

TO: Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: October 7, 2009

RE: October 12, 2009 Plan Commission Meeting

The Plan Commission has two action items.

I. Action Items

A. Consideration of a Zoning Change and a Special Use Permit for the Property at 505 DeKalb Avenue in the City of Sycamore, Illinois.

Pastor Scott Randel of the Sycamore Victory Church has been leading a search for a more permanent home in behalf of his congregation, which presently numbers less than fifty persons. He has been in discussion with Darryl Wolff, the owner of the office center east of the City's Public Safety Building. Pastor Randel is particularly interested in the space nearest the intersection of DeKalb Avenue and Sacramento Street, which was formerly occupied by State Senator Brad Burzynski for many years. This space is also just south of the existing Harvest Time Fellowship at 203 S. Sacramento. The Sycamore Victory Church is currently meeting at the State Street Theater building at 420 W. State Street.

The proposed church location has a zoning designation more suitable to the industrial era of the early twentieth century--M-1 Light Manufacturing. Such zoning would not allow a church as a "special use." The owner, Darryl Wolff, recognizes that the present zoning is inconsistent with the office and professional uses that have long been in his center, and has applied for a zoning change to "C-2" Downtown Business district which would allow a church special use.

The proposed tenant space has approximately 1600 square feet of space available. The church would need to re-configure this space and add one more ADA-compliant toilet room to satisfy the City's building code, according to Building Commissioner Lyle Doty. With a maximum occupancy of 49 persons, the church would be classified as a "B" Business use group by the 2006 International Building Code.

Because the tenant space has frontage on the west side of Sacramento Street it falls within the downtown area of special control with respect to off-street parking. The

parking lot for this building does have a capacity for at least 12 cars. In addition, adjacent to the proposed church space there are 23 newly paved and striped diagonal parking spaces along Sacramento Street. The City parking lot at Sacramento and State Streets has a capacity of at least 67 parking spaces, with seven spaces at Johnson’s Junction if additional parking became necessary at the church’s busiest time on Sunday morning. Even with the Harvest Time Chapel next door, Building Commissioner Doty believes adequate off-street and on-street parking exists without creating any congestion on Grant Street. The off-street parking requirements in the UDO for a church would require one space for every 3 sanctuary seats, so with a capacity of 49 persons a total of 16 off-street parking spaces would be required for this church if it were located outside the downtown area of special control.

The public notices required for a zoning change and a special use permit have been published (September 26) and notices have been sent to all properties within 500 feet of the proposed church site. Favorable Plan Commission recommendations on the special use and re-zoning requests are requested.

B. Consideration of Proposed Revisions to the Unified Development Ordinance.

Since the City’s Unified Development Ordinance (“UDO”) was approved by the City Council in May, 2005 the Sycamore city staff have regularly used it in defining development standards and explaining their relevance to interested residents and businesses. In this ongoing process, a number of minor errors or omissions have been noted. Additionally, the economic upheaval of the past two years has illuminated the need to sharpen and revise the UDO language pertaining to guarantees backing the installation of public infrastructure. For these reasons, Building Commissioner and Zoning Officer Lyle Doty and the City Manager have collaborated on a number of proposed revisions that are outlined below. The text appended to this agenda contains a revised UDO with all of the noted revisions incorporated in the text and tables.

Proposed revisions:

PAGE	ARTICLE	PROPOSED REVISIONS
4	1.2.2	Delete Paragraph “Y”
6	1.2.9	Change to “Annexed land classified as R-1 Single Family district.”
10	1.3.3	Change “Basement” to building code definition.
13	1.3.3	Crawl Space; change “ceiling” to “floor”.
17	1.3.3	Garden Center; change “attached” to “adjoining”; delete fenced.
25	1.3.3	Insert new definition for townhouse.
26	1.3.3	Transition Line: delete “in”.
26	1.3.3	Wireless Communication Facility; reference “6.2.1.3”.
39	3.3.2.B	Insert “lack of maintenance”
46	4.1.4.B.1.aa	Insert “number of adults”,
54	4.3.4.A.4.b	Expand to include “Somonauk Street, DeKalb Avenue, and Peace Road”.

58	4.3.4.B.4.b	Change “prior to” to “when”.
61	4.3.4.B.11e(1)	Add “This buffer area shall not be included as part of the required rear yard.”
62	4.3.4.B.12.a	Change “site coverage” to “lot coverage” to harmonize with definitions.
64	4.3.7	Delete “not”.
	4.3.8	Add, “ or if a special use building is abandoned for more than 12 months or damaged greater than 50% of the replacement value, the special use shall become invalid.”
75	A.2	Application form will be provided.
78	1.g	“
82	5.6.A.1	“
83	4.5.6.4.2	Strike word “of”.
89	10.	Strike 2nd “w” from sewers.
95	4.6.2	Add word “or”.
96	4.7.3	Introduce “land subdivision bond” and “cash escrow” as alternatives to letters of credit.
97	Add 4.7.3.1	Introduce new “public Improvements Completion Agreement” to tie developer to a provisional timeline for the completion of all public improvements, and as an additional guarantee for good workmanship and repairs during the period leading up to acceptance.
98	4.7.7	Add reference (see 10-5-4-B, City Code)
101	4.7.11B,1-2	Clean up errant assignment of “as-built” reviews to the City Attorney!
106	Line 1	The current text calls for neighbor notices to be sent by the applicant, by certified or registered mail. It is recommend that the City Clerk send notices by regular mail to assure proper timing and content.
129	5.4.2.A.b	Change “CCC” to “CCA”.
139	6.2.1.B.1.a.b	Right side of sentence chopped off.
140	6.2.1.B.2	Children’s playhouse. Recommend 80 sq. ft. permitted in rear yard. Fences and walls > 3 ft. allowed in side yards.
143	2.b.1	Insert “Sycamore”.
145	6.2.1.D.2.b.6	Lifts the ban all chain link fences in front and side yards
146	8.b.	Eliminate “each” from sentence.
149	6.4.2.2	Strike “4” from purposes.
150	12	Replace “repaid” with “repair”.
152	6.5.2	Add new numbering in outline form for different “Lot Standards.”
152	6.5.2	Change “yard” to “bulk”.
152	6.5.2.2	Strike last part of sentence.
152	6.5.2.5	Add minimum sizes for dwelling units.

