
**SYCAMORE PLANNING AND ZONING COMMISSION MEETING
MINUTES OF JANUARY 9, 2023 6:00 PM**

CALL TO ORDER AND ROLL CALL

Chairperson Bill Davey called the meeting to order at 6:00 p.m. and City Clerk Mary Kalk called the roll. Those Commissioners present were Nate Kitterman, Eli Hamingson, Rachel Sauber, Ted Strack, Chuck Stowe, Matt Woodstrup, Alan Zantout, Doug Breunlin, Nancy Copple, and Stephen Nelson arrived at 6:05 pm after roll call. Commissioner Dave Finney was absent. Others present were City Manager Michael Hall, City Attorney Kevin Buick, Director of Community Development John Sauter, and City Engineer Mark Bushnell.

APPROVAL OF AGENDA

Motion- Commissioner Copple moved to approve the agenda and Commissioner Woodstrup 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 Special Meeting of October 10, 2022.

Motion- Commissioner Kitterman moved to approve the Minutes of the October 10, 2022, meeting and Commissioner Hamingson 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 / ACTI ON ITEMS

- A. Consideration of a Request from Ana Thornton and Carmen Manno for an Amendment to Article 5.3.1, "Table of Permitted Uses," of the Unified Development Ordinance (UDO) of the City of Sycamore, Illinois.

Chairperson Bill Davey opened the Public Hearing at 6:05 pm

Shari Malm, 344 Mason Court, said that she is speaking against this as she doesn't want to lose the feel of Sycamore.

Andrew Oparyk, 367 East Ottawa, on behalf of his wife's store, Lizzy's Pink Boutique, said he has nothing against the people or the profession but that it is more of a perception issue and doesn't want to tarnish the image of Spider however, his shop wasn't in the downtown area. He said the commission needs to think about why it was not originally permitted; making Spider have it out of the downtown.

Dan Olson, 1027 Nottingham, voiced his opposition to the amendment to the UDO saying there was a reason why the commission enacted it in the first place and that the unique and special Conservation District that needs to be maintained. This is not the proper use for this area.

Ana Thorton, 341 Crescent Drive, as the petitioner, said that this won't be a typical tattoo parlor as they will do cosmetic tattooing as well and be more like a salon. There are other salons in the area, and this would be family friendly as well.

Carmen Manno, 341 Crescent Drive, has been tattooing for 16 years, and has a shop in South Elgin. He said it's not going to be a typical tattoo place and that the positives are that they would help with tattooing after breast surgery, hairline tattoos, and lip blushing. They would also offer retail with tee shirts and jewelry. He would be the main artist and would like people in Sycamore support it.

Chairperson Davey closed the Public Hearing at 6:17 pm.

Commissioner Strack asked if anyone visited their shop in South Elgin as that would be a great thing to do. He is not for or against tattoos but said it has become much more the norm. If it is a store that has the right feel, he wouldn't object but if it doesn't have the right feel then he would.

Commissioner Copple agrees that they have this opportunity to bring this business to Sycamore but disagrees with having it in the historic part of downtown. Spider has his shop outside of the district on the second floor. She appreciates the business but questioned if two are enough or if more are needed.

Commissioner Kitterman said that he would hate to undermine the precedent that the commission set when Spiderz 2 went through this when his location was set outside the Conservation District because of code.

Community Development Director John Sauter said to clarify, in 2009 when Spider came forward, the feel was that it should be located outside the Conservation District on the second floor. Then one of his employees petitioned to have a shop outside the Conservation District but on the first floor and the code was amended to allow them. He clarified that the Conservation District is State Street from Sacramento Street to Main Street but not including rear facades.

Attorney Keith Foster made the point that this first item is really not about these folks and what they want to do but what is being asked is if they amend the code to allow any tattoo parlors in the Conservation District on the first floor.

City Manager Michael Hall added to clarify that this first one is for a change in the code recommending to the City Council to allow tattoo parlors in the Conservation District.

Commissioner Sauber confirmed that if the code is changed, a Special Use permit would still be required.

Motion

Commissioner Copple made a motion to recommend to the City Council to keep the UDO as it is currently and Commissioner Zantout seconded the motion.

Roll Call Vote Chairperson Davey called for a roll call vote to approve the motion. Commissioners Kitterman, Strack, Zantout, Breunlin, Copple, and Chairperson Davey voted aye while Commissioners Hamingson, Nelson, Sauber, Stowe, and Woodstrup voted nay. Motion carried 6-5.

