

TO: The Sycamore Plan Commission

FROM: Bill Nicklas  
City Manager

DATE: September 7, 2005

RE: September 12, 2005 Plan Commission Meeting

The Plan Commission has four action items and one workshop item on its agenda.

## **I Action Items**

### **A. Consideration of Revisions to Article 6.11, “Park, School and Library Contributions,” Section 6.11.3, “School Contributions,” of the Unified Development Ordinance of the City of Sycamore, Illinois.**

Mayor Mundy’s ad hoc Committee on Growth Management has recommended an increase in both the School and Park impact fees, based on the increase in the average price of an acre of developed land within the Sycamore city limits since the fees were last revised in the winter of 2004. During its deliberations in the spring of this year, the Committee, which included representatives from local taxing bodies among others, found that if the School impact fees were adjusted upward by about 10.6 percent the fee revenue should keep pace with the likely bond and interest costs associated with the elementary school slated to be opened in 2008-2009. Detached single-family lots of 12,000 square feet are now selling for \$67,000 which computes to a quarter-acre price of \$60,803. In the present school impact fee schedule, a quarter-acre lot is presumed to be \$55,000. The difference is about 10.6%. With the proposed increase of about 11%, and on the safe assumption that City permits will meet or exceed the 2004 total in this calendar year, the school impact fee revenue for 2005 should reach \$667,000, which is the threshold in annual debt service that the School District administration has set for a new 55,000 square foot elementary school on one of the two school sites donated by B&B Development.

Because of the pace of inflation in regional housing prices, the locally-adopted impact fees will continue to be reviewed by the City staff on an annual basis. A copy of the revised UDO passages pertaining to the School impact fee schedule is attached. The

chart below shows the difference between the current and proposed schedules (the February 2004 fees are in parenthesis):

TABLE OF FEES				
Per Unit Fee	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Detached Single Family	\$817.00 (\$736)	\$3,269.00 (\$2,947)	\$5,560.00 (\$5,013)	\$4,310.00 (\$3,886)
Attached Single Family	\$774.00 (\$698)	\$1,446.00 (\$1,303)	\$2,949.00 (\$2,659)	
Apartments	\$790.00 (\$713)	\$2,147.00 (\$1,935)		

A favorable Plan Commission recommendation is requested.

It should be noted that no change to the Library fee is recommended at this time. The Library fee is not based on land values. The fee was established in April 2002 to account for the fiscal impact of new residential construction on the Library's long-term capital expenditure plan. In calculating the fee, the assumed number of persons per household is multiplied against the per capita spending of the Library to arrive at a fee. Assuming an average of 2.7 persons per household (based on the 2000 Census) and an FY06 Library operating budget of \$751,706.00, the Library fee per new home should be  $\$751,706/12,020 \times 2.7$  equal to \$168.85 per three-bedroom unit. The present fee is **\$166** per three-bedroom home. The next objective opportunity to adjust the fee will be when the City's special census results are known, and the number of actual residents living in Sycamore can be more accurately known. The special census should be completed in the late winter or early spring.

In 2002, the Library Board identified the purchase of an adjacent lot and the demolition of the former Annex building as its chief capital project in the next 1-2 year period, with an estimated short-term capital cost of about \$100,000 and an undetermined future cost for the erection of an addition to serve, in part, new development areas within the district's expanding geographic area. Since April 2002, the former Annex building has been demolished and the land acquisition cost has been paid off.

