

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: September 8, 2004

RE: September 13, 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 Milan Krpan for Approval of a Final Plat for Unit Four of the Parkside Estates Subdivision.

Action on this item was deferred at the August 9 Plan Commission meeting until outstanding issues between the Sycamore Park District and Mr. Krpan concerning the value and ultimate development of the conservation area along the Kishwaukee River branch were resolved.

The attached final plat depicts 126 detached single family lots and two park areas, Lots 601 and 602. Lot 601 forms the east portion of the larger “hub” park required in the Reston Ponds development. On July 15, 2002, the City Council approved final plats for Units Two and Three of the Parkside estates Planned Unit Development. As the Commission may recall, Unit One consisted of 15 lots in a cul-de-sac at the end of the eastward extension of Fairway Lane, and the approval of Units Two and Three assured that Parkside Drive and its attendant water and sewer mains would be extended from Bethany Road to Fairway Lane.

City Engineer John Brady has reviewed the attached plat and has concluded that it satisfies the City’s applicable codes and ordinances. Attorney Jim Stoddard, representing Mr. Krpan, reports that an understanding has been reached with the Park District. David Peek, Park District Director, confirms Mr. Stoddard’s belief. Although documents were not available at this writing, it appears that both parties agree that the District will escrow certain funds for the conservation land to be dedicated, and that

Mr. Krpan will convey titles to two parcels comprising such conservation land, pending the Council's approval of the plat.

A favorable Plan Commission recommendation is requested.

B. Consideration of a Petition from Dahlko, LLC for Further Revisions to the Amendments to the Annexation Agreement Approved on January 21, 2002 for the Townsend Wood Subdivision.

Action on this item by the Plan Commission was also deferred at the August 9 meeting until language could be drafted to amend the Townsend Wood annexation agreement by imposing a letter of credit for the likely improvements at the intersection of Mt. Hunger Road and IL. Route 23.

This matter was brought to the Commission because the City staff lack administrative authority to resolve a dilemma relating to the timing of the completion of certain improvements at the intersection of Mt. Hunger Road and Illinois Route 23. The Townsend Wood annexation agreement was last revised on January 21, 2002. At that time, both the Landahl and Townsend Wood agreements were revised to provide more detailed expectations regarding the completion of road and traffic signal improvements at the corner of Maplewood Drive and IL Route 23, and the corner of Mt. Hunger Road and IL Route 23. Among other things, the revised Townsend Wood agreement required the commencement of the intersection improvements at Mt. Hunger Road and Rt. 23 "triggered" by one of the following:

- a) when a total of 275 permits had been issued for the Townsend Wood subdivision, inclusive of townhomes and condos; or
- b) when a total of 200 permits had been issued along with permits for the development of 10 or more acres on the commercially zoned property on either side of the Mt. Hunger intersection; or
- c) when any resurfacing project on Rt. 23 initiated by IDOT would include the intersection of Rt. 23.

We have now arrived at one of the thresholds for the commencement of the Mt. Hunger intersection improvements, namely the issuance of a total of 275 building permits, in part because of the active construction pace associated with ARC Design's condominiums. The question before the Commission is: how should the developer be held accountable for completion of the desired traffic signal and road improvements at the intersection of Mt. Hunger and IL Route 23?

At the suggestion of the Plan Commission, Brett Brown, representing Keven Dahl, has proposed the following approach:

- a) the Developer (or successor) agrees to post a \$500,000 letter of credit for the Mt. Hunger intersection and traffic signal improvements. This action would encourage steady efforts on the part of the developer, although it would not necessarily impel IDOT to proceed more expeditiously;
- b. Upon the posting of the letter of credit in the amount of \$500,000 for the Mt. Hunger Road improvements, the City will release the developer's \$500,000 letter

of credit for the Maplewood improvements, since the developer already has a \$500,000 letter of credit with IDOT to secure the completion of such improvements.

c) In the event the developer does not file a revised intersection design study (IDS) with IDOT by October 1, 2004, or fails to submit construction plans to IDOT within 60 days of IDOT's approval of the revised IDS, or fails to commence construction of the intersection improvements within 60 days of IDOT's issuance of a permit for construction, an additional letter of credit in the amount of \$500,000 will be posted with the City for the Mt. Hunger intersection improvements.

To the developer's proposal, the City would add a requirement of a written quarterly report to the Council by the developer's engineer to keep the Council apprised of IDOT reviews and permit processing.

Plan Commission direction is requested.

