

TO: The Sycamore Plan Commission

FROM: Bill Nicklas  
City Administrator

DATE: January 9, 2002

RE: January 14, 2002 Plan Commission Meeting

The Plan Commission agenda includes seven action items and one workshop item.

**I Action Items**

**A. Consideration of a Petition from Klein Properties, LLC for Approval of a Plat of Easement Vacation on Part of Lot 9 in the Midlands Professional Campus.**

As Thomas Klein’s petition notes, a small triangular area at the southeast corner of Lot 9 of the Midlands Professional Campus was once reserved for water main purposes. Now that the path of the main has been relocated, the small area can be released for the exclusive use of the lot owner.

A favorable Plan Commission recommendation is requested.

**B. Consideration of a Petition from Milan Krpan for Approval of a Final Plat for Phase One of the Parkside Estates Subdivision.**

On July 16, 2001 the City Council approved the annexation and zoning of a planned residential development of 265 single-family home sites. The development, known as Krpan’s Parkside Estates, covers about 179 acres within the Bethany Road Regional Planning Area. It is Mr. Krpan’s intention to develop 15 lots at the northeast corner of the subdivision in a first phase. Fourteen of the lots would be developed for single-family homes and one lot—Lot 101—would remain open space. The attached plat depicts the lot layouts for that proposed phase.

The final plat conforms to the preliminary plat that was approved in July and satisfies the City’s codes and ordinances. A favorable Plan Commission recommendation is requested.

**C. Consideration of a Petition from National Bank and Trust Co. Trust No. 40-387400 To Rezone Certain Property Located at the Southwest Corner of**

**Somonauk Street and Borden Avenue to “R-3,” Multiple Family Residence District with a Special Use for a Planned Unit Development.**

At the regular Plan Commission meeting of November 12 the Commission reviewed a concept plan presented by Bill Olsen and Jim Yagen for a townhouse development on a 3.01 acre parcel at the southwest corner of Somonauk Street and Borden Avenue. The concept plan proposed a 24-unit development consisting of six, four-unit buildings. In the course of the workshop discussion, the petitioners showed a revised concept plan that included five, four-unit buildings and the retention of the existing home on the parcel for a sales office. The Commission’s suggestions included the possibility of installing brick facades on the building walls facing Somonauk Street, a commitment to save as many of the mature trees as possible, and the location of the access points on Somonauk and Borden as far from the intersection as possible.

The proposed Somonauk Garden Townhomes planned unit development (see attached preliminary plat) retains the existing residence which occupies about 15,800 square feet of the land area. The developers propose to add five buildings with four townhomes each constituting a total of 33,660 square feet in gross building area. The proposed gross density would be 6.65 units per acre, excluding the existing home, which falls within the high density classification of the Sycamore Zoning Code (Section 13.10, Paragraph 10,d) and would not be inconsistent with “R-3” zoning. If the existing home is remodeled for eventual occupancy, the gross density would be 6.97 units per acre. High-density developments require an open space of 30 percent of the gross land area. The proposed open area would constitute 81,656 square feet or 1.875 acres or 62 percent of the gross land area.

Landscape berms have been added to the south and west to shield the dwelling units from adjacent uses. Most of the large mature trees would be retained except for those portions that extend over the public way or adjacent properties. Dry detention areas are shown in the rear and side yards to detain overland stormwater flows during periods of intense rain. The building elevations depict varied rooflines as recommended in the City’s new Urban Design Standards and will have brick facades on the street sides. The separation between the buildings will be no less than 24 feet. With respect to parking, each townhouse features a two-car garage which complies with the City’s zoning requirement. Additionally, 14 off-street spaces have been added along the private drive for guest parking.

At the November Plan Commission meeting only one neighbor was present when the Commission took up the concept plan and did not offer comment on the plan. According to the findings of fact, the developer proposes to comply with all City codes and ordinances.

A favorable Plan Commission recommendation is requested.

