
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF MAY 11, 2009

CALL TO ORDER AND ROLL CALL

Chairperson John Lewis called the meeting to order and City Clerk Candy Smith called the roll. Those Commissioners present were: Marvin Barnes, Ron Bemis, Bill Davey, Ken George, Bill Lorence, Michelle Schulz, and Chuck Stowe. Commissioners George Bridgewater, Dave Finney, Steve Nelson and Cindy Henderson were absent. Other staff members present were City Manager Bill Nicklas, Building Commissioner/Zoning Officer Lyle Doty, Municipal Engineering Corporation Engineer John Brady, and Plan Commission Attorney Kevin Buick.

APPROVAL OF MINUTES OF APRIL 13, 2009.

Motion

Commissioner Lorence moved to approve the Minutes of April 13, 2009 and Commissioner George seconded the motion.

Voice Vote

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

APPROVAL OF AGENDA

Chairperson Lewis added the item remarks from Mayor Mundy after approval of the agenda.

Motion

Commissioner Barnes moved to approve the agenda with the addition and Commissioner Schulz seconded the motion.

Voice Vote

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

REMARKS FROM MAYOR MUNDY

Mayor Mundy referred to a letter from him in the packets thanking them for the vision they have for our community and the hard work they do entertaining proposals that come before them.

OLD BUSINESS - NONE

CONSIDERATIONS

- A. Consideration of a Petition from Rick and Gloria Kramer for a Special Use Permit to Operate a Body Art Establishment at 126-1/2 E. State Street in the "C-2" Business District in the City of Sycamore, Illinois.**

City Manager Nicklas explained that at the April 13 meeting Plan Commission considered and recommended revisions to the City's UDO to allow body art establishments as special use in C-2 Central Business District (above the first floor) and C-3 Highway Business District within the corporate limits. He noted that Council passed regulatory framework for the licensing of body art establishments at their May 4 meeting. He said the Kramers have petitioned for a special use permit to operate a licensed body art establishment at 126 ½ E. State Street and that proposal meets the City's zoning and ordinances.

Commissioner Davey asked if since the regulations were written with the Kramer's input, was that a little like putting the fox in charge of the hen house, or were they part of the State's requirements.

Plan Commission Attorney Buick said they were a distillation and condensation of ordinances that exist in other communities that regulate these types of establishment. He said that the Kramer's were familiar with some of the technical aspects of what this code provision would provide.

Rick Kramer, 337 Charles St., thanked the Commissioners for the work they do and said it had been a pleasure working with Council and staff. He thanked Bill Nicklas, Kevin Buick, and Lyle Doty for the time they put into this issue. He asked Plan Commission for their approval.

Motion

Commissioner Lorence moved to forward the Special Use Permit to operate a body art establishment at 126 ½ E. State Street to Council with a favorable recommendation Commissioner Barnes seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Barnes, Bemis, Davey, George, Lorence, Schulz, Stowe, and Chairperson Lewis voted aye. Motion carried 8 - 0.

B. Consideration of a Petition from the City of Sycamore to Annex Property Owned by Jerome Johnson at 401 N. Main Street, to Rezone the Property to "C-3," Highway Business District and to "M-1," Light Manufacturing District, and to Vacate a Portion of Page Street Adjoining 111 West Page Street in the City of Sycamore, Illinois.

City Manager Nicklas noted this would annex and zone the property and vacate a portion of Page Street and dedicate a portion of the property to allow for construction or utility work in the event that a widening of the turn radius would be desired for any future road improvements.

Commissioner Davey said it looked like the City was vacating a large section of Lot 1 for a small dedication slice of Lot 2.

Mr. Nicklas said the small dedication was something the City added and the owner agreed to it. He said the history is there was a request for use of this property that was presently in the City's right-of-way and Mr. Johnson did not get compensation at that time.

Duane Slayton, attorney for Mr. Johnson, thanked the City for their productive cooperation.

Motion

Commissioner Barnes moved to forward the petition to annex property at 401 N. Main Street, to rezone the Property to "C-3," Highway Business District and to "M-1," Light Manufacturing District, and to vacate a portion of Page Street to Council with a favorable recommendation and Commissioner Lorence seconded the motion.

Roll Call Vote

Chairperson Lewis called for a roll call vote to approve the motion. Commissioners Barnes, Bemis, Davey, George, Lorence, Schulz, Stowe, and Chairperson Lewis voted aye. Motion carried 8 - 0.

WORKSHOP ITEMS

REPORTS

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

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 7:16 p.m. and Commissioner Barnes seconded the motion.

Voice Vote

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

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk