

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: August 3, 2005

RE: August 8, 2005 Plan Commission Meeting

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

I Action Items

A. Consideration of a Petition from Wolf Lake Development Corporation for the Annexation, Rezoning and Planned Development of 41.09 Acres Known as The Hamlet of Sycamore Creek (Lindgren Farm).

At the June 13 Plan Commission meeting, Chuck Hanlon of Land Vision presented a concept plan for the development of three farms in the northeast quadrant of Sycamore's planning area. All three are contiguous with at least one of the phases of the Sycamore Creek planned unit development under the ownership and management of B&B Enterprises, L.P. The petitioner, Wolf Lake Development Corporation, is an investment arm of B&B Enterprises, L.P. organized for the purpose of developing all three farms. The development team working on the preliminary plan and annexation are familiar to the Commission. The team includes Mr. Hanlon of Land Vision, John Wills of Christopher B. Burke Engineering West, the traffic consultant Kenig, Lindgren, O'Hara, Aboona, Inc., the drainage consultant Huddleston-McBride Land Drainage, and Pat Griffin of Griffin, Hoskins & Brizuela, legal counsel.

The petitioner is seeking the approval of development plans for land areas of varying size contiguous with one or another phase of the Sycamore Creek development to ensure an orderly and compatible residential growth in an area dedicated to low-density residential development on the City's 2003 Land Use Plan. As the Plan Commission will recall, B&B Enterprises expressed an interest in developing much of this property in July 2003 when it proposed a 650-acre development to the City Council. While introducing their proposal, Ken Blood and Jerry Boose, the principals in the development firm, explained that they hoped to invite a "creative look at the

City's northeast planning area" by offering a number of voluntary development contributions to complement their usual attention to amenities such as abundant open space, curvilinear streets, large and small parks, bikepaths and nature trails, etc. Their proposal certainly energized the local discussion of Sycamore's future growth, in no small part because some early press accounts of their proposal left the impression that they would immediately bring 1100 new homes into an overcooked residential housing market. Eventually, the developers withdrew their plan, sensing that the local debate had moved from a consideration of the merits of their proposal to a more general questioning of the recently-adopted Comp Plan's goals and the regulations necessary to implement them.

The community discussion of Sycamore's future growth since mid-July 2003 has brought more clarity and precision to the City's framework for future growth. Since that time, four joint Plan Commission and Council meetings, ad hoc committees on growth appointed by both Mayor Swedberg and Mayor Mundy, numerous joint meetings of elected and appointed officials from local taxing bodies, and a variety of public forums have focused on local economic growth. As a result of this ongoing policy discussion, a strong consensus has emerged around the following notions:

- The 2003 Comp Plan supports a balanced vision of community growth and should be supported;
- The "circuit breaker" regulation that has paced the annual number of permits since November of 2003 (Ordinance 2003.65) and has also deferred the timing of initial permits on a sliding scale from one to six years, based on the size of the residential development, is working and should be maintained;
- Impact fee schedules that are tied to the value of developed land should be adjusted at least every two years or more often if increases in land values spike higher than the average annual trend of 7-8%.
- Based on the findings of the independent Fiscal Impact Study presented in the spring of 2005, "balanced growth" means an average of no more than 250 residential permits per year in the period 2010-2015.
- New residential developments should pay for themselves. The recent independent fiscal impact study prepared by the NIU Center for Governmental Studies found that over the next ten years the City, the Sycamore Park District, and the Sycamore Library should see positive fiscal balances based on the growth anticipated in the City's 2003 Comp Plan. However, the study also concluded that the net present value of the School District's revenue/cost balance will be negative in the same ten-year period without new operating revenues. Counting the average property taxes generated by all of Sycamore's housing stock and Illinois state aid, the District's projected operating "shortfall" was \$2,777 per student over a ten-year period, or \$278 per student per year. On the capital side, a 10.6% increase in the School impact fee will bring capital revenues in line with the debt service requirements for a new school in 2008 without an increase in the District's bond and interest levy. The impact fee increase has been supported by Mayor Mundy's ad hoc Committee and by the City Council, and will be on the Commission agenda in September.

In this clearer planning context, B&B Enterprises requested a workshop before the Commission in June of this year. The Commission supported their concept plans in terms of the Comp Plan and on the basis of their favorable past experience with the developer and its commitment to higher standards of development and fiscal contributions. The principals of B&B Enterprises have now prepared the necessary engineering and legal documents to formally petition the Commission to act on their planning concepts. This is the first petition for a formal review of a residential annexation since May of 2004.

This agenda presents three sets of plans, annexation agreements, and petitions from the B&B group. Each involves separate farms and owners so each will be taken individually. The first development plan concerns the 41.09-acre Lindgren Farm, which would be developed as The Hamlet of Sycamore Creek.

The Preliminary Plan

The proposed plan has the following features:

1. Land Uses. The following table depicts the various land uses by their relative area:

Single-Family Homes	Acres	Percentage
Single Family Lots	22.81	55.5
Private Parks & Conservation Areas	8.86	21.5
Public Park Land	0*	0
Public Road Right-of-Way	9.42	23
Total	41.09	100%

* Because of the dedicated public park areas in the adjacent Sycamore Creek II project, the Park District administration is not seeking a public park dedication.

2. A gross area of 41.09 acres and a gross density of 1.97 units per acre;
3. A total of 81 single-family detached home lots. Based on the provisions of the City’s permit constraints (Ordinance 2003.65), the first permit could not be issued until 2006, and no more than 35 permits could be issued per year.
4. A main entrance on Lindgren Road;
5. A shifting of traffic through the subdivision via five outlets, including the main entrance.
6. The signature B&B arrangement of private park space. About as much private park space as public road right-of-way is shown.

The Annexation Agreement

The principal terms of the annexation agreement are as follows:

1. The Name. In keeping with the Comprehensive Plan’s preference for a gateway development on the northeast side that suggested one is arriving in “Sycamore,” the staff and the developer have cooperated on a name that gives direction toward a portion of Sycamore Creek, without losing the general orientation to the larger Sycamore Creek planned development. To the

observer, there would an entry scheme consistent with others in “Sycamore Creek.”

2. The Term. The agreement runs for twenty years.
3. Performance Guarantees. The developer shall provide an irrevocable letter of credit for the public improvements on the site.
4. School Contribution. The agreement proposes to make the School District “whole” by one of two means. The agreement acknowledges the current public/private initiative in behalf of a new funding source for the School District’s operational priorities (Paragraph 15). The Commission is aware of the recent work of Mayor Mundy’s ad hoc Committee on Growth Management and its support for a real estate transfer tax. A brief question-and-answer piece regarding the proposed tax is appended for the Commission’s reference. Based on a review of all Sycamore real estate transactions in 2004, the ad hoc Committee believes it is reasonable to assume that the proposed transfer tax, with exemptions, will generate sufficient new revenue to offset the projected imbalance in school operating funds. Since the proposed tax can only be imposed by a referendum and the next general election is March 21, 2006, the annexation agreement must anticipate both a successful and an unsuccessful referendum to assure that a comparable level of school funding is provided. How can this be done? The Developer agrees to pay a \$3,000 per unit “voluntary fee” to the School District in addition to any applicable impact fee. The largest previous “voluntary” fee offered by any developer to the School District was \$1,500 per lot (Sycamore Creek).

Why \$3,000.00? Based on the 2000 Census data and more recent occupancy data collected by the City’s Building department over the past 19 months (see attachment), the City’s new households have an average of .7 students (about two-thirds of all new households have no children). The average new household is thus about 2.7 persons. The independent fiscal study presented this spring reports a net School operating imbalance of \$8,469,503 over the period 2005 to 2015. At the 2004-2005 enrollment level, this would be a funding shortfall of \$2,777 per student (\$8,469,503/3050). The developer has agreed to “round up” the “voluntary” donation to \$3,000 per home, payable at the time of permitting in the same manner as impact fees. If the planned referendum on a transfer fee is successful, this contribution would be a “credit” against any transfer fee obligation. If the referendum is unsuccessful, every house permit would generate a \$3,000 voluntary donation to be applied to School operating needs.

5. Impact Fees. Impact fees shall be assessed at the rate in effect at the time a permit is issued, allowing the rates to float upward over time as the City Council determines their appropriate levels with the advice of local taxing bodies.
6. Park Contribution. Several large park dedications are immediately north and northeast in the Sycamore Creek II development area. One is “Columbia Park” and comprises 3.04 acres. It would be reached by Bismarck Street and is about 700 feet from the northwest corner of the Hamlet. Another larger

park—“Washington Park”—comprises 13.86 acres and is immediately north via Austin Avenue. Given the abundance of nearby park space, Park District Director Dave Peek has agreed that the developer should simply pay the required impact fees for the development. Park District board action is expected at their September meeting.