**D. Consideration of a Petition from Keven Dahl to Amend the Landahl Annexation Agreement.**

During the past nine months the City has been involved in a series of conversations with the developer of the Landahl subdivision, Keven Dahl, and IDOT officials concerning the design and timing of the intersection improvements at the corner of Maplewood Drive and IL Rt. 23. The original Landahl annexation agreement was silent on the improvements to be made at the intersection. The principal purpose of the proposed amendments is to update the agreement so the obligations of the developer regarding the intersection improvements are specifically stated and compatible with the development of the Townsend Wood P.U.D., as outlined in the Townsend Wood annexation agreement (see next agenda item below).

As the Commission will note in the proposed revisions, the developer has an indisputable obligation to complete the installation of traffic signals and any related turn lanes, road widening, curb and gutter, resurfacing or other appurtenances at his sole expense, subject to the intersection design approved by the Dixon office of the Illinois Department of Transportation. The developer also has the obligation to install temporary flashing amber lights, which were installed during the first week of January and were in service on January 7.

The Commission will note that the Maplewood improvements shall be completed no later than six months after IDOT approves the engineering plans. It is expected that the six-month deadline will arrive this fall. A letter of credit, as required by the proposed amendments, has already been posted with the City in the appropriate amount.

A favorable Plan Commission recommendation is requested.

**E. Consideration of a Petition from Keven Dahl to Amend the Townsend Wood P.U.D. Annexation Agreement.**

Just as the terms of the Landahl annexation agreement have needed revision to reflect new obligations concerning the intersection improvements at Maplewood and Il Rt. 23, so the Townsend Wood annexation agreement needs revision to clearly reflect the results of detailed negotiations with IDOT, the City, and the developer regarding Maplewood Drive as well as Mt. Hunger Road. Regarding the required improvements at the intersection of Maplewood and IL Rt. 23, the developer has agreed to install traffic signals and any related turn lanes, road widening, curb and gutter, resurfacing or other appurtenances at his sole expense, subject to the intersection design approved by the Dixon office of the Illinois Department of Transportation. The developer also has the obligation to install flashing yellow lights until the full signals have been completed. Such lights were operational on January 7.

The Commission will note that the City assumes responsibility for the cost of the extraordinary realignment of Maplewood Drive, west of the intersection right-of-way, to better conform to the alignment of Maplewood east of the intersection with IL. Rt. 23. According to the amendments, such financial assistance would be worked out in a separate developer agreement with the City. It is anticipated that the City's portion of the financing would be drawn from revenue-sharing agreements with commercial retail outlets that might open in the commercially zoned frontage of the Townsend Wood

development along Rt. 23. This would obviate the need for any out-of-pocket expenses by the City, and the rate of accumulation would be governed by the performance of the commercial uses. The cost of the West Maplewood realignment is believed to be about \$60,000. Presumably, the City would not agree to share more than 50% of the proceeds from the commercial uses in any year, which would extend the term of the City's reimbursement to the developer and would also assure the City a significant share of the benefit of such commercial investment. Why should the City offer any assistance? First, the realignment is a safety project to provide better vision at the intersection for southbound and eastbound traffic. Second, recapture terms are typically included in annexation agreements to help finance portions of intersection improvements that might arguably be assigned to adjacent property owners that will share in the benefit. At the time of the approval of the original annexation agreement neither the single-family homeowner at the northwest corner, the School District at the southwest corner, or IDOT agreed to participate in any of the infrastructure improvements. The developer is asking for some relief tied to the new sales tax that might be derived from new commercial investment in his subdivision.

