

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: January 9, 2008

RE: January 14, 2008 Plan Commission Meeting

The Plan Commission agenda has three action items and two workshop items.

I Action Items

A. Consideration of a Petition from Jack and Darla Mapes to Annex a 6.25-Acre Farmstead at the Southwest Corner of the Intersection at Plank Road and Springfield Street.

At the Plan Commission meeting of October 8, the Commission reviewed a concept plan for the annexation of a 6.25-acre parcel approximately 3,300 feet north of the intersection of Lindgren Road and Plank Road. The owners, Jack and Darla Mapes, reside on this parcel which includes a number of out-buildings associated with the larger working farm that was annexed in September 2005. The Mapes homestead lies at the southwest corner of what will eventually be the intersection of Plank Road and the proposed Springfield Street. Immediately north of the Mapes property is a pie-shaped slice of 3.28 acres that was annexed with the Sycamore Creek II subdivision in February 2004. To the south, there are a number of separately owned and un-annexed single family parcels. To the west one finds the low-density single family zoning of B&B Development's future "Commons" subdivision. Diagonally across the intersection of Plank and Springfield, one finds a 6.64-acre parcel that is part of the Sycamore Creek II project and is zoned "R-3" Multiple Family Residence for townhouse development. The attached exhibits portray the location of the Mapes homestead within the context of contiguous developments.

Jack and Darla Mapes want to relocate their home and develop their property. They hope to merge their parcel with the 3.28-acre parcel owned by B&B Development to the north to create a small development area suitable for townhouse development. As the Commission will notice, a large part of this area will need to be set aside for stormwater detention purposes, as shown on the excerpted portion of the Sycamore Creek preliminary plan (see attached). They have proposed an "R-3" zoning which is logical in terms of the proximity to Plank Road and the townhouse area to be developed on the east side of Plank Road.

Exhibits

The exhibits attached for the Commission's review include the following:

1. a copy of the public notice;
2. a map of annexation;
3. a zoning plat;
4. an annexation agreement;
5. findings of fact.

No development plan has been proposed because no plan exists at this time. However, any future development would require the Commission's review and the City Council's approval in the same fashion as the John Hall Homes interest in the Herst farm required such scrutiny and approval in the winter of 2007.

Annexation Agreement

The principal features of the annexation agreement are as follows:

1. Land Use and Zoning. The proposed land use is "R-3" Multiple Family Residence District." This land use is consistent with the nearby uses and fits more economically in the odd-shaped parcel than the alternative of detached residences on a cul de sac. The particular multiple family use would be townhouses.
2. Fees. The proposed agreement commits the future developer of the small parcel to comply with impact fee levels as they may change from time to time (Articles 15 & 16). Additionally, the agreement commits the future developer to comply with the provisions of any transportation fee ordinance, if one should be imposed, so long as such ordinance is equally applicable to all property similarly zoned (Section 7.4).
3. Access. The only access to the site will be from the future Springfield Street, which requires some cooperative development arrangement with the B&B parcel that abuts Springfield Street.
4. Detention. Once combined with the B&B parcel to the north, a revised drainage plan would be a necessary part of any future development plan to re-shape the detention pond shown on the excerpted Sycamore Creek II plan (see attached). Although no detailed engineering has been completed, it is likely that some portion of the detention would be shifted to the Mapes parcel to allow for an attractive entranceway.

But for the desire of the Mapes family to reside a while longer on their homestead, the subject property would have been incorporated with the design of B&B Development's Sycamore Creek II project in 2004. The plan is compatible with adjacent uses. A favorable Plan Commission recommendation regarding this in-fill project is requested.

B. Consideration of an Administration Recommendation to Revise Section 6.8.4 of the Unified Development Ordinance.

Sycamore Building Commissioner and Zoning Officer Lyle Doty has proposed a revision to Section 6.8.4 of the Unified Development Ordinance ("UDO") to prohibit off-premises

signs unless they are specifically approved within the UDO or by prior Council action. Among the signs prohibited by the new language are the following:

- a. Real estate signs that regularly appear—sometimes in clusters and typically on weekends--at intersections and on properties remote from the specific development they are advertising;
- b. Signage appearing on trailers or vehicles that are parked on prominent properties to advertise goods or services offered at other locations.