C. Consideration of the Vacation of a Portion of the South Maple Street Right-of-Way Adjoining 202 West State Street.

Paul and John Schwartz, owners of PJ's Courthouse Tavern & Grille, would like to create an outdoor dining space along the east wall of their building at 202 West State Street. The opportunity to do so arises because the reconstruction of South Maple Street will reduce the street traffic to one lane, and will involve a considerable widening of the sidewalk area next to the restaurant. The owners have consulted with Mayor Swedberg and the City staff and out of these discussions a consensus has been reached on the parameters of an outdoor dining space. The details are as follows:

- The "footprint" for the dining space must be privately owned, since the City liquor codes prohibit the sale of alcohol on public property, except in the limited case of outdoor special events (e.g. the Chamber's September street dance; PJ's annual street dance; etc.). Once the street improvements are completed and the outdoor dining area is defined, there will remain about 7-8 feet of sidewalk space between the curb and the dining area for pedestrians to walk around the dining area.
- The dining area will be defined by a permanent masonry border with a wrought iron rail to tastefully blend in with the surrounding masonry structures.
- The integrity of the brick façade adjacent to, and above, the proposed outdoor dining area will be investigated and any necessary tuckpointing will be performed before occupancy is permitted.

The restaurant building presently encroaches on the public way by about two feet, so as a matter of course this encroachment will be removed.

The City is not asking for compensation for the portion of the right-of-way that would be vacated, because of the expectation that the owners will make a substantial

investment to create a desirable amenity along the reconstructed South Maple streetscape. A favorable Plan Commission recommendation is requested.

D. Consideration of the Final Plat for the Hickory Terrace Planned Unit Development.

The Hickory Terrace P.U.D. was approved by the City Council on February 16, 2004. The attached final plat comprises the entire development area of about 30 acres at the southeast corner of Peace Road and Freed Road. The developers, Brad and Dave Sanderson, have platted the 49 single-family detached lots and the retention areas only. The larger Lot 50 is dedicated for townhouse development but a final plan for such multifamily development has not yet been submitted.

A favorable Plan Commission recommendation is requested.

E. Consideration of the Final Plat for the Prairie Professional Park.

The preliminary plat for the Prairie Professional Park was approved on June 21, 2004 at the time of the approval of the annexation agreement and annexation of the 12.4-acre commercial property. The developer, Dr. Dennis Collins, and his development team have been working with the City staff since late June to work out the details for a final plat that would permit the sale of these prime commercial lots.

The attached plat depicts 10 buildable lots. Lot 2 currently has an existing building with a front setback of less than fifty feet. The surveyor's note on the plat correctly identifies such an encroachment as permissible. In addition, the surveyor's note affirms that the detention ponds on Lots 1, 4 and 10 will be maintained by a propertyowner's association.

A favorable Plan Commission recommendation is requested.

II Workshop Item.

A. Consideration of a Request by Larry Patton, Diana Morrasy, and Tim and Phyllis Moody for the Annexation of the Properties at 1330/1334, 1340 and 1360 North Main Street and Their Rezoning to a Commercial Zoning Classification.

Three propertyowners with County-zoned residential parcels north of Maplewood Drive on the east side of IL Route 23 (North Main) are interested in knowing if the City would consider the annexation and rezoning of their properties to "C-3" Highway Business. Specifically, as the attached graphic shows, the properties are the third, fourth and fifth structures north of Maplewood Drive. Contiguity is accomplished through the Patton property (1360 North Main).

No further background was made available by the petitioners. Clearly, the land use designation is paramount at this early stage of review, and the impact of the proposed commercial zoning on adjacent residential properties is of vital concern. The Comprehensive Plan shows this area as remaining within the County's jurisdiction. With respect to utilities, all three of the properties could be served by City sewer (a

12-inch line runs on the east side of N. Main) and City Water (a 10-inch water main runs along the west shoulder of N. Main).

The views of adjacent propertyowners should be solicited. Plan Commission direction is requested.

B. Consideration of Chapter 6, Articles 6.6 Through 6.8, in the Proposed Unified Development Ordinance.

The Commission will continue its review of the proposed Unified Development Ordinance with a look at off-street parking and sign regulations with illustrations. Electronic copies of the sections under review were previously forwarded to members of the Commission.

Article 6.7 Off-Street Parking and Loading

These proposed regulations retain many of the provisions of the current Zoning Code, but also introduce some new considerations. For the first time there is a systematic and detailed approach to “shared” parking that may arise from more than one commercial use on a lot or in a shopping center. In addition, like the lists of permitted and special uses in Article 5.3, this draft contains tables of uses arranged in a topical fashion to aid the reader in finding familiar uses. The schedule of loading requirements is unchanged.

Article 6.8 Signs

The proposed sign regulations pose no dramatic departures from present regulations in the Zoning Code, but do offer more illustrations and detail.