- 152 6.5.2.5 A b Lot width, corner lot 60 ft. minimum width
- 153 6.5.2.B.1.c Lot depth: 110 ft. or “no minimum” for existing lots.
- 154 6.5.2.C.1.c Lot depth: 120 ft.
- 154 6.5.2.1.C 1d Add “see table 6.5.2.10”
- 155 6.5.2.3.A No minimum lot depth
- 155 6.5.2.3.B.1.c Lot depth: 110 ft.
- 156 6.5.2.3.C.1.c Lot depth: 120 ft.
- 157 6.5.2.4 Add Title “Lots platted after May 1, 2005
- 157 6.5.2.10 Delete Table page 157, Add new Table 6.5.2.10 to page 167.
- 159 6.5.2.3.B.h “h.” was moved to page 152. re-number “i,j,k” to “h,i,j.”.
- 159 6.5.2.3.C.1.b Minimum lot depth: 125 ft.
- 160 6.5.2.3.C.1.e Revise side yard setback from “7 ft.” to “10 ft.”
- 161 6.5.2.4.A Add this number for C-1 Neighborhood Business.
- 162 6.5.2.5.A Add this number for C-2 Central Business.
- 162 6.5.2.6.A Add this number for C-3 Highway Business.
- 163 6.5.2.7.A Add this number for C-4 Mixed Use , Commercial.
- 164 6.5.2.8.A Add this number for M-1 Light Manufacturing, M-2 Heavy Manufacturing.
- 166 6.5.2.9.A Add this number for ORI, Office, Research, Light Industrial.
- 167 6.5.2.10.A Add new table. (see page 157 above)
- 172 6.6.2.F.2 Revise 2nd sentence to read, if “conditions warrant”.
- 173 6.6.2.G.a Revise parking space diagram to 9 ft. width.
- 174 6.6.2.G.3.b.l.iii Add “A 6 ft. solid wood fence, or other planting material” (to harmonize with I.3.a., p. 175)
- 176 6.6.3.B.K. Last sentence, change “libs” to “limbs”.
- 176 6.6.3.B.o.3. Revise “in line with side lot lines” to “within 15 ft. of side lot lines, when possible.”
- 178 6.6.3.2. Revise “p” to “g”. Add word “as”.
- 178 6.6.3.3.a Remove all “Ash” trees from approved list.
- 179 6.6.3.3.d Include all species of Ash trees as “Not to plant” trees.
- 181 6.7.2.E Revise to remove gap from “on”.
- 183 6.7.3.F.9 Remove hyphen from “ad-joining”.
- 184 6.7.3.H.2 Remove “a”, revise “ahs” to “has”, revise (3) to (30).
- 185 6.7.4.C.1 Strike “Village”
- 189 6.7.5.A & C Revise 6.7.5. (H) to (E), two places.
- 190 6.7.5.D.2.a Revise 6.7.5.(H) to (E), revise “6.7.5. (E)” 2.d to “6.7.5. (D)” 2.d
- 192 6.7.5.(E) 8 Remove conflict between requirements for offices;
- | | |
|------------------|---------------------|
| < 50 K = | 1 / 300 sq. ft. NFA |
| 50 K - < 100 K = | 1 / 325 sq. ft. NFA |
| > 100 K = | 1 / 350 sq. ft. NFA |
- OR*
- Professional Office = 1 / 175 sq. ft. NFA

- Add Dog Grooming: 3 spaces, plus one space for each employee.
- 194 6.7.5 (E) 12 Remove “telegraph office” from table.
Remove “ Answering Service” from table.
- 194 6.7.5.(E) 14 Remove “Boat Launch” from table.
- 198 6.8.3.15 Remove “3” at electric.
- 200 6.8.4.N.b Add “Additional Exceptions: 1 & 2 . . . “
- 214 6.8.8.G.6.(c) Add: “Going Out Of Business” for a maximum of 120 days.
- 216 6.8.9 Revise area tables. Increase square footage for free standing in C-3, allow
Projecting signs (smaller sizes) in C-1 and C-3.
- 220 6.8.12.D.1 Revise “6.8.3” to “6.8.4”
- 6.8.12.D.2 Revise “sixty (60) days” to “one (1) year”
- 6.8.12.D.3 Revise “shall” to “shall not”.

Delete entire Flood Control Regulations (Article 6.9) and insert new language to conform to FEMA language and Ordinance 2008.59

Article 6.12: Upgrade backfill requirements for storm sewer, sanitary sewer and water distribution systems. Upgrade minimum construction standards.

A favorable Plan Commission recommendation is requested.