7. Water and Sewer Main Extensions. The developer shall provide proper storm sewer, sanitary sewer and water main systems in accordance with the City’s standards and at the developer’s sole expense.
8. Variations. There are no proposed variations from City policies or practices.

The Traffic Study

A summary of the traffic study performed by Kenig, Lindgren, O’Hara, Aboona, Inc. of Rosemont is attached. The development will generate 50 two-way vehicle trips during the weekday morning peak hour and 70 two-way trips during the weekday afternoon peak hour. It is estimated that 70 percent of the vehicle trips will approach or depart the site from the south entrance. Due to the multiple access points and the low traffic volumes generated by the site, no geometric improvements were recommended for Lindgren Road at its intersection with Plank Road or at its intersection with the main entrance. The consultant recommended that the main entrance should provide one inbound and one outbound lane and the outbound lane should be under stop sign control.

The City staff recommends no occupancy permits for this development until the Lindgren Road re-configuration and Plank Road improvements are complete.

Pace of Development. A spreadsheet depicting the number of allowable permits per year is attached. The spreadsheet places the proposed development in the context of all current developments.

Recommendation

The City staff request a favorable recommendation. The proposed annexation agreement and development plan epitomize good long-term planning in the following ways:

- They are consistent with the City’s Comp Plan and Northeast Sub-Area Plan, and all locally-adopted codes and ordinances;
- They promise a pace of development that conforms to our best judgment about the moment when new residential development could be absorbed without straining local operational services;
- They promise fiscal contributions that will more than make the School District, Park District, Library and City whole.
- They provide additional amenities--e.g. private parks, bikepaths, the conservation of undeveloped open spaces-- that will enhance the quality of living for residents within the subdivision.

There is an additional intangible reason which cannot fairly count as heavily as the aforementioned factors but is certainly on the minds of city employee with regular contact with the firm: B&B Enterprises has a long track record of doing

what it promises on paper, and doing it well. From City employees who test the underground piping to Park employees who work with the firm in planning and creating park space, the general opinion is that the developer delivers.

B. Consideration of a Petition from Wolf Lake Development Corporation for the Annexation, Rezoning and Planned Development of 114 Acres Known as The Commons of Sycamore Creek.

The second and related plan of development submitted by B&B Enterprises concerns the 114-acre Mapes Farm which lies between the northwest portion of Sycamore Creek, Phase Two and the North Grove Crossing development.

The Preliminary Plan

The proposed plan has the following features:

1. Land Uses. The following table depicts the various land uses by their relative area:

Single-Family Homes	Acres	Percentage
Single Family Lots	61.46	53.8
Private Parks & Conservation Areas	20.33	17.8
Public Park Land	0*	0
School Dedication	10.32	9
Public Road Right-of-Way	21.98	19.2
Bike Pathways	0.31	.2
Total	114.09	100%

* A dedicated park area will be incorporated with the larger school site, as with the South Prairie School site.

2. A gross area of 114.09 acres and a gross density of 1.75 units per acre;
3. A total of 200 single-family detached home lots. Based on the provisions of the City’s permit constraints (Ordinance 2003.65), the first permit could not be issued until 2007, and no more than 40 permits could be issued per year (see the revised permit timeline, attached).
4. The main entrance will be Springfield Street which merges with Plank Road through a portion of Sycamore Creek II.
5. A shifting of traffic through the subdivision via four outlets, including the main entrance.
6. The signature B&B arrangement of private park space.
7. The enlargement of the donated school site in Sycamore Creek II from 22.09 acres to 32.41 acres.

The Annexation Agreement

The principal terms of the annexation agreement are as follows:

1. The Name. In keeping with the Comprehensive Plan’s preference for a gateway development on the northeast side that suggested one is arriving in “Sycamore,” the staff and the developer have cooperated on a name that gives direction toward a portion of Sycamore Creek, without losing the general

orientation to the larger Sycamore Creek planned development. To the observer, there would be an entry scheme consistent with others in “Sycamore Creek.”

