

TO: The Sycamore Plan Commission

FROM: Bill Nicklas  
City Manager

DATE: March 9, 2005

RE: March 14, 2005 Plan Commission Meeting

The Plan Commission has three action items on its agenda.

## **I Action Items**

### **A. Consideration of a Petition from Victor Deluna to Rezone the Property at 248 Lucas Street from “M-1” Light Manufacturing to “R-1” Single Family Residence.**

Mr. Deluna wishes to purchase the single family house at 248 Lucas Street but the underlying zoning of “M-1” Light Manufacturing makes his house non-conforming, which in turn has led to reluctance on the part of the mortgage underwriter to finance his purchase. The immediate neighborhood has a mixed zoning. On the south side, moving west to east, there are three single-family homes (including Mr. Deluna’s father’s house), a vacant lot, another single-family home, two industrial buildings owned by Seymour of Sycamore, then the Opportunity House workshop. The house immediately east of Mr. Deluna’s was re-zoned to “R-1” in 1993. The two houses to the west of #248 are zoned “M-1.” On the north side the houses are all zoned “R-1” except for an apartment house at mid-block that is zoned “R-3” Multiple Family Residence.

Mr. Deluna’s request proposes to bring an outdated zoning into accord with the predominant zoning trend toward single-family zoning. A favorable Plan Commission recommendation is requested.

### **B. Consideration of a Revision to the Final Plat for Krpan’s Parkside Estates, Unit Two.**

As the Plan Commission is aware, a neighborhood group on South Main Street succeeded in raising \$180,000 for the purchase of the former St. John’s Church site.

A key component to that fundraising effort was the commitment of two developers to donate \$50,000 each, on the condition that each gained an additional single family home lot to sell in their respective subdivisions. The addition of a lot would usually require the revision of the preliminary plan for each planned development. In this case, the lot areas in question are each part of approved final plats. To expedite the review of the two lot revisions by the Plan Commission and the Council, it is sufficient to review the necessary changes on the final plats alone.

Milan Krpan is one of the developers who was willing to partner with the St. John's Park. The Commission will note on the attached revision to the final plat for Unit Two of Krpan's Parkside Estates that a lot has been added at the north edge of the open space that was set aside in the original preliminary plan at the far east end of Becker Place. This open area was also a component of the Bethany Road Regional Plan adopted by the Council in April, 2001. The open area was designed to afford motorists and pedestrians a view of a natural landscape rather than a built environment as they headed east on Becker Place past the hub park. The open space was identified as Lot 503 on the final plat approved on July 15, 2002. The attached revised final plat would re-subdivide Lot 503 to create two lots: a lot #257 to the north that would be the new single-family home site, and a lot #504 that would constitute the remaining open space. With this re-subdivision, motorists and pedestrians would still have an open view of the park lands to the east across a frontage that is about 62 yards wide.

A favorable Plan Commission recommendation is requested.

**C. Consideration of a Revision to the Final Plat for North Grove Crossings.**

On June 21, 2004 the City Council approved the final plat for Phase One of the North Grove Crossings planned unit development. This plat included all of the single family home lots (164 in all). The final plat for the townhome portion of the planned unit development was approved on December 20, 2004 (including 25 four-unit buildings in all).

As with Mr. Krpan, the present owners of the development, Kensington Homes, agreed to donate the value of one single-family lot to the St. John's Park group on the condition that one additional lot could be added to their development. Greg Collins and Scott Pjesky represented Kensington Homes in this negotiation. In the attached copy of the final plat, a large detention and park area denoted as Lot #202 was portrayed in the center of the project. To create the additional home site, Kensington Homes has created a new lot #165 at the intersection of Alden drive and North grove Road. The remaining park and detention area has been reconstituted as lot # 205.

A favorable Plan Commission recommendation is requested.