

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Administrator

DATE: February 5, 2003

RE: February 10, 2003 Plan Commission Meeting

The regular meeting agenda for February 10 has three action items and one workshop item.

New Business

I Action Items

A. Consideration of a Petition from Milan Krpan for a Recommendation With Respect to a Final Plat for Phase III of the Grandview Townhouse Planned Unit Development.

In February 2001 the City Council annexed an 18-acre parcel owned by Milan Krpan and approved the establishment of Phase III of the Grand View Townhouse planned development. The development plan included 74 townhouses at a gross density of 4.17 units per acre. A reduced copy of the preliminary plat is attached for the Commission's review, as well as pertinent excerpts from the annexation agreement with respect to the allowable zoning and the special use permit.

The attached final plat shows three lots and the dedication of the cul-de-sac at the end of Foxpointe Drive. With the approval of this plat, further subdivision will occur to establish the individual townhouse lots for sale in fee simple. Such future subdivisions can be accomplished by the plat officer, who will require their conformance with the preliminary plan. According to the terms of the annexation agreement, all common areas are the responsibility of the development's homeowners association.

A favorable Plan Commission recommendation is requested.

B. Consideration of a Petition from Steven G. Glasgow for a Recommendation With Respect to a Preliminary Plat for the Bethany Business Campus.

Dr. Steven Glasgow has petitioned the Commission for consideration of a proposed 17-lot commercial subdivision on the 16-acre parcel immediately east of the Johnson Controls plant on Bethany Road. The land is presently zoned M-1, Light Manufacturing. In our pyramidal scheme of zoning, this means that any of the commercial uses permitted by right in the C-1, C-2, and C-3 commercial zoning districts, plus any of the permitted uses in the Light Manufacturing zoning districts, can be established in the subdivision. Fortunately, Dr. Glasgow has in mind a range of commercial and professional uses that will be developed in a campus-style setting that is compatible with the Bethany Road corridor's most prominent businesses.

The attached preliminary plan shows a commercial street that will connect with the easement that courses through the Menard Subdivision and would ultimately provide a connection to Mercantile Drive. It is possible that, as an alternative, this street might turn east through what is shown as either Lot 14, 15 or 16 to connect with Peace Road at Prairie Drive. However, the future use of the Ideal property to the east is undetermined and may remain so for an indefinite period. Until such time as more is known about the development of the Ideal site, the staff have encouraged a subdivision design that promises a "sure" way out other than the access point at Bethany Road.

Given the high importance of attracting successful office and commercial uses along the Bethany Road corridor, the City may be inclined to participate in some portion of the road extension to Mercantile Drive. This subject has not yet been broached at the City Council level, and is not within the purview of the Commission. Nevertheless, the City's possible interest grows out of a planning consideration as much as a commitment to economic development. Oftentimes, in planning discussions, when it is proposed that subdivisions shall have dedicated road and utility easements leading to adjacent parcels, there is some provision in the annexation agreement about the future sharing of the costs for such extensions by adjacent lot owners. This is not the case here, because at the time that the Menard subdivision was approved there was no interest on the part of Menard to so participate. Some years later, this raises the question about the fairness of requiring Dr. Glasgow to shoulder the entire cost of a road that is likewise perceived as having limited value to his development. The road would be extended to the north of his north property line about 350 feet where it would connect with Mercantile Drive. The estimated cost of such an extension (excluding the utilities) is about \$50,000. There is no question that the petitioner, Dr. Glasgow, will be obliged to loop the water and sanitary sewer mains to the north and south, in order to provide adequate service to the 17 lot owners.

The proposed plat promises new commercial businesses at a time of relatively slow commercial growth. The attached plat satisfies the City's codes and ordinances. A favorable Commission recommendation is requested.

C. Consideration of a Petition from ARC Design Resources, Inc. for a Recommendation With Respect to a Final Plat of Townsend Woods, Unit Two, Phase One.

In behalf of contract purchasers Chris Youssi of Youssi Real Estate and Rick McGee of Aire Holding, Inc., Arc Design has prepared a final plat that depicts twenty-four (24) lots

on which 4-unit townhouses would be built. According to the annexation agreement for Townsend Woods, the area that the plat comprises is zoned multiple-family and is intended to be developed for owner-occupied townhouse or condominium uses. The net density is supposed to be 12 units per acre.

The Commission will recall that ARC Design submitted a concept plan for a planned unit development in December, 2002 featuring eighty-three (83) 4-unit buildings or 332 condominiums, each having two bedrooms. The plan covered all of the multiple family zoning area south of Mt. Hunger Road and was sandwiched between commercial zoning to the west and single-family zoning to the east. At the December meeting, the Commission was asked to judge the merits of a revision to the original preliminary plan for the Townsend Woods development (attached). The Commission determined, and the staff concurred, that apart from a variety of concerns about the proposed plan it was not prudent to offer detailed planning judgments until further consideration had been given to this area and adjacent properties through the comprehensive planning process.

It was acknowledged, however, that the developer could simply re-submit a final plat that conformed in all essential respects with the approved preliminary plan. The attached plat does just that. It takes an area that is about one-half the size of the multiple-family zoning in the preliminary plan and shows individual lots that are sized for four-unit buildings. Given the allowable density of 12 units per net acre, each lot must be 14,520 square feet in area (one acre = 43,560 s.f. / 12 x 4 = 14,520). Building setbacks must be met on each lot (they are), and the subdivision must in all other respects meet the minimum public infrastructure requirements for rights-of-way (it does). Given the minimal documentary expectations in the annexation agreement and the plat's conformance with the City's subdivision requirements, there are no legal grounds to object to this subdivision plan. One minor revision is necessary before any recording; namely, the re-configuration of Lot 19 to meet the minimum area of 14,520 square feet (it is presently shown as 14,346 square feet).

A favorable Plan Commission recommendation is requested.

II Workshop Item

A. Consideration of a Draft Plan for the Future Growth of the City of Sycamore.

The Plan Commission returns to its broad discussion of desirable land uses contiguous with the corporate limits, and beyond the community's edges. A variety of maps were provided under separate cover to Commission members on Friday, January 31, to prompt some creative thinking about such uses. At the meeting on February 10, the Commission will be invited to participate in its own mini-charrette, which may continue into another special meeting on Monday, February 24. Using a "blank" aerial view of the City's planning area, individual commissioners will be asked to help the Administrator draw some provisional land use plans. In addition, large note pads will be used to document the particular concerns that inform each commissioner's preferences. If this format is agreeable—and the Commission shall decide—we may move along to a consensus document in several sittings. This draft plan would not address a range of other issues identified in previous forums, such as possible re-development areas, more detailed sub-

area planning, etc. However, as with all land use maps, it would serve as a springboard to such detailed planning and the explanatory language that will ultimately constitute the text of the revised comprehensive plan.