

TO: The Sycamore Plan Commission

FROM: Bill Nicklas  
City Manager

DATE: November 3, 2004

RE: November 8, 2004 Plan Commission Meeting

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

## **I Action Items**

### **A. 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), which ever 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.

A favorable Plan Commission recommendation is requested.

**B. Consideration of a Petition from Roncon Development for a Final Plat for the Camden Crossing Planned Unit Development.**

On February 16, 2004 the City Council approved a revised preliminary plan for a 41.12-acre residentially-zoned parcel behind the frontage lots abutting the northwest corner of Peace Road and Il Rt. 23. The parcel was originally annexed and zoned for townhouses in November 2000. The revised preliminary plan had the following features:

- a. A reduced total of 183 housing units of all types, including 43 single-family detached units, 48 duplex units, and 92 townhomes.
- b. A density of 4.45 dwelling units per gross acre (6 units per acre is permitted).
- c. A total of 74 guest parking spaces in the townhouse area, or .8 guest spaces per townhouse.
- d. A public park dedication toward the north end of the plan, comprising 2.56 acres.
- e. A 10-foot wide pedestrian and bike path linking residents to the commercial frontage and future growth to the west.
- f. 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. The developer also agreed to install a natural screen of evergreens to the south and a continuous landscaped berm on the east border, with breaks at the location of the extra parking spaces.

The proposed population of this plan has already been included in the City's "timeline" 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.

The final plat depicts all of the area shown on the preliminary plan (41.12 acres). The single family lots are numbered 1 through 43; the duplex lots are numbered 44 through 67; and the townhouse area comprises lots 68 and 69. Lot 200 is a park parcel of 1.33 acres.

A favorable Plan Commission recommendation is requested.

**C. Consideration of a Petition from B&B Development for a Final Plat for Phase One of the Sycamore Creek Planned Unit Development.**

The Sycamore Creek Planned Unit Development was approved by the City Council on August 5, 2002. The preliminary plan for the development has the following features:

- A 220.21-acre development area, all but 4.09 acres of which are designed for single-family detached housing and related amenities. The table below depicts the land uses:

|  |              |
|--|--------------|
| Single-Family Homes                          | 95.13 Acres  |
| Private Park, Detention & Conservation Areas | 52 Acres     |
| Public Park Area                             | 7.12 Acres   |
| School Dedication                            | 15.12 Acres  |
| Bike Pathways                                | 2.88 Acres   |
| Townhouse Area                               | 4.09 Acres   |
| Public Road Right of Way                     | 43.87 Acres  |
| Total  | 220.21 Acres |

- Density: With a school dedication of 15.12 acres, the number of homes was reduced from 381 to 352, for a density of 1.63 units per acre.
- Open Space. The Comp Plan requires low-density, single family planned developments to provide a minimum open space of ten percent of the gross land area. The proposed development provides open space equivalent to 48 percent of the gross land area of the single family zoning (which includes rights-of-way).
- Townhouse Area. The 4.09-acre townhouse site backs up to the 7.6-acre townhouse development in the Heron Creek subdivision that was approved by the City Council on April 15, 2002. The developer of the adjacent townhouse area—John Castle Builders—has provided access easements to the proposed “R-3” zoning on the B&B plan.
- Commercial Uses. None.
- Public Park Space. One large publicly-dedicated park area is located roughly in the center of the development plan, with street access around most of its perimeter as well as a bike path connection to the natural or conservation area featuring the Heron Creek watershed. A smaller public park with access around its entire perimeter is located in the northeast quadrant.
- Private Park Space. In addition to the public park area, B&B Development will establish private neighborhood parks plus a large conservation area that surrounds Heron Creek to the south.
- Bike Paths. One bike path runs along the south side of Lindgren Road and along Plank Road. It is to be ten feet in width and will serve both bicyclists and pedestrians. Another bike path connects the public parks with Presidential Parkway and the trails in the large conservation area to the south. The internal bikeway and trail system will also serve a regional purpose. It will eventually be linked with the bikeway that the Land Use Plan dedicates on the east side of the future Airport Road extension, which will ultimately connect the development with the Great Western Trail.