With this revision, Sycamore police officers can cite violators with an ordinance violation. A favorable Plan Commission recommendation is requested.

C. Consideration of a Final Plat for the Engh Farmstead.

In recent months, community interest in the future use of the Engh farmstead has prompted a clearer delineation of the portion of that parcel that needs to remain within municipal authority. On June 18, 2007 the City Council approved a master plan for the City's water storage and pumping system that included the construction of a 1 million gallon elevated storage tank on the southeast corner of this farmstead, beginning sometime in 2008. The purpose of the attached plat is to subdivide the larger parcel to accomplish several ends:

1. to allow for the transfer of ownership of the greater portion of the parcel to the Park District which will develop the area in conjunction with the Sycamore Historical Society & Museum and the Kishwaukee Family YMCA;
2. to clarify the area needed for the City's new water tower and future well.

The City would retain Lot 2 which falls along the southern rim of the property. The attached graphic shows how this configuration "saves" the barns for other community uses.

A favorable Plan Commission recommendation is requested.

II Workshop Items

A. Critique of the Proposed Future Land Use Map.

The two workshop items on this agenda are related. The Future Land Use Map that is ultimately recommended by the Plan Commission and approved by the City Council must conform to the goals and objectives defined in the Comprehensive Plan. Before taking up the goals and objectives as promised at the December meeting, it might be useful to have a discussion of the pictorial image represented by the attached draft of a future land use map. The graphic representation of the extent of any future land uses at the community's edges will presumably prompt some discussion related to Sycamore's planning goals.

The key areas of concern are the following:

1. Proposed residential development within the City's "Mile-and-a Half" planning jurisdiction. One of the Plan Commission's principal responsibilities is to periodically review the official Comp Plan and recommend uses in contiguous territory not more than a mile-and-a-half from the City's corporate limits. If one

studies the proposed “Future Land Use Map” it is clear that a large land area—17,244 acres—falls within the City’s present mile-and-a-half planning area. In the mile-and-a-half jurisdictional area, the proposed map dedicates 12,875 acres (75%) to agricultural uses. By way of comparison, in the 2003 Future Land Use Map, 12,439 acres fell within the mile-and-a-half jurisdiction and 4,581 acres (37%) were dedicated to agricultural uses.

What explains this unusual planning preference by a community within the expanding “collar” of the Chicago metropolitan area? Simply put, the Sycamore community has chosen to manage its growth at a measured pace and within a more circumscribed geographical area. Toward that end, the proposed 2007 Future Land Use Map (attached) makes the following adjustments:

- a) **The “rural residential” designation that was on the 2003 Land Use Map has been deleted.** This area consists of residential subdivisions that were approved years ago within the contiguous County jurisdiction north of Peace Road and west of Brickville Road. In the 2003 Plan, this area was added to the Future Land Use Map for the first time to reflect the theoretical possibility that owners of some of these low-density, estate-sized homes might want to annex to the City to have access to municipal water and sewer. In the past four years, no residents of this area have petitioned for annexation. However, one local developer—Dr. Steve Glasgow--has recently presented the idea of developing a large lot subdivision in the “rural residential” designation with parcels of 2 or more acres each. He will be present to present his concept to the Commission.

- b) **The map area dedicated to “yellow” or “neighborhood residential” areas has been substantially reduced in area, particularly on the northeast side.** Approximately 3,000 acres dedicated to low density or neighborhood residential use were shown on the 2003 Future Land Use map, of which about 2500 were in the northeast quadrant served by the 27-inch interceptor sewer installed by B&B Development as part of their obligation under the Heron Creek annexation agreement in 1999. Of the 2500 acres in the northeast quadrant, sewer line capacity remained for about 1900 acres that were not part of preliminary plans approved between 1999 and 2003 (e.g. the Heron Creek, Sycamore Creek, DeKalb Clinic and Ward properties). When the interceptor sewer was sized, it was assumed that such acreage would primarily be developed for low-density residential uses with a gross density of less than 2 units per acre, on average. Actual densities have averaged around 1.75 units per acre, so some modest additional capacity has become available. Nevertheless, because of the prohibitive cost of extending another interceptor sewer to land areas north of Peace Road, the capacity limitations of the 27-inch sewer line have required a first-come, first-served approach to the allocation of sewer service in the northeast quadrant.

