

SYCAMORE PLANNING AND ZONING COMMISSION
AGENDA
January 10, 2022

REGULAR MEETING
7:00 P.M.

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. CONSENT AGENDA**
 - A. Approval of Minutes from the December 13, 2021 Regular Meeting
- 4. AUDIENCE TO VISITORS**
- 5. WORKSHOPS**
- 6. ACTION ITEMS**

A. Consideration of a Request from Brian Fleetwood of Spider Tattooz for a Special Use Permit to operate a Tattoo Parlor/Body Art Establishment (first floor) at 325 East State Street in Sycamore, Illinois, PIN number 06-32-282-013.

This request from Brian Fleetwood is for a special use permit to operate a tattoo parlor at 325 E. State Street in Sycamore. Spider Tattooz previously operated at 126 ½ E. State Street since 2009 until a fire significantly damaged the property in September 2020. Mr. Fleetwood subsequently assumed operations of Spider Tattooz and was granted a special use permit in January 2021 to operate a tattoo parlor at 220 East State Street. That location is no longer being considered, and the corresponding special use permit has been voided as a matter of record. Recently, Mr. Fleetwood identified the subject site at 325 East State Street as a suitable location for his business and is requesting the required special use permit in order to continue operations.

In December 2020, the Planning and Zoning Commission updated the City's Unified Development Ordinance (UDO) relating to Tattoo Parlors to allow a special use permit in C-2 zoning, provided certain criteria are met.

H. PERSONAL AND BUSINESS SERVICES USES AG R-1 R-2 R-3 R-4 C-1 C-2 C-3 C-4 M-1 M-2 ORI

Tattoo Parlor/Body Art Establishment (First or second floor and not located within the Conservation District, as defined by Article 1.3.3.)								S					
Tattoo Parlor/Body Art Establishment (first or second floor)									S				

The proposed first floor location at 325 E. State Street is zoned C-2, Central Business District, and is outside of the conservation district. Per Section 4.3.3 of the City's Unified Development Ordinance, a Special Use Permit shall be granted only if evidence is presented to establish that:

A. The proposed structure or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public and will contribute to the general welfare of the neighborhood or community;

B. The proposed structure or use will not have a substantial adverse effect upon the adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety, and general welfare; and

C. The proposed structure or use will be designed, arranged, and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations.

D. Such other standards and criteria as are established by the ordinance for a particular Special Use as set forth in Section 4.3.4 and as applied to Planned Developments as set forth in Article 4.4.

A public hearing will be held at the Planning and Zoning Commission meeting. Notices of the public hearing were mailed to property owners within 250 feet and posted in the local newspaper, and a sign was placed on the property.

A favorable recommendation to the City Council is requested.

B. Consideration of Amendments to Section 6.9.7, “Protecting Buildings” of the Unified Development Ordinance of the City of Sycamore, Illinois.

The Ordinance shall be modified to require new and substantially improved manufactured homes to be elevated to the flood protection elevation. These changes are in response to new FEMA requirements for manufactured homes and necessary for the City to retain our current Community Service Rating.

Modify 6.9.7 Paragraph A to read as follows:

A. In addition to the damage prevention requirements of Section 6.9.6 of this article, all buildings located in the floodplain shall be protected from flood damage below the flood protection elevation. This building protection requirement applies to the following situations:

- 1. Construction or placement of a new building or alteration or addition to an existing building valued at more than one thousand dollars (\$1,000) or seventy (70) square feet.*
- 2. Substantial improvements or structural alterations made to an existing building that increase the floor area by more than twenty percent (20%) or equal or exceed the market value by fifty percent (50%). Alterations shall be figured cumulatively subsequent to the adoption of this ordinance. If substantially improved, the existing structure and the addition must meet the flood protection standards of this section.*
- 3. Repairs made to a substantially damaged building. These repairs shall be figured cumulatively subsequent to the adoption of this ordinance. If substantially damaged the entire structure must meet the flood protection standards of this section.*
- ~~4. Installing a manufactured home on a new site or a new manufactured home on an existing site. (The building protection requirements do not apply to returning a manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage).~~*
- 4. Installing a travel trailer or recreational vehicle on a site for more than one hundred eighty (180) days per year. 6. Repetitive loss to an existing building as defined in Section*

Modify 6.9.7 Paragraph D to read as follows.

D. Manufactured homes or travel trailers to be permanently installed on site shall be:

- 1. Elevated to or above the flood protection elevation in accordance with Section 7(B),
~~and~~*
- ~~2. anchored to resist flotation, collapse, or lateral movement by being tied down in accordance with the rules and regulations for~~*

A favorable recommendation to the City Council is requested.

7. ADJOURNMENT