2. The Term. The agreement runs for twenty years.
3. Performance Guarantees. The developer shall provide an irrevocable letter of credit for the public improvements on the site.
4. School Contribution. The agreement proposes to donate 10.32 acres to enlarge the school land donation in the adjacent Sycamore Creek Phase Two from 22.09 acres to 32.41 acres. The developer is not seeking the “credit” for the land value that is afforded developers in the School land/cash ordinance. In addition, as with The Hamlet agreement, the developer intends to pay a \$3,000 per unit “voluntary fee” to the School District in addition to any applicable impact fee, if the referendum is unsuccessful. The largest previous “voluntary” fee offered by any developer to the School District was \$1,500 per lot (Sycamore Creek).

Why \$3,000.00? Based on the 2000 Census data and more recent occupancy data collected by the City’s Building department over the past 18 months, the City’s new households have an average of .7 students (about two-thirds of all new households have no children). The average new household is thus about 2.7 persons. The independent fiscal study presented this Spring reports a net School operating imbalance of \$8,469,503 over the period 2005 to 2015. At the 2004-2005 enrollment level, this would be a funding shortfall of \$2,777 per student (\$8,469,503/3050). The developer has agreed to “round up” the “voluntary” donation to \$3,000 per home, payable at the time of permitting in the same manner as impact fees. If the planned referendum on a transfer fee is successful, this contribution would be a “credit” against any transfer fee obligation.

5. Impact Fees. Impact fees shall be assessed at the rate in effect at the time a permit is issued, allowing the rates to float upward over time as the City Council determines their appropriate levels with the advice of local taxing bodies.
6. Park Contribution. The additional 10-acre donation for the school site makes a larger area available for outdoor recreation, organized fitness programs and athletics. It is hoped that the Park District and School District can collaborate on a creative use of this large land area for both school and park purposes.
7. Bike Paths. The Commons plan shows a continuation of the bike trail along Springfield Street from the Sycamore Creek, Phase Two project to the western boundary of the Commons.
8. Water and Sewer Main Extensions. The developer shall provide proper storm sewer, sanitary sewer and water main systems in accordance with the City’s standards and at the developer’s sole expense.
9. Variations. There are no proposed variations from City policies or practices.

The Traffic Study

A summary of the traffic study performed by Kenig, Lindgren, O’Hara, Aboona, Inc. of Rosemont is attached. The development will generate 150 two-way vehicle trips during the weekday morning peak hour and 200 two-way trips during the weekday afternoon peak hour. It is estimated that 70 percent of the vehicle trips will approach or depart the site from the south entrance, with the remaining from the north. The study recommends that at the Plank Road intersection with the access road, a northbound left-turn lane and a southbound left-turn lane should be provided on Plank Road and a separate eastbound left-turn lane and a shared through/right-turn lane should be provided on the access roadway. The exiting movements onto Plank Road should be under stop-sign control.

The City staff recommends no occupancy permits for this development until the Lindgren Road re-configuration and Plank Road improvements are complete.

Pace of Development. A spreadsheet depicting the number of allowable permits per year is attached. The spreadsheet places the proposed development in the context of all current developments.

Recommendation

The City staff request a favorable recommendation. As with The Hamlet development, the Commons annexation agreement and development plan epitomize good long-term planning in the following ways:

- They are consistent with the City’s Comp Plan and Northeast Sub-Area Plan, and all locally-adopted codes and ordinances;
- They promise a pace of development that conforms to our best judgment about the moment when new residential development could be absorbed without straining local operational services;
- They promise fiscal contributions that will more than make the School District, Park District, Library and City whole.
- They provide additional amenities--e.g. private parks, bikepaths, the conservation of undeveloped open spaces-- that will enhance the quality of living for residents within the subdivision.

C. Consideration of a Petition from Wolf Lake Development Corporation for the Annexation, Rezoning and Planned Development of 283 Acres Known as Sycamore Creek III.

The third and related plan of development submitted by B&B Enterprises concerns the 282.98-acre Wolfenberger Farm which lies directly east of Sycamore Creek, Phase Two.

The Preliminary Plan

The proposed plan has the following features:

1. Land Uses. The following table depicts the various land uses by their relative area:

Single-Family Homes	Acres	Percentage
Single Family Lots	134.03	47
Private Parks & Conservation Areas	48.63	17
Public Park Land	35.47	12.5
School Dedication	0	0
Public Road Right-of-Way	64.85	23
Bike Pathways	1.53	.5
Total	282.98	100%

* A dedicated park area will be incorporated with the larger school site, as with the South Prairie School site.

