

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Administrator

DATE: February 6, 2002

RE: February 11, 2002 Plan Commission Meeting

The Plan Commission agenda includes three action items.

I Action Items

A. Consideration of a Petition from Brian Grainger Construction, Inc. for a Special Use Permit and Subdivision Plat for the Properties Known as 1165-1167 Penny Lane and 1157-1159 Penny Lane in the Townsend Woods Planned Unit Development.

As the Commission is aware, in the case of duplexes and attached townhouses the Sycamore Zoning Code allows for the transfer of each unit in fee simple under the following conditions:

- a) the property must be zoned “R-2” Two Family Residence District or “R-3” Multiple Family Residence District;
- b) The overall structure must be legally subdivided into saleable parcels, as depicted on a plat of subdivision;
- c) a special use permit must be granted according to the provisions of Section 8.02.10 of the Zoning Code. Such provisions require findings of fact, a common wall agreement, and a declaration of cross easements for necessary maintenance and access.

The parcels in question—Lots 42 and 43--were re-zoned to “R-2” on July 16, 2001. As you will note on the attached subdivision plats, Lot 42 will be subdivided to form Lots 1 and 2 of Unit Two, and Lot 43 will be subdivided to form Lots 1 and 2 of Unit Three of Phase One of the Townsend Woods P.U.D. The submittal in all respects complies with the City’s codes and ordinances, including common wall agreements, declarations of cross easement, and findings of fact.

A favorable Plan Commission recommendation is requested.

B. Consideration of a Petition from Nancy Edwards for the Re-Subdivision of the Property at 204 West Elm Street.

A local realtor, Nancy Edwards, and a new businessowner, Mark Southern, have petitioned the Commission to consider the subdivision of the property at 204 East Elm Street. Formerly the Elm Street clinic, the property contains two attached buildings. Ms. Edwards owns the west building and it is her intent to open a real estate office there. The east building is separately owned by Mark Southern who is converting the space to an exercise salon called “Curves.” To assure access to the interior building, which has heretofore been granted informally, Ms. Edwards and Mr. Southern are hoping to legally subdivide the property and establish an easement for ingress and egress on the south side of the east building. The attached plat depicts how the lot would be subdivided.

A favorable Plan Commission recommendation is requested.

C. Consideration of an Administration Recommendation Regarding the Creation of a Regional Plan Commission.

The attached ordinance establishes a commitment by the City of Sycamore to participate in a county-wide regional planning commission. As the Plan Commission is aware, a months-long discussion of various organizational models resulted in a consensus around a commission model composed of one representative from each county municipality and one representative of the county board. The regional commission’s purview would be the following:

- a) the preparation of a revised county comprehensive plan that incorporates the most up-to-date information in municipal comprehensive plans;
- b) the preparation of a unified development ordinance for development within the county’s jurisdiction. Such a “UDO” would not “trump” local ordinances but would incorporate their provisions (which tend to be more rigorous in many respects);
- c) the review, on an as-needed basis, of development concerns relating to cross-jurisdictional transportation corridors, storm water management issues, large-scale development outside of, but affecting, municipal planning areas; and “exogenous” initiatives such as proposals for new landfills, race tracks, quarries, or interstates that promise to have a substantial impact on multiple county jurisdictions. Municipal planning authorities would still be the only advisory bodies with respect to the annexation, subdivision, or rezoning of land within each municipality’s corporate limits and mile-and-a-half planning area.

The proposed planning partnership is described in the attachments. The City Administrator supports the proposed commission plan and requests a favorable recommendation from the Plan Commission.