet.

Commissioner Finney asked if there were plans for expansion in the back.

Greg Majeski said that everything that is blacktop now will be blacktopped. The back will be cleaned up and said that he doesn't need the dumpster area.

Community Development Director John Sauter said the dumpster enclosure will be addressed in the plan review.

**Motion**

Commissioner Hamingson 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 Woodstrup, Zantout, Breunlin, Copple, Finney, Kitterman, Hamingson, Sauber, and Chairperson Davey voted aye. Motion carried 9-0.

- B. Consideration of a Recommendation to Approve a Plat of Vacation for Roadway and Public Utility Purposes.

City Manager Michael Hall said that this is adding in some easement boundaries and ingress/egress regarding the Old Mill Park Phase 2 that weren't included the last time.

**Motion**

Commissioner Kittermman made a motion to recommend the Consideration and Commissioner Breunlin seconded the motion.

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

**ADJOURNMENT**

**Motion**

Commissioner Kitterman moved to adjourn the meeting at 6:27 p.m. 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.

Approve:

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Chairperson – William D. Davey

Attest:

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Mary Kalk, City Clerk