

TO: The Sycamore Plan Commission

FROM: Bill Nicklas  
City Manager

DATE: March 4, 2009

RE: March 9, 2009 Plan Commission Meeting

The Plan Commission agenda has three action items.

## **I Action Items**

### **A. Consideration of a Petition from the City of Sycamore to Annex Property Owned by Jerome Johnson at 401 N. Main Street and to Rezone the Property to “C-3,” Highway Business District.**

This matter is continued from the Plan Commission meeting of February 9. In that meeting, Mr. Johnson and the City Manager jointly requested a continuance to provide additional time to discuss the proposed annexation that was initially considered by the Plan Commission in December. The parties have discussed the prospect of a subdivision of the Johnson parcel to provide for commercial zoning along the Main Street frontage and M-1 zoning on the western portion of the parcel was discussed. It was understood in February that the City and the property owner needed some more time to plot such a subdivision, but that the multiple zoning was mutually agreeable to both parties.

The parties met on Tuesday, March 3, to review drafts of zoning and annexation plats. The attached zoning plat shows how the parcel might be divided into “C-3” and “M-1” portions. It also reveals an odd angle at the southwest corner of the Johnson property. This pie-slice is a portion of street right-of-way that was purchased many years ago to provide for a reverse curve that would remedy the odd configuration of the intersection at W. Page Street and N. Maple Street. It is possible for the City to vacate a portion of that slice to offer more usable land in the “M-1”-zoned area, while maintaining sufficient right-of-way to construct a realigned street in the future. The City staff are willing to support this prospect. However, some preliminary engineering is required to ascertain the limits of such a vacation. In addition, a vacation of public land requires another public notice and hearing. Consequently, the City staff request one more continuance to allow for appropriate public notice on the proposed right-of-way vacation.

**B. Consideration of a Petition from Rick and Gloria Kramer to Revise Table 5.3.1 of the Unified Development Ordinance to Allow Tattoo Parlors by Special Use Within the “C-2” Central Business District and “C-3” Highway Business Districts in the City of Sycamore, Illinois.**

The Kramers want to open a tattoo parlor in the City of Sycamore’s downtown business district. Table 5.3.1 of the City’s Unified Development Ordinance (UDO) does not identify tattoo parlors as an allowable use in any City zoning district. The Kramers are petitioning the Commission to revise the UDO table so tattoo parlors could be a special use in either the “C-2” Central Business District or the “C-3” Highway Business districts within the corporate limits.

In the public reviews and hearings leading up to the adoption of the 2008 Comprehensive Plan, no one appeared before the Commission or the Council to press for such a use, and no one argued that Sycamore’s quality of life was diminished by their absence. The Kramers present themselves as serious business people and are residents of a Sycamore neighborhood where they are known as good and responsible neighbors. However, the Kramers will admit that tattoo parlors have earned a stigma in our culture that they must battle every day. The Commission needs to determine whether there is a need for such a use for Sycamore’s citizens, and whether that need is sufficiently compelling to revise the UDO to permit tattoo parlors as a special use.

Plan Commission direction is requested. If the Commission is inclined to allow for such uses by special permit in the City’s commercial zoning districts, the City Manager strongly recommends against their introduction in the “C-2” Central Business District.

**C. Consideration of an Amendment to Article 6.12.1H of the Unified Development Ordinance to Provide for Construction Site and Post Construction Site Runoff Control Measures for Construction Sites Greater Than One Acre in the City of Sycamore, Illinois.**

The City engineering department requests Plan Commission support for a revision to the UDO’s stormwater provisions. By deleting the existing language in Section 6.12.1H and replacing that language with the attached wording, the City’s development ordinance will be brought into line with the City’s obligations as defined in its Storm Water Pollution Prevention Plan (SWPPP) and its current NPDES permit no. ILR10 (see attached).

A favorable Plan Commission recommendation is requested.