

TO: The Sycamore Plan Commission

FROM: Bill Nicklas  
City Administrator

DATE: September 4, 2002

RE: September 9, 2002 Plan Commission Meeting

## **I Action Items**

### **A. Consideration of a Petition from Ideal Industries for the Annexation of Property Located at 1020 West Prairie Drive.**

On February 11, 1991 (Ordinance 90.41), the City of Sycamore and Ideal Industries, Inc. agreed that at any time within twenty years Ideal Industries could petition for the annexation of all or a portion of Tract 4 as depicted on the attached map. This 7.58 acre tract has frontage on Prairie Drive and according to the terms of the agreement of 1991 the area is to be zoned "M-2" Heavy Manufacturing.

The petitioner is interested in annexing about 6.478 acres of this area and intends to transfer ownership of the annexed parcel to an industrial building developer named Robert Loos. Mr. Loos in turn hopes to construct one or more buildings for sale or lease to small firms looking for an "incubator" for their expanding businesses.

The attached annexation plat and legal description denote the 6.478-acre parcel. Unfortunately, the final shape, size and legal description of the parcel were changed by the petitioner after the statutory deadline for the publication of legal notices. The notice that was actually published was slightly different and referred to a parcel of 6 acres, more or less, and carried a different legal description. Although it is not likely that anyone would object, the City staff are bound to process only those plats that accurately reflect the acreage to be annexed. The remedy for this dilemma is to publish a new legal notice for a public hearing at the Plan Commission meeting of October 14.

To assure the petitioner and the prospective builder of the City's interest in industrial development in the Sycamore Prairie Business Park, the City Administrator requests a non-binding poll of the Commission to indicate such interest in advance of the desired formal hearing and recommendation.

**B. Consideration of a Petition from Ideal Industries to Consider Certain Amendments to an Annexation Agreement Dated March 7, 1991 Relating to the Dedication of Borden Avenue and Permitted Encroachments Along the Street's Right-of-Way.**

Once again, the "pre-annexation" agreement (attached) that was approved in 1991 has a claim on the Commission's attention. Paragraph 4 a, 6 of that agreement references the need to relocate certain above ground appurtenances next to the Ideal facility at the southwest corner of Park Avenue and Borden Avenue. These appurtenances include a hydrant, post indicator valves for the adjacent building's sprinkler system, an air-handling unit attached to the building, and several steps leading into a side door. All of these appurtenances were later shielded by a steel guardrail which is evident today. The staff is satisfied with the remedy provided by the guardrail and recommend an amendment to the annexation agreement which removes the necessity of eliminating the appurtenances, which would require a substantial expenditure with no obvious public benefit.

A favorable Plan Commission recommendation is requested.

**C. Consideration of the Vacation of the Public Alley South of Turner Place and North of Reckitt Street Between Somonauk Street and Townsend Street with the Retention of Certain Utility and Access Easements.**

The attached plat is a straightforward vacation of a City alley way that was never established in practice. The platted alley way involves land that courses through backyards in the Turner Addition. Most of these yards now have fences, shrubs, or outbuildings encroaching on the platted right-of-way, and there is no interest on the part of the City in building the alley for which the right-of-way was created. However, the City would like to retain easement rights for utility purposes.

The vacation of this right-of-way will accommodate the interest of some adjacent property owners in making further improvements, and will erase encroachments that would surface in a problematic way when property was to be transferred. A favorable Plan Commission recommendation is requested.

**D. Consideration of a Joint Request from Grainger Construction, Inc., Ted Getzelman Carpentry, and Versluys Construction for Special Use Permits for Attached Single Family Dwellings Having a Common Wall Along a Lot Line in Accordance with the Requirements of Section 8.02.10 of the 2001 Zoning Ordinance for the Purpose of Dividing Two Family Dwellings Into Separate Properties at 1091, 1093, 1117, 1119, 1125, 1127, 1133, 1135, 1141, 1143, 1181, 1183, 1126, 1128, 1134, 1136, 1150, 1152, 1174 and 1176 Penny Lane.**

On July 15, 2002 the City Council created authority for the administrative processing of certain limited re-subdivisions of land such as those contemplated in the attached ordinance. However, such authority did not extend to special use permitting, annexation, rezoning or other actions for which public hearings and Council action is required by state statute.

The lots in question are in Phase One, Unit Two of the Townsend Woods planned unit development. On July 16, 2001 the Council rezoned these 19 lots from “R-1” One Family Residence to “R-2” Two-Family Residence but no special use permits were issued, since at the time the applicable zoning provisions required later action to subdivide when future owners were identified.

The attached ordinance would establish special use permits for the subdivision of 18 lots for their eventual sale in fee simple. The City Engineer, as designated plat officer, will then handle the proper filing and recording of the necessary subdivision plats.

A favorable Plan Commission recommendation is requested.

**E. Consideration of a Petition from B&B Development, LP., for Approval of the Final Plat of Phase Five of the Heron Creek Planned Unit Development.**

The attached plat depicts the fifth and final phase of development for that portion of the Heron Creek subdivision that is south of Plank Road and east of Illinois Route 23. Thirty-seven single-family lots are depicted on the plat, which meets all locally adopted codes and ordinances.

A favorable Plan Commission recommendation is requested.