

TO: Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: March 3, 2010

RE: March 8, Plan Commission Meeting

The Plan Commission has three action items.

I. Action Items

A. Consideration of the Final Plat for the Pappas--Cassett Second Resubdivision.

In July 2009, in anticipation of redevelopment on a portion of the former Kmart site, Mr. John Pappas and Mr. Howard Cassett created two parcels. The larger parcel, Parcel One, comprised 8.46 acres and the smaller parcel, Parcel Two comprised 3.13 acres and included the Radio Shack outlot and the property currently occupied by the Midwest Orthopaedic Institute (formerly the Wright Fitness Center). Since that time, Mr. Pappas has closed on the 8.46-acre Lot One and has a contract to purchase about two-thirds of the remaining commercially-zoned property. The attached plat would re-subdivide Lot Two that was created in July, 2009 and create two new lots to accommodate Mr. Pappas's new ownership interest. Lot 101—the Radio Shack parcel—contains 1.05 acres and will remain the property of Mr. Cassett. Lot 102 contains 2.08 acres and will soon be owned by Mr. Pappas.

A favorable Plan Commission recommendation is requested.

B. Consideration of Final Plat No. 2 of Sycamore Crossings.

First Rockford Group has submitted Final Plat No. 2 which would define the lot boundaries, easements, and street parameters for the remaining Peace Road frontage of the commercially-zoned Sycamore Crossings planned unit development. In May, 2006, Final Plat No. 1 was approved (see attached). The first final plat depicted four commercially-zoned lots immediately south of the Sarah Drive extension as well as the two-family zoning at the west end of the property. Final Plat No. 2 depicts the balance of the commercially-zoned frontage lots along Peace Road, beginning at a point about 800 feet south of the Sarah Drive right of way and continuing southward to the southeast corner of the property. The impetus for the depiction of additional vendible "C-3"-zoned lots on the site is some recent commercial interest in this location.

A favorable Plan Commission recommendation is requested.

C. Consideration of an Administration Recommendation to Revise Table 5.3.1.D of the Sycamore Unified Development Ordinance to Allow for “Portable Food Vending” in the City of Sycamore, Illinois.

In recent years, a number of local citizens have inquired about regulations that may apply to “portable food vending,” such as the hot dog stand that was established in the parking area of the former Mitsubishi dealership at Coltonville Road and IL Rt. 23 last summer. The City’s Unified Development Ordinance does not specifically describe the parameters for such a use, but as a trial the City and the DeKalb County Health Department collaborated to prescribe some general conditions for the safe operation of the very small business that operated for several months.

In anticipation of additional requests as the weather moderates in 2010, Zoning Officer Lyle Doty has suggested that the City designate certain zoning classifications where such vending may occur. In addition, he has also suggested some specific regulations for the operation of such uses, which would be incorporated in the City Code.

With respect to the zoning concern, Mr. Doty has recommended the revision of Table 5.3.1.D to include “portable vending” in the C-2, Central Business and “C-3,” Highway Business districts. A favorable Plan Commission recommendation is requested.

II. Workshop Items--None