Regarding the improvements to be made at the intersection of Mt. Hunger Road and IL Rt. 23, and additional improvements to Mt. Hunger Road east of the intersection, the proposed amendments provide necessary detail that was absent from the original annexation agreement. Specifically, the amendments prescribe the following:

1. Mt. Hunger Road will be widened and reconstructed in 2002 from a point about 500 feet east of the RT. 23 intersection to the east end of the existing park and detention site. This requirement addresses the present traffic load resulting from vehicles moving in and out of the approved phases of the Townsend Wood development as well as traffic that will move in and out of the next phase (Phase One Unit Three; see below). The reconstruction would have been extended to the intersection with Rt. 23 but the trigger for the design of the intersection will be IDOT's determination that full signals are merited. The reconstruction of Mt. Hunger Road will include sidewalks but the Council, with the advice of the Plan Commission, will have flexibility to require a bikepath in lieu of a sidewalk on the south side if the further development of the Townsend Wood subdivision would benefit from such a potential connection with points to the south.
2. Widening and reconstruction of the remainder of the east leg of Mt. Hunger Road will commence as soon as a final plat for any portion of the adjoining subdivision is approved, and will be completed within 120 days of the approval of such plat or no later than November 1, 2004, whichever is sooner.
3. The intersection of Mt. Hunger and IL Rt. 23 will be widened and reconstructed with the installation of traffic signals as soon as one of the following occurs:
  - a) A total of 275 dwelling units from any or all phases are permitted. It is expected that at the end of 2002 about 75 units will have been permitted or occupied;

- b) A total of 200 dwelling units from any or all phases are permitted and 10 or more acres of commercial property are approved for development;
- c) Any IDOT-sponsored resurfacing project on Rt. 23 that includes the intersection with Mt. Hunger Road is begun

A favorable Plan Commission recommendation is requested.

**F. Consideration of a Petition from Keven Dahl to Approve a Final Plat for Phase One, Unit Three of the Townsend Wood Development.**

The attached plat depicts the development of twenty-seven (27) single-family lots on the west edge of the storm water detention facility in the Townsend Wood subdivision. The adjacent portion of Mt. Hunger Road will be widened and reconstructed in 2002 as described in the previous agenda item. The plat conforms to the subdivision's preliminary plan and subsequent amendments, as well as relevant City codes and ordinances.

The processing of this plat has been administratively delayed until the staff could work out agreements with the developer concerning Mt. Hunger and Maplewood road improvements. If the Commission and the Council approve the amendments to the Landahl and Townsend Wood annexation agreements, the staff will recommend the Council's approval of this plat. For now, the Administrator requests the Commission's review of the plat on its own merits. If the Commission recommends approval of the plat, it will be forwarded to the Council for action after the Council takes action on the amendments to the two annexation agreements. If the amendments to the annexation agreements are not approved, the Administrator will recommend that the Council table any action on this plat.

**G. Consideration of a Joint Petition from DeKalb Genetics Corporation and Northern Illinois Gas Company to Rezone the Property at 1947 Bethany Road from "C-2," Central Business District to "M-1," Light Manufacturing District with a Special Use Permit for a Training Facility.**

This petition was originally presented to the Plan Commission on November 12. After considerable discussion, the Commission deferred action on the petition at least until December 10, by which time Commissioners would have had an opportunity to visit the current field training site in Naperville, IL. At the December Commission meeting, action on the matter was further postponed until the meeting of January 14 after the City Administrator announced that NICOR officials, Monsanto officials, neighboring propertyowners, and City officials were involved in a series of conversations regarding the possibility of locating the NICOR call center on Bethany Road but relocating the field-training area to a remote site within the Sycamore corporate limits.

To begin the discussion on January 14, the Administrator will briefly describe an alternate field training site to the west of the City's waste treatment facility on North Cross Street, which is about a five minute drive from the Bethany Road facility. As you can see by the attached aerial photo, there is a 3.1-acre area to the west of the Treatment facility that would have access through the new Public Works site presently under

construction. The City has entertained the possibility of someday elevating this relatively flat area for public uses, but has had no incentive to do so. If the NICOR field training activities were relocated to this site, there would still be adequate space for the future expansion of the treatment facility.

In the interim since the November Plan Commission meeting, commissioners have had time to see the present NICOR training facility in Naperville and have had the opportunity to consider the compatibility of the various field training exercises outlined by Mike Burkart at the November meeting. NICOR officials will be interested in the Commission's informed opinions on these various field-training activities.

