

TO: The Sycamore Plan Commission

FROM: Bill Nicklas  
City Manager

DATE: October 6, 2004

RE: October 11, 2004 Plan Commission Meeting

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

**I Action Items**

**A. Consideration of a Petition from Keven Dahl for a Revision to the Townsend Wood Annexation Agreement.**

In a workshop session at the September 13 Plan Commission meeting, the Commission reviewed a proposal from Dahlko LLC to revise the Townsend Wood annexation agreement in a way that might assure a timely completion of the intersection improvements at Mt. Hunger Road. The option before the Commission involved a letter of credit for the Mt. Hunger intersection and traffic signal improvements in the amount of \$500,000, and the requirement of a monthly report to the Council by the developer's engineer regarding ongoing reviews by the Illinois Department of Transportation. The Commission was generally supportive of this approach. When the matter was brought to the City Council on September 20, the Council was likewise supportive of this framework, with the additional condition that a project schedule for the Maplewood intersection improvements would be provided. On Monday, October 4, such a project schedule was received showing completion of the Maplewood improvements by mid-November of this year.

The attached agreement is essentially consistent with the direction of the Commission and the City Council. The City staff recommend one minor revision: the insertion of the phrase "with terms and conditions acceptable to the City" after the parenthetical phrase in line 5 of paragraph 3.

A favorable Plan Commission recommendation is requested.

**B. Consideration of a Petition from R.A. Fagenal Builders for the Final Plat for the Townhome Development Within the North Grove Crossing P.U.D.**

On March 15, 2004, the City Council approved the final plat for Phase One of the North Grove Crossing P.U.D., which included about one-half of the “R-1” One Family Residence zoning in the planned development. On June 21, 2004, the City Council approved a revision to that plat that depicted all of the “R-1” zoning (164 detached homes) in order to provide more flexibility in marketing the project as well as the incorporation of all of the open space features in the initial phase of the development.

The attached plat depicts the twenty-five (25) four-unit townhouse buildings that comprise the roughly 11-acre “R-3” Multiple Family Residence portion of the planned development (the preliminary plan permitted 106 townhomes). This subdivision is subject to the provisions of Ordinance 2003.04 which was approved in June 2003 and regulated the pace of permitting prior to the passage of Ordinance 2003.65 in November 2003. According to the terms of Ordinance 2003.04, Mr. Fagenal is restricted to 50 dwelling units per year, or 20% of the overall number of units shown on the preliminary plan (269), whichever is greater. No units have been permitted as yet, but earth-moving is underway in the development area and some permits are likely to be issued in the spring of 2005.

City Engineer John Brady has reviewed the attached final plat and considers it in conformance with the City’s codes and ordinances with one exception: the interior subdivision streets are not named. Some street designations for the north-south and east west roadways will be necessary before recording.

At this writing, elevation views of the proposed townhouses are in development. Mr. Fagenal would prefer to have completed drawings to show the Commission on October 11. If the drawings are not completed, he has asked for a continuation of the plat hearing to the November 8 meeting.

**C. Consideration of a Request from Steven M. Lirtzman of Midwest Holdings, LLC for an Amendment to the Special Use Permit for The Grand Victorian Assisted Living Residence at 1440 Somonauk Street.**

As the attached letter from Mr. Lirtzman explains, Midwest Holdings, the developer of the Grand Victorian assisted living facility on Somonauk Street, is interested in expanding the building envelope to the east to provide for twenty more apartments. The original special use permit, approved by the Council in May 2000, allowed for up to 70 apartments. The current facility actually contains 61 units. The proposed revision in the special use would allow for a total of 81 units.

The proposed addition would be a two-story structure matching the architectural lines of the existing facility. It would be located on the northeast corner of the present building.

The present land use has been handsomely integrated into the surrounding residential area, and it would appear that the proposed addition would be similarly complimentary to the adjacent uses. A favorable Plan Commission recommendation is requested.

## **II Workshop Item.**

### **A. Consideration of a Request by Mary Lou and Philip Eubanks for a Special Use Permit to Convert the Property at 719 Somonauk Street to a Hospital Hospitality House.**

Sycamore residents Mary Lou and Philip Eubanks are interested in opening a “hospital hospitality house” that would serve families with loved ones undergoing treatment at Kindred Hospital on Edward Street in Sycamore. The purpose of such a “home away from home” would be to provide a place to temporarily reside or relax while visiting family or significant others who might be confined at the hospital. Such facilities are not uncommon in the vicinity of metropolitan rehabilitation centers, and are often owned and managed by the nearby hospital or treatment center. In this case, Mr. and Ms. Eubanks wish to own and manage the facility, but not live in the facility. Moreover, they have discovered that a large older home may become vacant and available in the vicinity of Kindred Hospital in the very near future.

This item falls on the Plan Commission agenda because the City’s zoning codes do not specifically address such a use. The City Code and 2001 Zoning Code do include provisions governing bed and breakfast guest homes, but such uses involve owner-occupied single family dwellings. Mr. and Ms. Eubanks are interested in knowing if the City would consider creating a new type of residential use, based on standards of use that are yet to be defined. This workshop item will hopefully elicit some clear direction. Whatever the direction, a public hearing on any guidelines for such a residential use would need to be held by the Plan Commission at a later date prior to Council action.

Among the issues to be addressed are the following:

- a) Fire protection. Building Commissioner Lyle Doty would prefer no departures from the building code parameters for bed and breakfast guest homes, except that the proposed hospitality house might be owned and managed by persons who are not on-site residents. The bed and breakfast requirements include emergency and exit lighting, smoke detection, egress bedroom windows, one-hour ratings for corridors and bedroom doors, etc.
- b) Adequate off-street parking. For multiple family residences, the Zoning Code requires one space per bedroom.
- c) Accessibility. Kindred Hospital has offered one fully-accessible suite as a “reasonable accommodation.” If accessible entryways and restroom facilities are required in a converted single-family home nearby, extraordinary costs would have to be borne and the project would not likely be economically feasible.

- d) Whether general provisions need to be set out in a new code section, or variations of current code provisions need to be amended to allow for a special use for a “hospital hospitality house.”

Plan Commission direction is requested.

**B. Consideration of Chapter 6, Articles 6.9 Through 6.13, in the Proposed Unified Development Ordinance.**

Further discussion of the proposed UDO and in particular the City’s floodplain, subdivision and design engineering standards will be deferred until a later meeting to permit the City Engineer time to reflect on the new textual language after a number of fall public works projects are completed.