

**SYCAMORE TOWNSHIP ZONING COMMISSION
A SPECIAL PUBLIC HEARING
MARCH 8, 2023 – 6 PM**

**RECOMMENDATION DOCUMENT
FOR CASE 2023-02Z**

CIG Communities, LLC (the “Applicant”) made an application (the “Application”) for a zone change From “F” Planned Industrial to “DD” Planned Multi-Family Residential at the following **Parcel Numbers:** 060001400200, 060001400011, 060001400012, 060001400014, 060001400017 (the “Real Property”); and

Notice of a public hearing to consider the Application was given by mail to parties in interest within two hundred feet of the Real Property and by publication in a newspaper of general circulation in Sycamore Township, prior to the date of the public hearing; and

A Public Hearing was held on Wednesday, March 8, 2023, by the Sycamore Township Zoning Commission to consider the Application; and

The Sycamore Township zoning text and map indicate that the Real Property is located in the “F”- Light Industrial District; and

The Sycamore Township Zoning Commission has the authority to recommend approval or disapproval from the provisions of the Sycamore Township Zoning Resolution where a literal interpretation of the zoning regulations would not result in an unnecessary hardship to the owner of real property; and

The Sycamore Township Zoning Commission finds that the granting of the requested zone change to “DD” Planned Multi-family Residential in the Application will not seriously affect the general health, safety and morals of the Township and the adjoining property owners;

It was determined by the Sycamore Township Zoning Commission that the Application of **CIG Communities, LLC**, (Applicant) for the property located at Parcels 060001400200, 060001400011, 060001400012, 060001400014, 060001400017 is hereby **APPROVED**, with the following conditions:

1. A condition that the Grooms Road concrete sidewalk and the sidewalk connecting phase 1 and phase 2 shall be five-feet-wide. A note shall be added that all other sidewalks in the development must be at least four-feet-wide.
2. A condition that all four clubhouse elevations are shown on Sheet A301.
3. A condition that no items other than untarped and operable vehicles (motorcycles, sedans, SUVs, Trucks) shall be stored under the carport; further, that items other than untarped and operable vehicles are not permitted to be stored outside unless properly stored in one of the nine designated garages.
4. A condition to require the developer to use a real brick base (e.g., the type of brick material used on the clubhouse) on the base of the monument signs instead of the proposed stucco.
5. A condition to require the implementation of applicable fire department comments.
6. The site shall not be utilized for further telecommunication towers in the future. In addition, if the current tower on site is voluntarily removed, it does not constitute an entitlement to a legal non-conformance.
7. The Site shall not be used for off-site advertising signs (billboards) in the future.

8. The pool gate latching height shall conform to the standard specified in the Sycamore Township Property Maintenance Code.
9. A condition requiring the furnishing of MSD correspondence noting that a lift-stat is NOT required.
10. A condition requiring that all proposed signage on site shall not have any flashing or moving light components; the illumination shall be static.

VOTE RECORD: Ms. Friedmann – Yes
Ms. Flanagan - Yes
Mr. Roos - Yes
Mr. Mees - Yes
Mr. Swanson - Yes