2. A gross land area of 282.09 acres and a gross density of 1.61 units per acre;
3. A total of 457 single-family detached home lots. Based on the provisions of the City's permit constraints (Ordinance 2003.65), the first permit could not be issued until 2010, and no more than 68 permits could be issued per year (see the revised permit timeline, attached).
4. A 7-acre lake would be the centerpiece of a large public park dedication directly across from Devine Way.
5. A central or hub park of about 5.5 acres connected to the outlying parks and residential lots by bikepaths.
6. A shifting of traffic through the subdivision via nine outlets, including the main entrance.
7. The signature B&B arrangement of private park space.
8. An entrance amenity on the Plank Road corridor (Parcels 3&4) as prescribed by the 2003 Comp Plan and the June 2003 Northeast Regional Plan.

The Annexation Agreement

The principal terms of the annexation agreement are as follows:

1. The Name. In keeping with the Comprehensive Plan's preference for a gateway development on the northeast side that suggested one is arriving in "Sycamore," the staff and the developer have cooperated on a name that gives direction toward a portion of Sycamore Creek, without losing the general orientation to the larger Sycamore Creek planned development. To the observer, there would an entry scheme consistent with others in "Sycamore Creek."
2. The Term. The agreement runs for twenty years.
3. Performance Guarantees. The developer shall provide an irrevocable letter of credit for the public improvements on the site.
4. School Contribution. As with The Hamlet and The Commons agreements, the developer intends to pay a \$3,000 per unit "voluntary fee" to the School District in addition to any applicable impact fee, if the referendum on a transfer tax is unsuccessful. The largest previous "voluntary" fee offered by any developer to the School District was \$1,500 per lot (Sycamore Creek).

Why \$3,000.00? Based on the 2000 Census data and more recent occupancy data collected by the City's Building department over the past 18 months, the City's new households have an average of .7 students (about two-thirds of all new households have no children). The average new household is thus about 2.7 persons. The independent fiscal study presented this spring reports a net School operating imbalance of \$8,469,503 over the period 2005 to 2015. At the 2004-2005 enrollment level, this would be a funding shortfall of \$2,777 per student (\$8,469,503/3050). The developer has agreed to "round up" the "voluntary" donation to \$3,000 per home, payable at the time of permitting in the same manner as impact fees. If the planned referendum on a transfer fee is successful, this contribution would be a "credit" against any transfer fee obligation.

5. Impact Fees. Impact fees shall be assessed at the rate in effect at the time a permit is issued, allowing the rates to float upward over time as the City Council determines their appropriate levels with the advice of local taxing bodies.
6. Park Contribution. The proposed Park contribution dwarfs any in recent memory. The 7-acre private lake at the north of the project could offer a variety of recreational activities including fishing and small boats (presumably with a "no wake" zone across the entire lake). According to the Park Fee Ordinance, the developer was required to dedicate 15.71 acres for the population represented by the 457 units on the Sycamore Creek III plan. The 35.47 acres of dedicated public parkland represents 226% of the ordinance requirement.
7. Bike Paths. The Sycamore Creek III plan offers an elaborate system of bike trails joining parks and adjoining neighborhoods at no public cost. Maintenance would be assumed by a homeowners association.
8. Water and Sewer Main Extensions. The developer shall provide proper storm sewer, sanitary sewer and water main systems in accordance with the City's standards and at the developer's sole expense.
9. Variations. There are no proposed variations from City policies or practices.

The Traffic Study

A summary of the traffic study performed by Kenig, Lindgren, O'Hara, Aboona, Inc. of Rosemont is attached. The development will generate 325 two-way vehicle trips during the weekday morning peak hour and 415 two-way trips during the weekday afternoon peak hour. It is estimated that 70 percent of the vehicle trips will approach or depart the site from the south entrance, with the remaining from the north. The study recommends that at the Plank Road and Access Roadway intersection, an eastbound right-turn lane, and a westbound left-turn lane should be provided on Plank Road, and a separate northbound left-turn lane and northbound right-turn lane should be provided on the Access Roadway. The consultant recommends that the exiting movements be under stop-sign control.

The City staff recommends no occupancy permits for this development until the Lindgren Road re-configuration and Plank Road improvements are complete.

