
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF APRIL 10, 2006

CALL TO ORDER AND ROLL CALL

City Clerk Candy Smith called the meeting to order at 7:00 p.m. and in the absence of Chairperson John Lewis asked for a motion to nominate an Acting Chairperson.

Motion

Commissioner George moved to nominate Bill Davey as Acting Chairperson and Commissioner Schulz seconded the motion.

Voice Vote

City Clerk Smith called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 8-0.

City Clerk Candy Smith called the roll. Those Commissioners present were: George Bridgewater, Tom Brotcke, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Michelle Schulz and Larry Steczo. Commissioners Bill Lorence, Cheryl Maness, Dave Shipley, and Chairperson John Lewis were absent. Other staff members present were City Manager Bill Nicklas, City Engineer John Brady, Building Commissioner/Zoning Officer Lyle Doty, and Commission Attorney Kevin Buick.

APPROVAL OF MINUTES OF MARCH 13, 2006.

Motion

Commissioner Brotcke moved to approve the Minutes of March 13, 2006 and Commissioner Steczo seconded the motion.

Voice Vote

Acting Chairperson Davey called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 8-0.

APPROVAL OF AGENDA

Motion

Commissioner Bridgewater moved to approve the agenda and Commissioner Steczo seconded the motion.

Voice Vote

Acting Chairperson Davey called for a voice vote to approve the motion. All Commissioners voted aye. Motion carried 8-0.

CONSIDERATIONS

- 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.**

City Manager Nicklas explained that the petitioners are aware of the building regulations that must be met, but the purview of the Plan Commission is for the special use permit for the zoning of the property.

Mary Wood, 23W006 Sycamore Dr., Glen Ellen, IL, said she and her husband Fred currently own and operate the Paper Dollhouse in Downers Grove. She said they are zoned a bed and breakfast, but their business caters to paper crafters such as card making or scrap booking. She said the crafters book weekends to work on their crafts and visit with friends and family and shop. She said she serves breakfast prepared on site and caters in lunch and dinner. She said the majority of customers travel 40 miles and are women between 25 and 45 with disposable money. Ms. Wood said they are outgrowing their property in Downers Grove and want to move the business to Sycamore.

Fred Wood, 23W006 Sycamore Dr., Glen Ellen, IL said besides working on their crafts the guests get out and tour and shop.

Commissioner Steczo asked how many guests they could accommodate on Main Street.

Ms. Wood said because state statute dictates 50 square feet per person they could accommodate 18 guests at the Sycamore location.

Commissioner Henderson asked how often they have guests.

Mr. Wood said 3 out of 4 weekends per month.

Commissioner Brotcke asked if their intent was to live there.

Ms. Wood said she would live in the house when guests were present.

Commissioner Brotcke asked Mr. Nicklas if the use was more neighborhood business than bed & breakfast.

Mr. Nicklas said the property is zoned C-1, Neighborhood Commercial, and that designation fits this type of business. He said if the place is occupied by the owner when there are guests present, it would fall under the bed & breakfast description.

Commissioner Henderson asked if there was adequate off-street parking.

Mr. Nicklas said the petitioner and Building Commissioner Lyle Doty are working out the parking spaces.

Commissioner Schulz said as a member of the business community she thought this was a great idea because they will attract consumers to the community.

Jack Sabani, 351 N. Main, owner of Town Square Restaurant, said his business is right next door and he felt it would hurt his business. He also expressed concern about parking because he has limited parking.

Ms. Wood said their customers come by reservation and they prepare only breakfast on site, but go out or cater in lunch and dinner. She said they will not need additional parking other than what is on site.

Dave Waters, 307 N. Main, questioned how they would accommodate 18 residents.

Ms. Wood said there are 6 bedrooms and a maid's quarters and according to square footage there can be 4 people in some bedrooms.

Mr. Waters said he had no objections to the business.

Motion

Commissioner Brotcke moved to forward this Special Use Permit for a Bed and Breakfast with a favorable recommendation to Council and Commissioner Steczo seconded the motion.

Roll Call Vote

Acting Chairperson Davey called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Michelle Schulz, and Larry Steczo voted aye. Motion passed 8-0.

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

City Manager Nicklas said the final plat features eight 4-unit buildings and two 6-unit buildings.

Motion

Commissioner Steczo moved to forward the final plat with a favorable recommendation to Council and Commissioner Schulz seconded the motion.

Roll Call Vote

Acting Chairperson Davey called for a roll call vote to approve the motion. Commissioners George Bridgewater, Tom Brotcke, Bill Davey, Lowell Evans, Ken George, Cindy Henderson, Michelle Schulz, and Larry Steczo voted aye. Motion passed 8-0.

WORKSHOP ITEMS -None

REPORTS

City Manager Nicklas reported that the Sub-Area Plan forwarded to Council was approved and the next step will be the narrative to go along with it.

PERSONS TO BE HEARD FROM THE FLOOR ON OTHER THAN AGENDA ITEMS

ADJOURNMENT

Motion

Commissioner Steczo moved to adjourn the meeting at 8:26 p.m. and Commissioner George seconded the motion.

Voice Vote

Acting Chairperson Davey called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 8 - 0.

Approve:

Acting Chairperson, Bill Davey

Attest:

Candy Smith, City Clerk