

TO: The Sycamore Plan Commission

FROM: Bill Nicklas  
City Manager

DATE: February 4, 2004

RE: February 9, 2004 Plan Commission Meeting

The Plan Commission has five action items and two workshop items on its regular agenda.

**I. Action Items**

**A. Consideration of a Petition from Youssi Real Estate Developers for a Final Plat of River Edge Condominiums, Phase Two.**

At the December meeting of the Plan Commission, the Commission was asked to take action on a “housekeeping” item to facilitate several closings in the River Edge Condominium development. The action was prompted by a request by the County Recorder’s Office for a public hearing on the reconfigured condominium lot lines and evidence of Council approval of such lot lines, notwithstanding the allowance in the annexation agreement and standard P.U.D. procedures for adjustments in the building footprints on an approved preliminary or final plat. Other condominiums will soon be sold, but the action taken in December only pertained to two buildings, shown as Lot 1 (“Add-On Exhibit B”) on page 2 of the attached plat.

To avoid a series of repetitive public hearings and actions concerning the remaining 23 buildings in the planned development, the City staff would like to revise the final plat that was approved on February 17, 2003. The attached plat will note on page 2 that both the Plan Commission and City Council reviewed the exact configuration of all buildings and their respective units, and approved their location on the site.

A favorable recommendation is requested.

**B. Consideration of a Petition from Roncon Development, LLC for an Amendment to the Annexation Agreement Between the City of Sycamore and John Ward for**

**the Property at the Northwest Corner of Illinois Route 23, Peace Road and Plank Road.**

Mr. Stonebreaker last appeared before the Plan Commission on September 8, 2003 to present a concept plan for the development of 41 acres that had been annexed and zoned “R-3” Multiple Family Residence District in November, 2000 with a special use permit for attached townhouses. His original concept plan depicted a mix of single-family detached units (52) and attached townhouses (194 units) or a total of 246 units of all types. During the September workshop, it was recommended that the developer expand the guest parking available to townhouse owners to at least .75 spaces per unit, and explore ways to connect residents to adjacent subdivisions via bike paths or walking paths.

Mr. Stonebreaker has returned with a preliminary plat that would become the new Exhibit “B” for the annexation agreement between the City of Sycamore and Roncon Development, LLC, the successor to the original owner (John Ward). The main features of the plan are as follows:

- a. The development has a name: Camden Crossing.
- b. A reduced total of 183 housing units of all types, including 43 single-family detached units, 48 duplex units, and 92 townhomes.
- c. A density of 4.45 dwelling units per gross acre (6 units per acre is permitted).
- d. A total of 74 guest parking spaces in the townhouse area, or .8 guest spaces per townhouse.
- e. A larger public park dedication toward the north end of the plan, comprising 2.56 acres.
- f. A 10-foot wide pedestrian and bike path linking residents to the commercial frontage and future growth to the west.
- g. Privately-owned and maintained roadways and parking areas within the townhouse area.

The townhouse layout turns garage openings away from the public streets, as preferred. One point for discussion will be the lack of separation or buffering between the private guest parking spaces and the commercially-zoned areas to the east and south.

The proposed population of this plan has already been included in the City’s “timeline” (see attached) for the build-out of existing subdivisions and has been included in the School District’s development notebook. Since this subdivision was annexed in 2000, it does not fall under the growth management regulations adopted in November, 2003 (Ordinance 2003.65), but periodic increases in impact fees and other City fees can be passed along at the time of permitting.

This plan provides less density and individual units than the original concept, and complies with our applicable codes and ordinances. If some landscaping can be provided to buffer the private parking spaces at the plan’s “edges,” a favorable Plan Commission recommendation will be requested by the City staff.

**C. Consideration of a Petition from John L. Castle Builders, LLC for a Final Plat of Heron Creek Townhomes P.U.D., Unit Two.**

The attached final plat pertains to the townhouse development that was described in a preliminary plat that came before the Commission on January 12 and was approved by the City Council on January 19. The platted area comprises 4.45 acres and backs up to a 7.5-acre townhome development that is also owned by the petitioner, Castle Builders. Access to the area within the final plat is through the Heron Creek P.U.D.

The attached plat conforms to the approved preliminary plan. Plan Commission approval is recommended.