Pace of Development. A spreadsheet depicting the number of allowable permits per year is attached. The spreadsheet places the proposed development in the context of all current developments.

Recommendation

The City staff request a favorable recommendation. As with The Hamlet and Commons P.U.D.s, the proposed annexation agreement and development plan epitomize good long-term planning in the following ways:

- They are consistent with the City’s Comp Plan and Northeast Sub-Area Plan, and all locally-adopted codes and ordinances;
- They promise a pace of development that conforms to our best judgment about the moment when new residential development could be absorbed without straining local operational services;
- They promise fiscal contributions that will more than make the School District, Park District, Library and City whole.
- They provide additional amenities--e.g. private parks, substantial public park space, bikepaths, the conservation of undeveloped open spaces-- that will enhance the quality of living for residents within the subdivision.

D. Consideration of a Petition from Naupaktos L.L.C. for an Annexation Agreement, Re-Zoning to “C-3” Highway Business District, and Annexation for Property on the Southeast Corner of Illinois Route 64 and Peace Road.

John Pappas, the principal in Naupaktos, L.L.C., proposes to annex the 3.479-acre Hove farmstead at the southeast corner of Illinois Rt. 64 and Peace Road for the purpose of developing a commercial center. The attached annexation agreement seeks the annexation of this parcel and its rezoning to “C-3” Highway Business District. No plan of development has been presented, but Mr. Pappas is intent on maximizing the commercial potential of the property.

An annexation agreement, a plat of annexation and a zoning plat are attached for the Commission’s review. This is a “shell” annexation. When a development plan is eventually submitted sometime after annexation, the developer will need to present a preliminary plan of development for the Commission’s review and recommendation. Some important features are noted in the attached annexation agreement and are noted below:

- a) The entire parcel would be zoned “C-3” Highway Business District upon annexation.
- b) Access to this parcel is from IL Route 64 only.
- c) As explained when the Commission reviewed the Simon property annexation in June, the City will bring a sanitary sewer main extension from its present location about 1,400 feet west of Peace Road along the south right-of-way line of State Route 64 to the east line of the Subject Property. The cost of this sewer extension shall be borne by the City’s Sewer Impact fee Fund.

- d) The developer of this property shall have the right to connect to the 10” water main adjoining the north boundary of the site at its own expense.
- e) The owner or developer shall provide sidewalks along the south side of State Route 64 when the property is developed, but in no case later than five years from the date of annexation.

A favorable Plan Commission recommendation is requested.

E. Consideration of a Petition to Vacate a Portion of an East-West Alley, Seventeen Feet in Width, Adjoining the North Property Line of 346 Pleasant Street.

At scattered sites around the City’s older neighborhoods one will find alleys that were platted and never built. For generations, adjacent propertyowners have maintained the grass and trees that have grown on these strips of land with no City assistance. In most instances, these narrow platted sections will never serve a useful purpose as an alley. There is insufficient City staff to pursue an active identification of such areas and the vacation of each, but the City staff has always forwarded resident requests for the vacation of such land to the Plan Commission.

One such case is the 17-foot wide platted alley that runs east-west along the property at 346 Pleasant Street. Abutting the property to the north is the State highway garage and compound. Some aerial views are attached as well as a plat of vacation to orient the Commission. City Engineer John Brady has consulted with IDOT officials who do not object to the vacation, which would give one-half of the platted area to the State of Illinois and one-half to the private propertyowner at 346 Pleasant. The homeowner wishes to widen his garage to the north and the vacation would allow one more garage bay while meeting the required side yard setback.

A favorable Plan Commission recommendation is requested.

II Workshop Items

A. Consideration of a Plat of Dedication for the Reconfiguration of Lindgren Road and Possible Adjacent Land Uses on the Freda R. Herst Farm at Plank Road and Lindgren Road.

As noted in each of the first three action items on this agenda, the realignment of Lindgren Road is a precondition for occupancies in the Sycamore Creek development and Sycamore Creek, Phase II. This approved realignment will provide a safer “T” intersection with Plank Road and will also provide lane improvements and road widening to accommodate more vehicle trips generated by future subdivision traffic. The realignment will shift Lindgren Road from its present position, parallel with the south boundary of the Freda Herst farm, to a safer “T” intersection about 565 feet to the northeast (centerline to centerline). At this point, Lindgren Road would also align with the new North Grove Road extension, which is consistent with the City’s 2003 Transportation Plan.

