

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: April 5, 2006

RE: April 10, 2006 Plan Commission Meeting

The Plan Commission agenda has two action items.

I Action Items

A. Consideration of a Petition from Diana Schaefer and Marykim Wood for a Special Use Permit for a Bed and Breakfast Facility for the Property at 331 North Main Street in Sycamore, Illinois.

Ms. Shaefer and Ms. Wood have petitioned for a special use permit to convert the former ADPRO business location into a bed and breakfast facility. The location is immediately south of the Towne Square restaurant. Ms. Shaeffer is the present owner, and Ms. Wood is the prospective owner.

The building was built in 1892 by Charles Boynton as a present to his daughter Mary and son-in-law Frederick B. Townsend, who was long associated with the Pierce Trust & Savings Bank (the Sycamore Center is the former home of that bank) and was Sycamore's mayor from 1894-1899. The building has a late Victorian Queen Anne architectural style and many of the structure's unique architectural features have been preserved, inside and out, by successive owners.

The petitioners are aware that the City's bed and breakfast regulations, as described in Ordinance No. 98.37 (November, 1998) are rigorous. However, the first hurdle is the special use permit, as required by the Unified Development Ordinance (Table 5.3.1, Section J, "Residential Uses).

Assuming the building code requirements can be satisfied, the question for the Commission and adjacent neighbors is: would a bed and breakfast be compatible with the surrounding land uses? The property is presently zoned "C-1" Neighborhood Commercial, which is a good fit for a bed and breakfast use, provided adequate off-

street parking is provided. Since Sycamore's bed and breakfast regulations require owner-occupancy, there is a greater assurance that there will be a constant supervision of the guest activity.

Building Commissioner Lyle Doty will report on the key building code issues for the Commission's background. Plan Commission direction is requested.

B. Consideration of a Final Plat for Phase 2 of Stonegate at Heron Creek.

The preliminary plat for the Stonegate at Heron Creek development was approved on October 21, 2002, and involved that portion of the Heron Creek planned unit development lying north of Peace Road and west of Frantum Road. The land was annexed and zoned "R-3" Multiple Family Residence District in March of 1999 with a special use permit for attached townhouses. The overall land area is 14.83 acres and the preliminary plan anticipates the development of 130 units for a density of 8.76 units per gross acre. Two half-acre parks were also included on the preliminary plan. The first final plat (Phase 1) was approved on April 21, 2003 and comprised 4.321 acres. Phase 1 included 40 units—four 6-unit buildings and four 4-unit buildings, plus one of the private parks.

The second final plat (Phase 2) comprises 4.597 acres and will feature a total of 44 units—eight 4-unit buildings and two 6-unit buildings (Lots 10 and 11). In all other respects the plat conforms to the City's plat requirements.

A favorable Plan Commission recommendation is requested.

II Workshop Items--None