**D. Consideration of a Petition from Bill Lathrop for a Zoning Change from “R-1” Single Family Residential to “R-2” Two Family Residential with a Special Use Permit for Two Common Wall Lots at 211 Stark Avenue.**

The petitioner, Mr. Lathrop, has approached the Building and Zoning department with a novel idea to restore a distressed property to a more productive use. The address is 211 Stark Avenue. A single-family frame house presently sits on the lot. The petitioner wishes to construct an addition to the south, creating a duplex housing unit with a common wall. To accomplish this objective, the property would have to be re-zoned to “R-2” Two Family Residence District and a special use permit would have to be approved to allow the common wall construction.

Lyle Doty, Building Commissioner and Zoning Officer, has reviewed the proposal and recommends its approval. Favorable Plan Commission action on Mr. Doty’s recommendation is requested. The necessary survey and declaration of cross easements are attached.

**E. Consideration of a Petition from Hickory Terrace, L.L.C., Bruce Leonard, Timothy Clark and Laura Clark for Annexation of the Property at the Southeast Corner of Peace Road and Freed Road, a Zoning Classification of “R-1” One Family Residence District and “R-3” Multiple Family Residence District, and a Special Use Permit for a Planned Unit Development.**

The hearing on this petition was continued from the January 12 Commission meeting to permit more time for the petitioners and the Born family to negotiate a resolution of their conflict over access to the proposed subdivision. As this memorandum was prepared for distribution, the City Manager was informed that a mutual agreement had been reached, although no written understanding had been shared with City officials. The agreement reportedly involves the purchase of the Born property by the petitioners at an above-market price, and the Borns’ relocation. This matter will be placed on the agenda for February 9, but will not be heard unless further information is known about the reported agreement prior to the meeting.

For the Commission’s reference, a revised colored plan is attached that has removed the proposed swimming pool and pool house near the intersection of Freed and Peace Roads. In other respects, the plan is essentially identical to the one described at the December and January Plan Commission meetings.

For the Commission’s review, an updated version of the background material from previous agendas is reproduced below:

**A. The Preliminary Plan and Plat.**

- ◆ A gross density of 2.42 units per gross acre (73 units; 30.22 gross acres).
- ◆ A widened sidewalk/bikepath leading from the southeast corner of the property to the south boundary of the Winfield Meadows subdivision.
- ◆ Interior bikepaths to connect the townhouse area with the public sidewalk on both sides of the public street that serves the detached single family lots.
- ◆ Detention facilities at the southwest corner of the site that are near the floodplain boundaries.
- ◆ A 50-foot wide landscaped entry feature on the east side of the main entrance.
- ◆ A future road connection to Susan Street, as it may be extended from the Winfield Meadows development to the northeast.
- ◆ 47 detached single-family homes on lots averaging 14,366 square feet in area. The starting price of the detached units will be around \$250,000. A fiscal impact study portraying the possible financial impact of the development of these homes on the School District and City is attached.
- ◆ 26 attached townhouses with 2 bedrooms and a price range of \$190,000 to \$230,000 per unit. The wide range is due to “extras” from which individual buyers will be able to choose.

Along with the plan, the petitioners have submitted a traffic impact study. The study concludes that there would be an average total of 600 daily trips (a trip may be into or out of the subdivision). This creates a “minor” impact in engineering terms, which is defined as less than 1,000 trips per day.

**B. The Annexation Agreement.**

The annexation agreement has the following features:

- a twenty year term.
- the requirement of a concurrent Park District annexation.
- the looping of water mains including the extension of a 10” water main along the north side of Freed Road to Peace Road and then southward along the east side of Peace Road to the south line of the property. Recapture of a pro-rated portion of the construction cost of this water main extension is possible if the main extension is used by other developers.
- The reconstruction of Freed Road to a width of 35 feet measured from the back to the back of the curbing, with a turn lane for eastbound traffic on Freed Road at the entrance to the property.
- The requirement that model homes must be served by city utilities and paved temporary parking.
- School and Park District donations according to ordinances then in effect.
- The developers would be limited to a maximum of 35 permits of any type per year, and could not receive their first building permit until one year after the recording of the annexation documents, as per the regulations passed on November 17, 2003 (Ordinance 2003.65).

- A homeowners association is required to maintain common areas and the pool area.
- No voluntary contribution above the required impact fees has been negotiated with the School District.

Plan Commission direction is recommended.

