

TO: The Sycamore Plan Commission

FROM: Bill Nicklas  
City Manager

DATE: March 8, 2006

RE: March 13, 2006 Plan Commission Meeting

The Plan Commission agenda has two action items.

## **I Action Items**

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

At the February 13 Plan Commission meeting, the Commission considered a third draft of a sub-area plan for the 675 acres extending north, south, and east of the intersection of Airport Road and East State Street. The February draft presented 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 was the park entrance and whose south boundary was the north line of the "Swanson's Airport Subdivision." This buffer extended 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.

After hearing testimony from representatives of the Ernie Carls family with regard to the Carls Farm that would comprise most of the proposed "green" area, a lively Commission discussion ensued. As a result of this discussion, the general consensus of the Commission was that the intervening property between the two small county

subdivisions could be painted “yellow” to create a low-density residential buffer one-lot deep up to the new city well. It was also determined that a residential buffer would be appropriate at a depth of one lot immediately east of this area up to the present subdivision road leading into the Swanson subdivision.

Since the February meeting, the city staff have wrestled with the fact that the consensus of February 13 ignored the fact that the Carls farmstead would be excluded from any future residential consideration. This seemed an anomaly that was not intended and probably unforeseen by the Commission. So, for the Commission’s consideration, the revised plan attached to this agenda shows the Carls farmstead in the small residential area to the east of Airport Road. An aerial view is also attached to make it clear where the Carls farmstead lies in this sub-area, and why it might be reasonable to include it as part of the proposed residential development area.

One final revision has been made to the plan for the Commission’s consideration. The proposed commercial development area has been peeled back slightly from the north side of the proposed roadway linking the Park entrance to the new Airport Road, in order to accent the open vista from the new Airport Road back to the Park entrance.

The revised plan that the Commission will consider has the following intended land uses:

Land Use	Acres
Office, Research, Industrial	250
Mixed-Use Commercial	205
Open Space	115
Commercial	85
Residential	20

A favorable Plan Commission recommendation is requested.

**B. Consideration of a Petition from Jeff Bridge to Change the Zoning at 456, 502-504, 524 and 530 North Main Street from “M-2” Heavy Manufacturing to “C-3” Highway Business District in the City of Sycamore, Illinois.**

Mr. Bridge owns the properties at 456, 502-504, 524 and 530 North Main Street. As the Commission is aware, these properties have long been dedicated to commercial uses of one sort or another. In addition, it has been the City Council’s intention to maintain commercial as opposed to industrial uses along this corridor. In this context, the current heavy industrial zoning is an anomaly that conformed to the railroad-related uses that grew up in the early twentieth century. Mr. Bridge’s proposal seems only logical in terms of present uses and future intended uses.

A favorable Plan Commission recommendation is requested.

**II Workshop Items--None**