The original petition before the Commission in November called for the rezoning of the Monsanto parcel from "C-2" Central Business District to "M-1" Light Manufacturing. Whatever the Commission's preference may be with respect to the NICOR field-training activities, the staff has revised its opinion of the "M-1" rezoning request. A change to "M-1" zoning would introduce a range of uses that might potentially conflict with the established uses along the Bethany corridor, notwithstanding the "M-1" zoning to the east of the Monsanto parcel. In effect, a campus look is in place with the Johnson Controls facility, the Monsanto headquarters, and the adjacent Midlands subdivision that provides the dominant look for the entire area. If the Commission recommends that any of the field training activities could be situated on the Bethany Road site, the staff recommend that the current "C-2" zoning should be retained, and a special use permit should be issued to more narrowly and very specifically define the allowances. Such a change in the petition is allowable once a public hearing has been advertised, so long as the petitioner is agreeable.

NICOR officials will be on hand at the January 14 meeting, as will adjacent propertyowners. The Commission will need to define its preferences regarding the field training activities, so a discussion possibly leading to a consensus of all interested parties may ensue. The City Administrator recommends close attention to the alternate and remote site for all of the field-training activities.

Plan Commission direction is requested.

## **II Workshop Items**

### **A. Consideration of a Concept Plan from Wiseman-Hughes for a 200-Acre Planned Unit Development at the Northeast Corner of Somonauk Street and Bethany Road.**

Wiseman-Hughes Enterprises, Inc., based in Wheaton, Illinois, proposes to develop the 203-acre Jahns Farm primarily for detached single-family homes. As the attached concept plan shows, a small 4.5 acre area at the southwest corner of the site would be dedicated to the commercial uses identified in the Bethany Road Regional Plan.

The development team includes Jim Hughes, a principal with the firm, Mike Shoppe, a land planner and landscape architect based in Aurora, Ed Siefert, an engineer with Intech

Consultants of Downers Grove, Pamela Schawel, general sales manager for Wiseman-Hughes, and Mike Piercy, director of land development.

The firm first approached the City for information in the summer of 2001 and discussed an initial concept plan in early October. During these discussions, the City staff made the Wiseman-Hughes team aware of the past interest in the Jahns property, the concerns of Plan Commissioners and neighbors, and of course the Bethany Road Regional Plan and amendment to the City's Comprehensive Plan. The plan before the Plan Commission is the result of those cooperative discussions.

In broad strokes and in much detail, the concept plan confirms the principles of the Bethany Road Regional Plan that was approved unanimously by the City Council on April 16, and the Urban Design Standards that were approved by the City Council on October 15. During the workshop the Commission will want to consider the following issues, among others:

- a) Land Use. The predominant land use will conform to the Bethany Road Regional Plan. It will feature single-family detached homes, with the special feature of a "Sycamore" look on a one-sided road paralleling Somonauk Street. A total of 394 homes are proposed for a gross density of about two (2) dwelling units per acre. The maximum allowance for low-density developments defined by the Bethany Road Regional Plan is three (3) units per gross acre. A small (4.5 acre) neighborhood commercial strip would be developed at the southwest corner of the property.
- b) Access. The access points to major collectors and other subdivision streets generally complies with the Bethany Road Regional Plan and the Krpan preliminary plan. In the Bethany Road Regional Plan, two access points are permitted to Bethany Road. The Bethany Road access shown on the plan connects the commercial subdivision with the single family housing to the north. If this Bethany Road access point is acceptable, then the future developer of the Fenstermaker property will not have access to Bethany Road except through the Wiseman-Hughes or the Krpan subdivisions.
- c) Bike Paths. The concept plan shows a bike path that begins at the southwest corner of the property at Bethany Road and extends through the subdivision to the common boundary with the Fenstermaker property. The plan attempts to lay out how the path might then be integrated with the future development of the Fenstermaker property and thence the large regional park, which is connected to the Sycamore Park by a path that will run through Mr. Krpan's subdivision.
- d) Parks and Open Space. Using the formula of 11.5 acres to 1,000 in population, the park layouts appear to be adequate. Their configuration is compatible with the objectives of the Bethany Road Regional plan, particularly in terms of the large (11-acre) regional park and smaller, scattered neighborhood parks. The open space requirement for low-density developments is 10 percent of the gross land area. The developer proposes open area and parks comprising 26.8 percent of the gross land area.

