

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: September 5, 2007

RE: September 10, 2007 Plan Commission Meeting

The Plan Commission agenda has one action item and one workshop item.

I Action Items

A. Consideration of a Petition from Milan Krpan for a Recommendation Regarding an Annexation Agreement with the City of Sycamore, Illinois for Property Located on the Southwest Corner of Peace Road and Bethany Road, and the Subsequent Annexation and Rezoning to “ORI” Office, Research, and Light Industrial District.

The petitioner, Milan Krpan, wishes to annex the parcel at the southwest corner of Peace Road and Bethany Road, previously owned by the Thorald and Emma Anderson Trust, for the purpose of developing the property for commercial office and research uses. The overall annexation would involve 34.76 acres, which includes 6.22 acres of Peace Road right-of-way, or a developable parcel of 28.54 acres. The Plan Commission will recall that in February, 2007 the Commission reviewed and the City Council approved a revised concept plan (see attached) for the Thanks America subdivision, which abuts the subject parcel and is under development by Mr. Krpan. The proposed annexation conforms to that concept plan.

No development plan has been prepared for the site as yet, since no specific development interest is under contract. However, Mr. Krpan has fielded a number of inquiries. In anticipation of that interest, and in order to more specifically define the City’s expectations for the parcel’s development, a brief annexation agreement has been negotiated. The principal terms of that agreement are as follows:

1. The property will be zoned “ORI” Office, Research and Light Industrial District upon annexation. This zoning conforms to the Comp Plan, which identifies the Bethany Road corridor as a prime location for campus-style office uses similar to

those under development by Dr. Collins to the west, the DeKalb County Farm Bureau complex to the northeast, and the older structures that house NICOR and Johnson Controls on the north side of the corridor (Section 3.1).

2. The proposed access drive will hug the west edge of the real estate and shall include sidewalks on both sides (Section 5.1.1).
3. The existing sanitary sewer at the north property line shall be extended south to properly serve the parcel (Section 5.2).
4. In order to prevent problems associated with sanitary sewer surcharging, no interior plumbing fixtures located below the elevation of the lowest grade immediately adjacent to any building on the site shall connect to the building drain system without an overhead sewer system with an ejector unit (Section 5.2.1).
5. The owner shall construct a 10" water main loop through the real estate (Section 5.3).
6. The lowest grade immediately adjacent to all buildings adjoining storm water storage basins, open drainage channels, etc. shall be at least 3 feet above the projected 100-year high water elevation (Section 5.4).
7. The owner shall comply with all landscaping standards in Section 6.6 of the UDO (Section 5.5).
8. Any new development fees including, but not limited to, transportation impact fees that may be imposed by the City after the effective date of the agreement shall also apply to the real estate, provided any new fees are also equally applied to all property hereafter annexed (Section 7.1).

A favorable Plan Commission recommendation concerning the annexation agreement, zoning, and annexation is requested.

II Workshop Items

A. Consideration of an Administration Recommendation for Open Houses to Solicit Public Comments in Advance of a Comp Plan Update.

The City Manager suggests the following dates for open public forums to invite public comments on recent City development:

Thursday, October 4 at 7:00 p.m.

Wednesday, October 10 at 7:00 p.m.

Saturday, October 20 at 9:00 a.m.

Different weekdays are offered to maximize the prospect of public involvement. All of the open houses will be held in the City Council chambers at 308 W. State Street, which is an accessible location, centrally located, and offers adequate parking. Various planning exhibits and handouts concerning City commercial, residential, and industrial development since the present Comp Plan was approved in June, 2003 will be presented for the public's consideration. Questions may be answered by staff hosts, but the purpose of the meetings will be to listen and gather opinion, rather than to engage in lengthy dialogue. The opportunities for meaningful dialogue will occur as the Plan Commission considers any staff and public suggestions for Comp Plan revisions in workshop sessions

later in the fall. Ultimately, the Commission will make recommendations to the Council after more formal public hearings this winter.