

TO: Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: May 11, 2009

RE: May 6, 2009 Plan Commission Meeting

The Plan Commission has two action items.

I. Action Items

A. Consideration of a Petition from Rick and Gloria Kramer for a Special Use Permit to Operate a Body Art Establishment at 126-1/2 E. State Street in the “C-2” Business District in the City of Sycamore, Illinois.

At the last regular Plan Commission meeting of April 13, the Commission considered and recommended revisions to the City’s Unified Development Ordinance (UDO) to allow “body art establishments” as a special use in the “C-2” Central Business District, above the first floor, and in “C-3” Highway Business districts within the corporate limits.

At the April meeting, the Commission was also presented with a draft of a regulatory framework for the licensing of body art establishments within the City of Sycamore. No action was requested on these regulations. However, on May 4 the Sycamore City Council reviewed the proposed changes to the City’s business regulations (see attached) and approved them by a vote of 7-1. With the appropriate changes to the UDO and the City Code, the Kramers are now in a position to formally file for a special use permit to operate a body art establishment at 126-1/2 E. State Street.

The Kramers have petitioned for a special use permit to operate a licensed body art establishment on the second floor of the building at 126 E. State Street. They would be required to abide by the newly approved licensing provisions noted above—regulations which they helped create.

A favorable Plan Commission recommendation is requested.

B. Consideration of a Petition from the City of Sycamore to Annex Property Owned by Jerome Johnson at 401 N. Main Street, to Rezone the Property to “C-3,” Highway Business District and to “M-1,” Light Manufacturing District, and to Vacate a Portion of Page Street Adjoining 111 West Page Street in the City of Sycamore, Illinois.

Consideration of an annexation petition has been continued since the December Plan Commission meeting. Since that time, the City staff and Mr. Johnson have agreed to a subdivision of the subject parcel to provide for commercial zoning along the N. Main Street frontage and M-1 zoning on the western portion of the parcel, and also a vacation of a wedge-shaped piece of street right-of-way adjacent to the southwest corner of the property. This small piece will not be needed for any future re-configuration of the intersection of W. Page Street and N. Maple Street, but an easement has been added for construction purposes. Annexation, rezoning, and vacation plats are attached to illustrate these understandings.

In addition, the property owner has agreed to an easement at the southeast corner of his property to allow for construction or utility work in the event that a widening of the turn radius is desired in any future road improvement abutting that portion of the property. Prior to recording, the annexation and zoning exhibits will need a minor revision to clarify that the dedication at the southeast corner is for an easement and not an outright transfer of property.

A favorable Plan Commission recommendation is requested.