

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: May 1, 2006

RE: May 8, 2006 Plan Commission Meeting

The Plan Commission agenda has one action item.

I Action Items

A. Consideration of a Petition from First Rockford Group and the National Bank & Trust Company, Trust No. 40-465200 for Final Plat No. 1 for the “Sycamore Crossings” Planned Unit Development in the City of Sycamore, Illinois.

On February 6, 2006 the Sycamore City Council approved the annexation agreement, preliminary plan, annexation and zoning of the “Sycamore Crossings” planned unit development. During the Council discussion of the project, the developer, First Rockford Group, detailed its intentions for the first final plat, which was to include all of the residentially-zoned area at the west end of the property as well as commercially-zoned lots south of the Sarah Drive extension to a point about 1,400 feet from the common property line with the Grandview Townhouse Association. The attached plat depicts such a general configuration.

The Plan Commission will recall that one of the concerns addressed by the developer during the annexation process was the screening of the adjacent townhomes to the south. The annexation agreement addressed these concerns as follows:

- a. The Developer and Owner shall provide a landscaped berm and eight-foot fence along the property line separating the commercially-zoned portion of the property and the residential (townhouse) property to the south. The berm shall be constructed within 120 days from the start of the mass earthwork for the residentially-zoned portion of the Property. The fence and landscaping for the berm shall commence within 30 days of the issuance of the first building permit for a commercial building on any portion of the commercial property, excluding construction on the 5.254 acres within the commercial lot identified as Lot 50 on

Exhibit B within Phase I that begins at Sarah Drive and stretches southward along the Peace Road frontage to a point approximately 1,400 feet distant from the center of the fence line.

- b. The Developer and owner shall provide an eight-foot fence, consisting of alternating board-on-board construction with gaps of 1-1/2 inches or less, along the property line separating the two-family zoning and the residential property to the south. This fence shall be installed at the same time that the fence is installed along the property line that separates the commercially-zoned portion of the Property and the townhouses to the south.

According to these terms, no landscaping or fencing would be required with this final plat, but would be with any subsequent final plats.

A favorable Plan Commission recommendation is requested.

II Workshop Items--None