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**SYCAMORE PLANNING AND ZONING COMMISSION MEETING**  
**MINUTES OF SEPTEMBER 11, 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 Chuck Stowe, Matt Woodstrup, Alan Zantout, Doug Breunlin, Nancy Copple, Dave Finney, Eric Jones, Nate Kitterman, Eli Hamingson, Rachel Sauber, and Ted Strack. Others present were City Manager Michael Hall, City Attorney Keith Foster, and Director of Community Development John Sauter.

**APPROVAL OF AGENDA**

**Motion-** Commissioner Copple moved to approve the agenda 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 12- 0.

**CONSENT AGENDA**

- A. Approval of the Minutes for the Meeting of June 12, 2023.

**Motion-** Commissioner Jones moved to approve the Minutes of the June 12, 2023, meeting, and Commissioner Zantout seconded the motion.

**Voice Vote** Chairperson Davey called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 12- 0.

**AUDIENCE TO VISITORS**

**WORKSHOPS**

**NEW BUSINESS / ACTION ITEMS**

- A. Consideration of a Request by Menards, Inc. for a Zoning Map Amendment for the Property Located at 1720 Mercantile Drive (PIN number 09-06-300-051) from the Current Zoning of C-3, Highway Business District to M-1, Light Manufacturing 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 Menards made a workshop proposal in August 2022 for the property east of the current store to change from C-3, Highway Business District to M-1, Light Manufacturing that didn't really fit. Tonight's proposal is for the land south of Mercantile and west of Peace Road. This makes sense to rezone this from the C-3, Highway Business District to M-1 Light Manufacturing as there are already some properties zoned M-1, Light Manufacturing, and it's away from residential zoning.

Patrick Wewel, Menard Inc., said that the retention pond area will be evaluated. He believes this is a smaller footprint than previously presented.

Community Development Director John Sauter said it's that the retention would be reviewed when they get the plans. He said the original plan was for 500 units and this is smaller, however, the only thing being considered tonight is rezoning the property.

**Motion**

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

**Roll Call Vote** Chairperson Davey called for a roll call vote to approve the motion. Commissioners Stowe, Woodstrup, Zantout, Breunlin, Copple, Finney, Jones, Kitterman, Hamingson, Sauber, Strack, and Chairperson Davey voted aye. Motion carried 12-0.

- B. Consideration of a Request by CTJ Development, LLC for a Resubdivision of the Properties Located at 1560 and 1630 Mediterranean Drive (PIN Numbers 09-06-399-008 and 09-06-399-007).

Chairperson Davey opened the Public Hearing at 6:09 pm. Hearing no comments, closed the Public Hearing at 6:09 pm.

City Manager Michael Hall said that this is straight forward as in order to combine the two properties, the easements between the two properties must be vacated to build a new building there.

Community Development Director John Sauter added that as part of the process, all utilities must sign off on the vacation on the plat and said that all have signed off except for one but intends to.

**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 Stowe, Woodstrup, Zantout, Breunlin, Copple, Finney, Kitterman, Hamingson, Sauber, Strack, and Chairperson Davey voted aye while Commissioner Jones abstained. Motion carried 11-0-1.

**ADJOURNMENT**

**Motion**

Commissioner Kitterman moved to adjourn the meeting at 6:11 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 12-0.

Approve:

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Chairperson – William D. Davey

Attest:

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Mary Kalk, City Clerk