

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: February 8, 2006

RE: February 13, 2006 Plan Commission Meeting

The Plan Commission agenda has one workshop item.

I Action Items--None

II Workshop Items

A. Consideration of a Sub-Area Plan for the Airport Road/East State Street Area.

At the November 14 Plan Commission meeting, the Commission considered a second draft of a sub-area plan for the land area extending north, south, and east of the intersection of Airport Road and East State Street. The attached draft presents the following revised features:

- A pulling back of the City's east "edge" from Lovell Road to the section line roughly between Lovell Road and Airport Road;
- Clarification of the south terminus of the re-aligned Airport Road north of the bridge over the East Branch of the Kishwaukee River;
- An extension of commercial uses south of the former State Street Motors to the proposed subdivision road that aligns with the entrance to the Sycamore Park;
- A buffer area of "green space" whose north boundary is the park entrance and whose south boundary is the north line of the small "Swanson's Airport Subdivision." This buffer would extend easterly from the present Airport Road to the re-aligned Airport Road.
- The alignment of Hillside Road (serving the 10-lot Swanson's subdivision) and the proposed entrance to the ORI area east of the present Airport Road.

One final item should be addressed. At present, the title "Southeast Sub-Area Plan" is interchangeably used with the Bethany Road Sub-Area Plan. A different title,

possibly the Airport Road Sub-Area Plan or the East State Street Sub-Area Plan, might be considered.

Plan Commission direction is requested. If the Commission reaches a consensus on the key features of the proposed sub-area plan, the process of public hearings to formally amend the City's Comp Plan can be scheduled. A hearing at the Plan Commission and Council levels would be required after proper public notice.