**B. Consideration of Revisions to Article 6.11, "Park, School and Library Contributions," Section 6.11.2, "Park Contributions," of the Unified Development Ordinance of the City of Sycamore, Illinois.**

Mayor Mundy's ad hoc Committee also recommended an increase in the Park District impact fee to conform with the rising cost of local developed land. With the same assumed quarter-acre price of \$60,803 as used in the calculation of the revised School impact fee schedule, the Park fee schedule would be as follows (the February 2005 fees are in parentheses):

Type of Residence	Persons Per Unit*	Impact Fee Per Unit @ \$350/Person (Rounded)
<b>SINGLE FAMILY DETACHED</b>		
One and Two Bedroom	2.017	\$706 (\$635)
Three Bedroom or More	2.899	\$1,015 (\$913)
<b>SINGLE FAMILY ATTACHED</b>		
1 Bedroom	1.193	\$418 (\$376)
2 Bedroom	1.990	\$697 (\$627)
3 Bedroom or More	2.392	\$837 (\$753)
<b>MULTIFAMILY</b>		
Efficiency	1.294	\$453 (\$408)
1 Bedroom	1.758	\$615 (\$554)
2 Bedroom	1.914	\$670 (\$603)
3 Bedroom or More	3.053	\$1,069 (962)
<b>MOBILE HOME</b>		
1 and 2 Bedroom	2	\$700 (\$630)
3 Bedroom or More	3.2	\$1,120 (\$1,008)

\*Source: Associated Municipal Consultants, Inc., Naperville, Illinois, 1996. These estimates are identical with the Estimated Ultimate School Population Per Dwelling Unit.

A favorable Plan Commission recommendation is requested.

**C. Consideration of a Petition from Freda R. Herst for the Annexation Agreement, Annexation, and Zoning of a Ninety-Three-Acre Parcel at the Northeast Corner of Lindgren Road and Plank Road.**

At the last regular Plan Commission meeting of August 8, the Plan Commission reviewed some conceptual development schemes for the Freda R. Herst property at the northeast corner of Plank Road and Lindgren Road. Freda Herst is not interested in developing her property at this time, but in the context of recent discussions with City officials concerning the dedication of a realigned Lindgren Road, the impact of such a public improvement on future development of her property naturally arose. With the Plan Commission's direction, Ms. Herst and her counsel, Robert Krupp, have petitioned to annex their property to the City of Sycamore and to provide for the

realignment of Lindgren Road, with certain conditions spelled out in the attached annexation agreement. The salient terms of the agreement are as follows:

- The annexation agreement has a term of 20 years;
- The annexation would provide for the creation of a 14.8-acre neighborhood commercial zoning (“C-1”) district along the realigned Lindgren Road (please see the attached Zoning Exhibit), as well as a transitional 11.20-acre townhouse area (zoned “R-3”) that separates the commercial area from a larger, 71.21-acre single family zoning (“R-1”) area to the north and east.
- The realignment of Lindgren Road and a portion of National Street that courses through the Herst property will be completed by B&B Development, at their sole expense. If and when a final plat is approved for any portion of the Herst farm, fifty percent (50%) of the cost of the new Lindgren roadway and that portion of National Street on the Subject Property will be recaptured by B&B Development.
- When warrants exist, traffic signals at the intersection of Plank Road and the realigned Lindgren Road will be installed by B&B Development. If and when a final plat for the Herst farm property is approved, the future developer will be responsible for reimbursing B&B Development for twenty-five percent (25%) of the cost of said signals.
- If and when the residentially-zoned areas of the property develop, the City will be reimbursed at the rate of \$50 per residential unit for upsizing costs associated with the sewer main serving the Herst property and additional properties nearby.
- If and when the Subject Property is developed, the installers of the 18-inch sanitary sewer main serving the property (B&B Development) will recapture a portion of their upfront cost based on the ratio that the estimated additional population bears to the total anticipated population served by the trunk line.
- Whenever any residential development occurs on the Herst property, the impact fees then in effect shall apply, as they may be amended from time to time.
- Any future development shall be reviewed under the City’s planned unit development regulations, as a special use, with all required public hearings.

The cooperation of Freda Herst and her counsel has been constant and instructive. Rather than insist that the City condemn the proposed realigned roadway, they have worked with city officials to provide for the dedication of the necessary land with the understanding that some basic terms can be established for the future development of the Herst farm. As noted above, any future development plan or plats will have to undergo the usual scrutiny brought to such plans and plats by the Plan Commission and City Council.