- e) Common Area Maintenance. As the Plan Commission gives direction on the basic layout, the developer can begin drafting an annexation agreement. In that draft, consideration will need to be given to the ongoing maintenance of the parks, drainage ditches, bikepaths and other common areas. The City is not interested in assuming such maintenance so the developer will have the option of establishing a homeowner's association, or dedicating the common areas to the Park District, or some combination of these approaches.
- f) Storm Water. The string of connected detention ponds will have a regional purpose. With the phased development of the subdivision, the runoff from the Bethany Road Detention Facility will be more reliably channeled and the release will be further controlled in its path toward the Kishwaukee River. Because of the tentative nature of the concept plan, we do not have calculations on the storage capacities of the ponds, but the developer has conceded the need to double the amount of overall storage required by current codes to advance the regional objectives of the City. Specifically, upon full build-out, there would be significant relief to persons living along Lincoln Ditch in the Lincolnshire subdivision.
- g) Commercial Zoning. The twelve-acre area on the Bethany Road Regional Plan would be reduced to about 4.5 acres, and the developer is willing to limit the commercial uses to those that were authorized in the Plan.
- h) Relation to Adjacent Properties. As with the discussion of Mr. Krpan's planned development last spring and the Clover Ridge concept plan in February, 2000, the sizing of residential lots adjacent to existing housing will be an important concern. The comparison is as follows:
  - The Turner Addition. The Turner Addition homes adjacent to the northwest side of the property are on 7500 square foot lots. The adjacent homes in the Wiseman-Hughes proposal would be on lots of about 9500 square feet, with compatible 75-foot lot widths.
  - Cloverlane extended. To the north the subject property abuts both the Southeast School property and the Lincolnshire Estates homes. Lots of about 12,000 square feet abut the portion that backs up to the open school property, and lots in the range of 19,500 square feet to 20,000 square feet will back up to similar-sized parcels in the Lincolnshire Estates subdivision.
  - Greenleaf Street extended. At the north end, between Fairway and Cloverlane, the two lots will be about 15,000 square feet in area. As Greenleaf is extended further south and abuts Mr. Krpan's cul de sac, the larger Krpan lots will have to be matched. The Wiseman-Hughes proposal shows lots in the range of 12,000 square feet and larger.
  - The Grand Victorian. The lots backing up to the Grand Victorian are unusually elongated. Perhaps a re-configuration with the lots to the north and south would produce shapes more in conformance with typical parcels in the subdivision?

- i) Utilities. The development of this area will bring benefit to nearby subdivisions through the integration of the water system with existing dead-end mains in the Turner addition. This “looping” will improve the quality of the water on the southeast side of town.
- j) Fiscal Impact. The fiscal impact on the School system and the City will be calculated once the subdivision layout takes a more permanent shape.
- k) Traffic Impact. An independent traffic study will be required prior to the submittal of a preliminary plan, but it was not prudent to predict traffic flows at this early stage until the Commission had an opportunity to give direction regarding its preference for access points and connections to other properties.
- l) Subdivision Naming. The City has never tread heavily on the prerogative of a developer to name the property to be developed, given the extraordinary investment involved. However, the proposed name of the “Enclave at Sanbourne” bears no obvious connection to the Sycamore community. Perhaps a respectful discussion of this point might be undertaken.

Other issues and questions will come to mind as the workshop unfolds. After a brief overview by the City Administrator, the Wiseman-Hughes team will provide a brief slide presentation and then attempt to answer any questions the Commission may entertain.