
SYCAMORE PLANNING AND ZONING COMMISSION MEETING
MINUTES OF JULY 11, 2022

CALL TO ORDER AND ROLL CALL

Chairperson Bill Davey called the meeting to order at 7:00 p.m. and City Clerk Mary Kalk called the roll. Those Commissioners present were, Matt Woodstrup, Alan Zantout, Nancy Copple, Dave Finney, Nate Kitterman, Stephen Nelson, Rachel Sauber, Nathan Schwartz, and Ted Strack. Commissioners Eli Hamingson and Chuck Stowe 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 Schwartz 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 10- 0.

CONSENT AGENDA

A. Approval of the Minutes for the Regular Meeting of June 13, 2022.

Motion- Commissioner Finney moved to approve the Minutes of the June 13, 2022, meeting and Commissioner Schwartz 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

WORKSHOPS

NEW BUSINESS / ACTION ITEMS

A. Consideration of a request by Northern Illinois Gas dba Nicor Gas for a Special Use Permit to construct and operate a Monopole Radio Communications Tower, as required by Article 5.3.1.L of the Sycamore Unified Development Ordinance, to be located at 2820 Dosen Drive in the City of Sycamore, Illinois, PIN number 09-07-327-006.

Chairperson Davey opened the Public Hearing at 7:02 pm and hearing no comments closed it at 7:03 pm.

City Manager Michael Hall said that a Special Use permit is required by code and added that the City of DeKalb asked if the tower got approval by the FAA (Federal Aviation Administration). It did get approved.

Community Development Director John Sauter said that there were no other inquiries.

Commissioner Schwartz confirmed that this will be taller than the Com Ed transmission lines next to it.

Attorney Hal Morris, 161 N. Clark, Chicago, representing Nicor, added that Nicor began a program in 2018 called Advanced Monitoring throughout its service area. There are other advanced monitoring towers throughout the area, but there is not one in Sycamore. Advanced Monitoring allows a closer review of the flow of gas and takes away the need of a meter reader to come and visit as it's done electronically. As it matures, it will allow the users greater functionality in understanding the amount of gas they are using so they can better control their usage.

Jerry Gulas, Installation Services, Naperville, said that it covers primarily the Sycamore area and added that it is basically a monitoring system that allows them to control the flow, in case they have a leak. It's more about the safety and said that it is not a communication system.

Commissioner Kitterman confirmed with Director Sauter that for Item #7 "...Nicor is amenable to discussion with the City or other public governmental entities use of the tower" would be required to come back before the commission.

Motion

Commissioner Kitterman moved to forward a favorable recommendation to the City Council and Commissioner Nelson seconded the motion.

Roll Call Vote Chairperson Davey called for a roll call vote to approve the motion. Commissioners Woodstrup, Zantout, Cople, Finney, Kitterman, Nelson, Sauber, Schwartz, Strack, and Chairperson Davey voted aye. Motion carried 10-0. (corrected scrivener’s error)

ADJOURNMENT

Motion

Commissioner Sauber moved to adjourn the meeting at 7:11 p.m. and Commissioner Schwartz 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:

Chairperson – William D. Davey

Attest:

Mary Kalk, City Clerk