

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: December 8, 2004

RE: December 13, 2004 Plan Commission Meeting

The Plan Commission has four 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 early in 2005, as soon as all-weather road surfaces are installed.

A rendering of the proposed townhouse units is also attached. The rendering shows front-loaded garages in relation to the adjacent street, but the Commission is reminded that these garages face interior, private parking and drive areas rather than the access street or Plank Road.

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: Overland Drive will need to be re-named before the plat is recorded. The portion of Overland Drive coursing through the townhouse area is a private street maintained by the future homeowner association; the stretch of Overland Drive that extends north of Samuel Alden Drive is a public street.

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 November 8, the Plan Commission held a further discussion of the concept of a "hospital hospitality house" proposed by Mary Lou Eubanks in cooperation with Cindy Smith, Executive Director of Kindred Hospital, on October 11. A "hospital hospitality house" would 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?

At the November 8 meeting, the Commission considered the necessary zoning code adaptations prepared by the City staff. In terms of the Zoning Code, the staff recommended 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. It was noted that the actual definition of the appropriate building features would be added as a new section to the City Code (Section 3-19). On November 15, the Council adopted Ordinance 2004.58 (see attached) which established licensing and code enforcement requirements for "hospital hospitality houses."

The specific staff recommendations for revision to the Zoning Code included sections 8.02 (R-2 Two Family District), 8.03 (R-3 Multiple Family District) and 9.01 (Neighborhood Commercial District) which would 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 would invite the widest public participation in the decision-making process.

The Plan Commission favorably recommended the proposed Zoning Code changes on November 8. However, because of the press to process such changes in advance of any consideration of a specific request by Ms. Eubank for a special use at a particular location, insufficient time was available to meet the statutory public notice requirements. Since the meeting in November, public notice has been properly given for both the proposed Zoning Code changes and the special use request by Ms. Eubanks (see item C, below). Consequently, the Plan Commission is asked to consider, again, the proposed zoning changes. Another favorable recommendation is requested.

C. Consideration of a Petition from Mary Lou Eubanks and Robert Campbell for a Special Use Permit for the Property at 719 Somonauk Street in the City of Sycamore, Illinois.

Ms. Eubanks and the owner of the property at 719 Somonauk Street, Robert Campbell, have petitioned the Plan Commission for consideration of a special use request to convert the single family residence to a “hospital hospitality house.” At the City Council meeting of November 15, the Council adopted licensing and code enforcement requirements for “hospital hospitality houses”. A copy of Ordinance 2004.58 is attached. Essentially, the ordinance’s provisions parallel the provisions of the bed and breakfast codes adopted in 1999. The Council has not yet acted on relevant changes to the Zoning Code, as this matter awaits Plan Commission action. However, the Council agenda for the regular meeting of December 20 will include an ordinance concerning action that might be taken by the Plan Commission on this agenda (see Item B, above).

The particular request brought by Ms. Eubanks concerns an architecturally unique single family home on Somonauk Street, proximate to Kindred Hospital. The building has been inspected by Lyle Doty, the City’s Building Commissioner and Zoning Officer, and he has determined that it can be remodeled to comply with the newly-adopted code provisions for “hospital hospitality houses.”

A favorable Plan Commission recommendation is requested.

D. Consideration of a Petition from Norm Adshade for a Final Plat for the Brickville Estates Subdivision.

On July 6, 2004 the City Council approved a preliminary plat for a 6.17-acre infill development known as the Brickville Estates Subdivision. This residential subdivision, zoned “R-1,” One Family Residence District, includes eleven (11) single family detached homes with a gross density of 1.63 units per gross acre. The house lots vary from 10,767 square feet to 19,681 square feet. The storm water detention is located along the Brickville Road frontage.

The attached final plat appears to address the City’s plat requirements and conforms with the approved preliminary plan. A favorable Plan Commission recommendation is requested.

