

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Administrator

DATE: March 5, 2003

RE: March 10, 2003 Plan Commission Meeting

The regular meeting agenda for March 10 has two action items and one workshop item.

New Business

I Action Items

A. Consideration of a Petition from Menard, Inc. Regarding the Second Re-Subdivision of the Menard's of Sycamore Subdivision.

Menard, Inc. has requested a resubdivision to accommodate new interest in the subdivision. The attached final plat would create Lots 8, 9 and 10. Lot 10 includes the Menard store, the vacant area between the store and Peace Road, and two retention areas—one 4.82 acre retention area south of Mercantile Drive and one smaller retention area of 2.22 acres at the north end of the frontage along Illinois Route 23. Lots 8 and 9 would be frontage lots along Rt. 23. Typically, this re-subdivision would be the responsibility of the plat officer. However, the proposed plat also shows two public easements and the addition of such features does not fall within the purview of the plat officer.

A favorable Plan Commission recommendation regarding the proposed resubdivision plat is requested.

B. Consideration of a Petition from Dahlco, LLC for an Amendment to the Annexation Agreement Dated March 27, 1996 and for the Annexation of Property Along the West Side of Hopkins Lane, South of Mt. Hunger Road.

The petitioner is requesting the approval of development features that were anticipated in the original annexation agreement for the Townsend Woods. As the attached excerpt from the approved preliminary plan for the Townsend Woods development shows, there is an undeveloped and un-annexed 3.71-acre strip at the east end of the conceptual Phase Five of the subdivision. This strip and Hopkins Lane were not annexed at the City's

request in 1996. At that time the City assumed that the subdivision would not be developed in the vicinity of Hopkins Lane for many years, and in the interim the City did not want the responsibility for owning and maintaining the roadway as is customary upon annexation.

In anticipation of filing a final plat for Phase Five possibly this year, the developer recently asked our staff about the necessary pre-requisites. He was informed that the preliminary plan must be revised to depict a widened and reconstructed Hopkins Lane, and that the annexation agreement must be revised to include Hopkins Lane and the undeveloped parcel on the west side of the lane.

The attached revision to the preliminary plan was prepared by CES Engineering Services and reviewed by the City Engineer. It depicts a row of detached single-family lots abutting Hopkins Lane. The lots have been re-numbered to indicate that they would be part of a unique phase of the development, rather than a continuation of a previous phase. In addition, the small cul-de-sac on "Windsor Circle" has been deleted at the City's request. The developer agrees to comply in all respects with the original annexation agreement that called for curb and gutter on Hopkins lane and sidewalk on the west side (the east side of the lane is divided into larger rural lots that fall within County zoning).

A favorable Plan Commission recommendation regarding the proposed annexation and revised plan is requested.

II Workshop Item

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

At the special Plan Commission meeting of February 24, the Commission reviewed a second conceptual revision to the Land Use Map that was prepared by Land Vision of St. Charles. After a general discussion and some suggestions for minor revisions, it was the consensus of the Commission that the second draft could form the basis of a revised Land Use Plan, provided further attention was given to certain key planning features in the northeast quadrant including, but not limited to, the following:

- A more developed network of collector streets;
- The identification of logical areas for regional retention facilities;
- The identification of neighborhood parks;
- The identification of logical locations for small neighborhood commercial districts;
- A clearer depiction of how the proposed final "edges" of the community would be feathered to rural uses.

The City Administrator and Chuck Hanlon of Land Vision met on February 28 in St. Charles to begin mapping the northeast quadrant. A follow-up meeting was held on March 4 involving County Engineer Bill Lorence and City Engineer John Brady, and a third meeting between the Administrator and Mr. Hanlon was held on Wednesday, March 5. Because of the press of time, the attached map does not address all of the issues noted above, but does depict a system of collector streets and two "gateway" features in the northeast quadrant. A more developed concept plan will be distributed at the Plan

Commission meeting on March 10 to assist the Commission in visualizing a sub-regional map for the northeast quadrant.