A favorable Plan Commission recommendation is requested.

**D. Consideration of a Plat of Dedication for a Portion of Lindgren Road, Immediately East of Plank Road.**

The attached plat of dedication is an exhibit to the Freda R. Herst annexation agreement. It will require separate City Council action. In the Sycamore Creek annexation agreement approved by the City Council in August 2002, the City in conjunction with the County of DeKalb insisted on the realignment of Lindgren Road as part of B&B Development's preliminary plan to create a safer intersection at Plank Road. The upfront costs associated with such realignment will be borne solely by B&B Development, with a proportion of their upfront costs eventually recaptured from other tributary developments over time. The Sycamore Creek annexation agreement also obligated the City to use its good offices to facilitate the dedication of the necessary right-of-way for roadway and utility purposes. The attached plat describes the area of land within the Freda R. Herst farm that would be dedicated for the realignment of Lindgren Road. It also depicts the intersection of National Street with that realigned roadway. National Street would be one of several principal entrances to the Sycamore Creek residential subdivision, particularly the land dedicated for school purposes.

A favorable Plan Commission recommendation is requested. The Commission will note that the City also advertised for the vacation of the right-of-way for that portion of Lindgren Road that will be abandoned once the realignment work is completed. A public hearing on this detail can be held, but Council action will be deferred until such time as the realigned roadway is accepted by the City. Otherwise, Ms. Herst would be responsible for the maintenance of the present Lindgren Road that abuts the south boundary of her property until the realigned roadway is completed and accepted.

**II Workshop Items**

**A. Consideration of a Concept Plan Submitted by John F. Pappas for the Commercial and Residential Development of the Primm Farm.**

Mr. Pappas has submitted a concept plan for the development of the 94.25-acre Primm Farm, which is contiguous to the Peace Road Crossings commercial subdivision at the northwest corner of IL Rt. 23, Peace Road and Plank Road. In terms of geography, it is just north of the Peace Road Crossings subdivision (see the attached concept plan). It has an "L"-shape with frontage along IL. Rt. 23 and a long strip moving westward along the south right-of-way line of North Grove Road. The 2003 Land Use Plan shows the portion of the property abutting IL. Rt. 23 as an area reserved for commercial uses, and the west portion of the property that abuts North Grove Road as an area reserved for low-density residential use.

Mr. Pappas proposes to develop the IL. Rt. 23 frontage for commercial purposes, northward to about a 5-acre parcel that includes the farmstead of Charlie and Betty Primm. The Primms are not interested in annexing their farmstead at this time, so the parcel is marked "not included." Another farmstead is located at the southwest corner of IL. Rt. 23 and is also "not included" in this proposal. Mr. Pappas is aware of the Land use Plan's preference for commercial uses along the entire IL. Rt. 23 frontage,

but without the annexation of the Primm farmstead he cannot make a meaningful transition on developable land to the north third of the frontage. As the Commission will observe, a natural drainage way cuts across the Rt. 23 frontage and dictates the location of the stormwater detention. To create a transition in developable space to the low-density single family area he has suggested some low-density townhomes on three small lots.

Among the issues that the Commission may wish to address are the following:

1. the departure from the Land Use Plan's portrayal of a commercial area running north to North Grove Road;
2. the extent to which North Grove Road would have to be re-built to accommodate the increased traffic from the proposed development;
3. the linkage with the existing Camden Crossings development. From a planning standpoint, the third way out provided to the Camden Crossings development would positively disperse the traffic generated by both developments;
4. the limitation of access to North Grove Road. The concept plan indicates that no curb cuts other than public road intersections would be created on North Grove Road;
5. the need for park space and bikepath linkages.
6. if the Primm farmstead is not annexed at this time, how would access to this parcel be gained other than from Il. Rt. 23 at a later date? The cul-de-sac configuration does not allow for an internal access point.

Mr. Pappas and his attorney, Robert Krupp, will be on hand to address questions from the Commission.