Although larger market forces and the appeal of the Sycamore community were more important in explaining the strong interest in residential development from the third quarter of 2002 until the second quarter of 2006, the capacity limitations played a part as well. From June 2003 until the present, the following annexations occurred north and east of the intersection of Peace, Plank & IL Route 23:

North Grove Crossing	96.28 acres
Sycamore Creek II	365.54 acres
Sycamore Creek III	
• Mapes	114.09 acres
• Lindgren	41.09 acres
• Wolfenberger	282.98 acres
Whitwell Farm	261 acres
Primm Farm	99 acres
Herst Farm	97.21 acres
▪ Total:	1,357.19 acres

Only a relatively few unincorporated properties can still be served by the 27-inch interceptor sewer. These areas include the Inland property (201.64 acres), the Clausen farm on Lindgren Road (40 acres), the Walters and Cambier Farms near the intersection of Brickville and Peace Roads (90 acres), small parcels on either side of the future extension of Frantum Road to North Grove Road (a total of 84 acres), and the Roby Farm and other small parcels near the intersection of North Grove Road and IL Rt. 23 (150 acres). The total of these un-annexed areas is approximately 565 acres. **About 600 acres set aside for low-density residential development on the 2003 Future Land Use Map north of North Grove Road and west of IL Rt. 23 will not be served because of the limitations of sewer line capacity in the northeast quadrant and have been dropped from the future development area in the “Draft 2007” attachment.**

c) The land areas east of the intersection of Mt. Hunger Road and Hopkins Lane are not slated for annexation or development.

2. Proposed commercial and industrial development within the City’s “Mile-and-a-Half” planning jurisdiction. The proposed commercial and office-research corridors remain the same, namely, Bethany Road between DeKalb Avenue and Somonauk Street, the intersection of East State Street and Airport Road, and the intersection of West State Street and Peace Road. About 297 acres of commercial and industrial land were annexed along these corridors after June 2003. The principal annexations were as follows:
 - June 7, 2004. Three acres along the Bethany Road frontage of the former Strong farm is dedicated to commercial office uses as part of the Gracious Living Homes development.

- June 21, 2004. The 12.4-acre Prairie Professional Park east of the former Monsanto facility is annexed on petition from Dr. Dennis Collins.
- August 16, 2004. The 52-acre Three Sula development south of Bethany Road and east of the Prairie Professional Park is annexed for commercial office purposes.
- June 20, 2005. The 79-acre Simon farm south of IL Rt. 64 and east and west of Peace Road is annexed for commercial retail purposes.
- August 22, 2005. The 3.5-acre Hove property at the southeast corner of the intersection of IL Rt. 64 and Peace Road is annexed for commercial retail purposes.
- February 6, 2006. The 82.148-acre Artery Farm is annexed primarily for commercial retail purposes. The petitioner is the First Rockford Group.
- September 5, 2006. A 64.895-acre industrial parcel in the Sycamore Prairie Business Park abutting Bethany Road is annexed for industrial purposes. The Plan Commission recommended and the Council approved a final plat of subdivision for this acreage in December 2007 that created 9 new industrial lots in a portion (15.35 acres) of this land area.

According to the proposed Future Land Use plan, a total of 242 commercial acres, 392 office research acres, and 466 industrial acres remain to be developed within the City's mile-and-a-half jurisdiction.

Plan Commission direction is requested.

B. Critique of the Goals and Objectives in the 2003 Comprehensive Plan.

Based on responses from the Commissioners, the City Manager has "red-lined" the current Comp Plan goals and objections to indicate desired revisions. The complete redlined version is attached. The City Manager will lead the Commission through a discussion of the possible revisions, including new objectives.