## **II. Workshop Items**

### **A. Consideration of a Conceptual Annexation and P.U.D. Plan from Gracious Living Homes LLC for the Development of an 18.66-Acre Portion of the Strong Farm for a Residential Development to Serve Persons Aged 55 and Older.**

Gracious Living Homes, represented by Gigi Walker, will present a plan for the residential development of about 19 acres of the Strong Farm, west of the City's detention pond and beginning at a point about 275 feet south of the Bethany Road right-of-way (see the attached site plan). The petitioner proposes to set aside the Bethany Road frontage for commercial or office/research purposes, and to build a residential neighborhood south of that frontage targeting persons 55 and older. The attached letter to the Plan Commission describes the developer's marketing objectives and some construction themes typical of the firm's other projects.

Among the topics to be reviewed and discussed with Ms. Walker are the following:

- a) Land use. The proposed frontage zoning is consistent with the City's Land Use Map, but the residential use south of the proposed commercial zoning is not. The proposed residential use would not appear to place any critical burdens on other taxing bodies, but would preclude the introduction of additional commercial uses in this area. The Commission has wrestled with this topic before (July 2002). The unique focus of this proposed residential project may merit further consideration.
- b) DeKalb/Taylor Airport use. The proposed development area does not conflict with the parameters established by the FAA for development in the vicinity of Runway 2-20 of the DeKalb/Taylor Airport. However, the City should be indemnified from any legal challenges from residents who might later consider their location along the north/south approach to Runway 2-20 objectionable. An exhibit indicating the flight tracks in relation to the subject property is attached.
- c) Bethany Road Improvements. The proposed subdivision will generate traffic that will enter and leave Bethany Road in sufficient abundance to merit reconstruction of the Bethany Road corridor—at least that portion adjacent to the property.
- d) Storm Water Detention. According to the purchase agreement between the City of Sycamore and Strong Trust No. 69, which effected the City's purchase of 26 acres for its regional detention pond, the Trust or its successors has the right to "deepen or enlarge" the pond, at their sole expense, to provide for the stormwater detention needs of the remainder of the farm parcel, including the 19 acres in question. Stormwater can also be stored elsewhere on the site, as determined by the City Engineer.

Ms. Walker will be on hand to give some background on her company and field questions about the proposed subdivision. Plan Commission direction is requested.

**B. Consideration of a Conceptual Annexation and P.U.D. Plan from Neumann Homes for an 118.24-Acre Residential Subdivision North of North Grove Crossing and West of Sycamore Creek Phase Two.**

Neumann Homes, represented by Andrew Mau, has requested a workshop to review a concept plan for the residential development of the Wallis and Mapes farms, lying north of the North Grove Crossing project and west of the Sycamore Creek Phase Two project. The attached colored concept plan depicts the site's contiguity and relation to these subdivisions.

Neumann Homes is based in Warrenville, Illinois and is a production builder that received 1,455 permits in 2003, according to a recent article in Crain's Chicago Business (attached). It is ranked among the top five Chicagoland homebuilders by Crain's. The firm proposes to develop 232 detached single-family homes on 118.24 gross acres, for a density of 1.96 units per gross acre. As the attached plat indicates, the average lot size would be 11,311 square feet.

The concept plan shows access to North Grove Road and Springfield and Indianapolis Streets, the residential collectors to be built eventually by B&B Development sometime in 2010. The plan also depicts a dedication of about ten acres for school development adjacent to the B&B school site, and a dedication of 8.10 acres of public park land. There is no mention of a donation of these lands, as in the case of the B&B project, nor any mention of voluntary cash contributions on a per lot basis. These topics can be raised during the workshop meeting.

The City's new regulatory framework calls for a delay of three years from the recording of a subdivision of this size to the issuance of the first permits. The City's regulations also limit the number of permits to 20% (46) of the total or 50 per year, whichever is lower. The attached timeline for the build-out of all existing platted lots has been updated to conform to the final 2003 figures issued by the City's Building department, and to include all projects under consideration or already approved in 2004. If this project were approved as presented, the first permits would be issued in 2007, as the "wave" of existing and unregulated lots may reach the market. The City Manager recommends that the Commission consider an additional delay for this project in any annexation agreement that may ensue. Allowing for some "sliding" of estimated permit activity beyond today's projections, owing to unforeseen market dynamics, the next year that permits from an unlisted subdivision might be comfortably issued in terms of the service capacity of local taxing bodies is 2012.

Plan Commission direction is requested.