

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: October 4, 2006

RE: October 9, 2006 Plan Commission Meeting

The Plan Commission agenda has three action items.

I Action Items

A. Consideration of a Petition from Todd A. Curtis and Thomas Joseph to Rezone the Property at 246 W. Exchange Street from “R-3” Multiple Family Residence District to “C-2” Central Business District.

Dr. Todd Curtis is interested in expanding his neighborhood dental practice to the residential property that abuts the rear yard of his present practice location at 124 N. California Street. It is his intention to demolish the single family structure at 246 W. Exchange and build an addition to his Victorian-style building.

The residential structure immediately north of Dr. Curtis’s present clinic is a three-flat apartment house. The property immediately south of Dr. Curtis is zoned “C-2” Central Business and contains a public parking lot. The Stratford Inn is immediately south of that parking lot.

The expansion of Dr. Curtis’s clinic does not appear to involve any traffic congestion, noise, or other impact that would be a nuisance or detriment to the neighborhood. In addition, any building layout can be designed in such a way to preserve an adequate supply of light and air to the neighboring residential property at 240 W. Exchange Street. The clinic receives customers by appointment and in small numbers, and has been a good neighbor since its inception.

A favorable Plan Commission recommendation is requested.

B. Consideration of a Final Plat for Unit Two of the Sycamore Creek Planned Unit Development.

The 220-acre Sycamore Creek planned development was approved by the City Council on August 5, 2002. This development was unique for a number of firsts:

1. the development set aside 15.12 acres for an elementary school site.
2. the development donated an additional 8 acres to the School District as a “development credit.”
3. the development offered a “voluntary” contribution of \$1,500 per lot over and above the required impact fee, to be paid at the time of permitting. This would yield the School District an estimated \$528,000 over the build-out of the subdivision, which in turn would offset the “credit” typically owed the developer for the price of the land dedicated for the school at \$75,000 per acre. The credit in this case would have been about \$525,000.

The overall development area has the following features:

Single-Family Homes	95.13 Acres
Private Park, Detention & Conservation Areas	52 Acres
Public Park Area	7.12 Acres
School Dedication	15.12 Acres
Bike Pathways	2.88 Acres
Townhouse Area	4.09 Acres
Public Road Right of Way	43.87 Acres
Total	220.21 Acres

These home permits are counted in the School District’s “Development Notebook” and in the City’s “timeline” for development. At the time of the annexation, the developer—B&B Development LP of St. Charles--volunteered to delay any development of lots until 2005 and kept that commitment.

The plan also features a dedicated school site of approximately 15 acres and the realignment of Lindgren Road.

On April 18, 2005, the first final plat for this residential development was approved, comprising 101 of the 352 lots as well as a large central park and a considerable share of the overall detention facilities. The second final plat includes 33 single family lots.

A favorable Plan Commission recommendation is requested.

C. Consideration of a Plat of Right-of-Way Dedication for 0.162 Acres of the Simon Farm, at the Northwest Intersection of Sarah Drive and Peace Road.

The attached dedication plat provides sufficient right-of-way for the safe configuration of the northwest corner of the intersection of Sarah Drive and Peace Road. This intersection will be one of two signalized intersections serving the

Sycamore Crossing retail development planned by First Rockford Group and the proper configuration is of course critical for the safety of motorists who may use it.

A favorable Plan Commission recommendation is requested.