Chairperson Davey said that this will go to the City Council next week who vote on it as this is the PZC's recommendation.

- B. Consideration of a Request from Anna Thornton and Carmen Manno for a Special Use Permit to operate a Tattoo Parlor/Body Art Establishment (first floor) at 331 West State Street in Sycamore, Illinois, PIN number 06-32-255-070.

Chairperson Bill Davey opened the Public Hearing at 6:26 pm

Carmen Manno, 341 Crescent Drive, said that he was trained by an apprentice under Spider so he is familiar with that situation and that they are trying to also doing other things that have to do with

tattooing such as microblading and such. When asked why he chose the downtown area, he said because he wanted the store front with clothing and jewelry plus he loves the homey feeling.

Ana Thornton, 341 Crescent Drive, said that with all the people coming to the downtown area and all the festivals, they want to try to change the view of the typical tattoo parlor to view it as a tattoo studio versus a hard-core tattoo parlor.

Dan Olson, 1027 Nottingham, in questioning how many parlors is needed and encouraged the commission to research Aurora as they just passed an ordinance limiting their town to two parlors. There might be some merit to pause and consider this. He also said that it is admirable what they want to do but setting this precedent, there would be no control and asked them to use caution.

Attorney Keith Foster directed the commission that this is just about their petition and that anyone else who wanted to do this would go through the same process.

Commissioner Hamingson asked about their different business model and about the hours asking if it is just the tattoo side that will be open late.

Carmon Manno said that his shop in South Elgin is open from 12 pm to 10 pm and that all the artists are general contractors that make their own hours. He works around his kids schedule and would be the main tattoo artist but that it would be six tattoo artists doing the eyebrows. He said that the 10 pm closing time is proposed because a tattoo can take five hours and that the weekend hours would be 3 pm to 10 pm to accommodate people that work. He could change hours and see how that works, too.

Ana Thornton, said the salon side would be more booked by appointment only and most of Carmon's business is by appointment only but they also want the walk-ins as the restaurants and bars being open later would be more for the tattoo side of the business.

Chairperson Davey closed the Public Hearing at 6:35 pm.

City Manager Michael Hall clarified that the commission is voting on recommending a Special Use Permit IF the code were to change as the City Council can still vote to change it.

Motion

Commissioner Stowe made a motion to forward a favorable recommendation for a Special Use Permit 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 Kitterman, Nelson, Sauber, Stowe, and Woodstrup voted aye while Commissioners Hamingson, Strack, Zantout, Breunlin, Copple, and Chairperson Davey voted nay. Motion failed 5-6.

- C. Consideration of Staff Recommended Revisions to Article 1.3.3 - Definitions, Article 6.2.1.B.2 - Table of Permitted Yard Obstructions, Article 6.2.1.D.2 - Fence and Walls and Article 6.2.1.D.8 - Tools Sheds, Garden Storage Sheds, Gazebos, Cabanas and Other Accessory Structures Not Otherwise Specified in This Section 6.2.1, of the City of Sycamore, Illinois, adopted May 1, 2005.

Chairperson Davey opened the Public Hearing at 6:38 pm and hearing no comments, closed the Public Hearing at 6:38 pm.

Community Development Director John Sauter opened it up for questions and clarifications.

Commissioner Strack said that he has had interactions with staff regarding the proposed light penetration being at least 50% but he proposes a 35% penetration. He also suggested the minimum amount of spacing be at least one inch between slats.

Community Development Director John Sauter said that they are really trying to align with industry standards and make it easier for residents to understand and have continuity. He said, additionally, according to the green ink in the handout, he explained the proposal regarding the open & privacy fences in the corner side yard according to setback provisions and specifications. He said that the table language is clean-up and alphabetizing.

Motion

Commissioner Strack made a motion to add to modify the definition of open fence to 35% light penetration with a minimum of one inch spacing between the slats and Commissioner Sauber seconded the motion.

Roll Call Vote Chairperson Davey called for a roll call vote to approve the motion. Commissioners Kitterman, Hamingson, Nelson, Sauber, Strack, Stowe, Woodstrup, Zantout, Breunlin, Copple, and Chairperson Davey voted aye. Motion carried 11-0.

ADJOURNMENT

Motion

Commissioner Kitterman moved to adjourn the meeting at 6:55 p.m. and Commissioner Woodstrup seconded the motion.

Voice Vote Chairperson Davey called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 11-0.

Approve:

Chairperson - William D. Davey

Attest:

Mary Kalk, City Clerk