

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Administrator

DATE: April 3, 2002

RE: April 8, 2002 Plan Commission Meeting

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

I Action Item

A. Consideration of a Petition from John Castle Builders, LLC for Approval of a Preliminary Plat and Plan for a Planned Townhouse Development at the Northeast Corner of Heron Creek Drive and Charles Waite Street in Sycamore, Illinois.

At the regular Plan Commission meeting of March 11, the Commission reviewed Mr. Castle's concept plan for the development of the 7.6 acre "tip" of the Heron Creek development, near the intersection of Plank Road and the future Airport Road extension. This area was annexed in March 1999 and zoned "R-3" Multiple Family Residence with a special use permit that restricts the uses to attached townhouses. Nevertheless, under the terms of that annexation, the actual development could not proceed before the approval of a development plan, following a public hearing. Mr. Castle presented his concept plan to gain insight into the Commission's possible concerns before the public hearing.

The revised plan (see attached) reflects the suggestions received from the Commission on March 11. The key features are as follows:

1. The number of townhouses has been reduced from 45 to 44 to allow for a uniform setback in relation to adjacent single-family home lots abutting Plank Road;
2. The eight townhouses at the south end of the plan have been "flipped" to eliminate multiple driveway connections to Heron Creek Drive;
3. Landscaped berms have been added all along Heron Creek Drive and Charles Waite Street to soften the transition between detached single-family homes and attached single-family townhouses.

4. The gross density has been slightly reduced from about 5.92 units per acre to 5.79 units per gross acre.
5. With the Commission's acquiescence, the number of additional guest parking spaces has been reduced from 49 to 33.

One item is not addressed on the attached plan but can be easily remedied, namely, the provision of easements for access to the undeveloped land to the east at the end of two private drives. Some reference to such easements can be placed on the preliminary plat before recording.

A favorable Plan Commission recommendation is requested, provided the aforementioned revision or an adjustment with equal effect can be made.

II Workshop Item

A. Consideration of a Conceptual Proposal from Mr. and Ms. Albert Wolfenberger for the Development of Certain Land in Section 22 of Sycamore Township, Presently Outside and Not Contiguous With the City of Sycamore, Illinois.

Through his attorney, Ron Klein, Mr. Wolfenberger has requested an opportunity to discuss a concept plan for the development of 80 acres north of Lindgren Road and east of Plank Road. This land is not presently contiguous, but would be if the proposed Sycamore Creek planned development area was annexed. The attached concept plan depicts a planned residential development featuring single-family lots with all ingress and egress at two access points on Lindgren Road.

No Plan Commission direction is requested. Since it is the Commission's intent to formulate a sub-area plan for the area north of Lindgren Road prior to the serious consideration of further development projects, any direction would be premature. However, the proposed concept plan does reveal the land use preference of a large propertyowner near the City's present corporate limits and can be useful background information as the Commission begins its regional planning work this summer.