- Detention basins. The plan includes a system of drainage basins that would provide regional storm water storage that includes the runoff from the development area and the storm release from the Heron Creek basin.
- Lindgren Road Widening and Reconstruction. Rather than have the developer improve only one-half the width of Lindgren Road—i.e. that half adjoining the subject property—it was agreed that the developer will complete the entire width of Lindgren Road from Plank Road eastward to the east side of Presidential Parkway, which is the main entrance to the subdivision. The eventual developer(s) of property east of this point and on the north side of Lindgren Road will be asked to approach their public responsibility in the same fashion in order to provide a more finished roadway.
- Water Mains. The proposed plan would loop the northeastern reaches of the existing system serving the Heron Creek subdivision.

The attached final plat shows 101 of the planned 352 lots, along with the large central park and a considerable share of the overall detention facilities that are planned. Most of the remaining single family home sites will be introduced in future phases and will be located to the east of this platted area. The Lindgren Road realignment is expected to be under construction in 2005. A favorable Plan Commission recommendation is requested.

**A. Consideration of a Petition by Ideal Industries for Annexation of a 63.06 Parcel Adjacent to the Southeast Boundary of the Sycamore Prairie Business Park.**

Ideal Industries is requesting consideration of the annexation of a 63.06 parcel that is east of the Farm Bureau property and on the north side of Bethany Road. This parcel was not included in the original annexation of the Sycamore Prairie Business Park for several reasons:

- a) this parcel would logically serve a larger industrial user, but its configuration might not suit an industrial prospect without further subdivision;
- b) further subdivision would be premature without the evidence of market demand.

In the past year, several industrial prospects have shown interest in this parcel as is. In order to make it more attractive, it would be useful to incorporate the parcel within the City’s jurisdiction and the business park. Industrial prospects often are looking for occupancy within a year. Any time devoted to the public approval process after a contract to purchase is entered would tighten the time frame for completion of a new building and possibly make the site less attractive in relation to sites in other northern Illinois business parks.

This annexation request is straightforward. It is proposed to annex and re-zone the property with a 300-foot wide strip of “M-1” zoning west of the Somonauk Meadows subdivision and the balance of the property zoned “M-2” Heavy Manufacturing District. Because the parcel has no intended use as yet, the City would abate its portion of the annual property tax obligation for up to five years, or until development

occurs, whichever is sooner. The City would also agree to waive the \$1,000 per acre annexation fee that would apply under the terms of the pre-annexation agreement of 1991 (amended in 1996).

A favorable Plan Commission recommendation is requested.

**B. Consideration of an Amendment to Sections 8.02, 8.03, 9.01, and 12.04 of the Sycamore Zoning Code to Create a “Hospital Hospitality House” Use.**

At the last regular meeting of the Plan Commission on October 11, Mary Lou Eubanks and Cindy Smith of Kindred Hospital approached the Commission in a workshop session to introduce the concept of a “hospital hospitality house” to serve families with loved ones undergoing treatment at Kindred Hospital on Edward Street in Sycamore. Two general issues were raised: (1) shall the zoning code be revised to permit such a facility, either by right or by special permit, and (2) what would be the required building and zoning provisions for such a facility?

With the Commission’s support, the City staff has been at work on necessary zoning code adaptations. In terms of the Zoning Code, the staff recommends revisions to the “R-2”, “R-3” and “C-1” zoning districts to permit hospitality houses under the essential terms afforded a bed and breakfast. The actual definition of the appropriate building features would be added as a new section to the City Code (Section 3-190). The Commission does not have to rule on the building requirements that would appear in the City Code, but does have to review and make a recommendation concerning changes to the zoning code.

Specifically, the City staff recommend that sections 8.02 (R-2 Two Family District), 8.03 (R-3 Multiple Family District) and 9.01 (Neighborhood Commercial District) be revised to allow a “hospital hospitality house” as a special use. Section 12.04, “Schedule of Parking Requirements,” would have to be changed to specify “hospital hospitality houses” and to require the same number of parking spaces as would apply to a bed and breakfast guest home. The most important zoning requirement would be the public hearing on requests for “hospital hospitality houses” at the Plan Commission and Council levels as part of the special use process. This requirement will invite the widest public participation in the decision-making process.

A favorable Plan Commission direction is requested. Whatever the Commission may decide, this matter will be considered by the Council at its regular meeting of November 15, along with proposed City Code changes to specify the building and fire protection parameters for “hospital hospitality houses.”