The attached dedication plat depicts the alignment described above. The developer, B&B Development, LP is responsible for designing and constructing the roadway.

Another matter of interest to Ms. Herst and her family is the highest and best use for the triangular-shaped piece of land to the south of the reconfigured roadway, as well as the land abutting the north side of the curving roadway east of the intersection with Plank Road. The Commission will recall that the 2003 Comp Plan depicted a small, five-acre neighborhood commercial strip on the Kocher farmstead at the southwest corner of Plank Road and North Grove Road. This land was not annexed with the North Grove Crossing subdivision and remains within the County jurisdiction. It may well develop for neighborhood commercial purposes. The range of such uses is listed in the attached tables from the Unified Development Ordinance (“UDO”).

The question for the Commission is: shall neighborhood commercial uses also be designated for the land areas south and north of the re-aligned Lindgren Road? Access to the triangular-shaped lot to the south has been determined by the Sycamore Creek development plan, an excerpt of which is appended to this report. The attached black-and-white exhibit shows the Kocher farmstead on the west side of Plank Road and most of the triangular piece left for development by the Herst family on the east side of Plank Road. The Commission will also notice that the exhibit shows the access road from the re-aligned Lindgren Road to the dedicated school site. This access road cuts the triangle in half, as it were. The City staff believes the two smaller triangles left by this dissection create natural enclaves for small commercial shops to serve neighborhood residents. The access road going south to the school site would logically be continued north of the re-aligned Lindgren Road to the single family zoning anticipated by the City’s Land Use Plan on the greater part of the Herst farm. An additional neighborhood commercial strip would be logical on the north side of the re-aligned Lindgren Road as well. To avoid traffic confusion along the arcing, re-aligned portion of Lindgren Road, the staff would oppose any curb cuts on Lindgren from either the north or the south, limiting access to the commercial areas to the extension of National Street in both directions.

Two color exhibits are appended to illustrate how such land uses could be blended. One (Exhibit “B”) shows a transitional strip of townhouse zoning and the other (Exhibit “A”) assumes that the roadway would be a sufficient buffer between the possible neighborhood business zoning and the single-family zoning to the east. For further reference, the UDO’s listing of allowable neighborhood business (“C-1”) uses is also attached.

Plan Commission direction is recommended.

B. Consideration of a Concept Plan for the Residential Development of the Whitwell Farm.

On June 14, 2004 home builders Greg Derrico and John Cebrzynski presented a concept plan for the phased residential development of the Jack T. and Margaret M. Whitwell farm to the Plan Commission. Because this consideration came on the heels

of the Council's rejection of the Plan Commission recommendation (by a vote of 9-1) in behalf of George Haviar's proposed residential planned development on the Fenstermaker parcel on Bethany Road, the Commission was reluctant to consider the Derrico/Cebrzynski plan without further guidance from the Council. As the Commission will recall, a joint meeting between the Council and the Plan Commission soon followed on July 12, 2004 which led to a community-wide dialogue on growth management into August, at which time the 2003 Comp Plan was re-affirmed and the pacing regulations incorporated in Ordinance 2003.65 were likewise re-affirmed. However, the Council made it clear at the August 2, 2004 meeting that a community fiscal impact study was needed to test prevailing assumptions about the fiscal impact of commercial, residential and industrial development on the City, the School District, the Park District and the Sycamore Library. This study was completed in March and presented to the Council on March 21, 2005. Since that time a series of meetings of representatives from local taxing bodies, economic development agencies, and private development interests have produced a consensus around a package of public policy initiatives to address issues raised in the fiscal study. Mr. Derrico and Mr. Cebrzynski attended most of these meetings and are now hopeful that their conceptual development plan can be reviewed by the Commission with the expectation of a recommendation.

A conceptual site plan is attached. It is the intent of Messrs. Derrico and Cebrzynski to test the Sycamore market for their high-end housing by developing 80 acres of the Whitwell farm between 2007 and 2011. If the market supports their product, they intend to develop the balance of the Whitwell farm after the obligatory five-year delay outlined in Ordinance 2003.65 (attached). The projected flow of permits for this approach is depicted in the revised permit timeline that is attached, which also includes the permits projected for the B&B proposals presented earlier in this report.

Plan Commission direction is requested.