

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: October 8, 2008

RE: October 13, 2008 Plan Commission Meeting

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

I Action Items

A. Consideration of a Petition from Gambino Homes for a Special Use Permit to Re-subdivide Certain Duplex Lots for the Sale of Individual Units in Fee Simple with a Common Wall Agreement, Per the Requirements of Article 4.3.4, 13 and Article 6.5 of the Unified Development Ordinance.

On February 6, 2006 the City Council approved the annexation petition of the First Rockford Group for the annexation of the 82.148-acre Artery Farm on Peace Road. The approved development plan included 65.245 acres designated for highway business purposes and 16.903 acres containing 46 duplex buildings (or a total of 92 single family units) along the west edge of the property. Unfortunately, the timing of the annexation coincided with a precipitous drop in both residential and retail property investment in the region. The developer has installed many of the public infrastructure improvements required by the development plan, including turn lanes, traffic signals, substantial storm water detention facilities, sanitary sewer and water main extensions. These improvements were sufficient for the permitting of four duplex buildings at the south end of Anjali Court. In the past year, no additional permits have been issued. Of the eight units that are constructed, four are occupied by families, one is a sales model, and one more will soon be occupied.

The duplex units are presently sold as condominiums, with occupants owning just the space within the unit. The common areas are maintained by a homeowners association. The petitioner is simply asking to be able to sell the units in fee simple with a divided lot for each unit, as a buyer of a duplex would expect. The homeowners association will continue to maintain the yard areas, even though they will be owned individually. If requested at the time of the annexation in 2006, this change would have been incorporated in the special use permit. However, at the time of the annexation, no

developer had been selected by First Rockford for the duplex units. The present arrangement is actually a disincentive in the local market because of the preference for ownership of vendible parcels including yard areas.

A favorable Plan Commission recommendation is requested.

B. Consideration of a Revision of Article 6.11.2 of the Unified Development Ordinance to Amend the Park District Land/Cash Fee Schedule.

On September 2, the City Council took an interim step toward the revision of the Sycamore Park District's land/cash fee schedule. By a vote of 7-1, the Council approved a resolution (Resolution No. 507) that established their intent to increase Park impact fees, knowing that such revisions would need to be codified in the Unified Development Ordinance (Section 6.11.2), which requires prior Plan Commission review. The purpose of the Council's interim action was to support the Sycamore Park Board's unanimous vote for increases that conformed to recent changes in the variables that appear in the statutory formula for calculating Park fees. According to the UDO, the Commission must provide a hearing before any impact fee changes are acted upon in ordinance form by the Council. Public notice of a hearing before the Plan Commission has been provided (see attached).

The three key variables in the Park District land/cash fee schedule since 1996 are as follows:

1. the "acres per thousand" of population;
2. the value of a developed acre of land; and
3. the number of persons assumed to occupy different types of housing, on average.

The Council resolution makes several revisions to the current land/cash fee formula, which was last revised in September 2005:

- an increase in the "acres per thousand ratio" from 11.5 to 25 acres.
- an increase in the gross acre price for neighborhood park acreage from \$122,000 to \$130,000 (the price for community park acreage was kept at \$15,000).
- the incorporation of Dr. Emanuelson's 2007 demographic findings on persons per household by housing type.

The resulting formula is illustrated below:

Example: Three Bedroom Detached Home

Assumptions:

- The fair price per acre of developed, residentially-zoned land for a neighborhood park is increased to \$130,000.
- The fair price for raw or agricultural-zoned farm acreage abutting the community park that may someday be purchased to expand the park remains \$15,000.
- The "acres per thousand" ratio is revised to reflect actual park acreage (approximately 25 acres per thousand, overall).
- The demographic findings of Dr. Emanuelson's 2007 study are incorporated.

$3.25 \times \$130,000 = \$422,500/1,000 = \$422.50$ per person
 $21.75 \times \$15,000 = \$326,250/1,000 = \$326.25$ per person
 Total: $\$748.75$ per person $\times 2.67 = \$2,000$ (rounded)

Park Board’s Land/Cash Fee Proposal:

Type of Residence	Persons per Unit	Land/Cash Fee per Unit @\$749/person (rounded)	2005 Fee (existing)
SINGLE FAMILY			
DETACHED			
One and Two Bedroom	2.100	\$1,573	\$706
Three Bedroom	2.670	\$2,000	\$1,015
Four Bedroom	3.240	\$2,427	\$1,015
Five Bedroom	3.960	\$2,966	\$1,015
SINGLE FAMILY			
ATTACHED			
One Bedroom	1.000	\$749	\$418
Two Bedroom	1.750	\$1,311	\$697
Three Bedroom	2.560	\$1,917	\$837
Four Bedroom	2.280	\$1,708	\$837

A favorable Plan Commission recommendation is requested.

C. Consideration of a Final Plat for Phase Three of the Stonegate Townhouse Development.

The attached final plat depicts the third and final phase of the Stonegate townhome development at Peace and Frantum Roads. The development was recently sold by Stonebreaker Builders, LLC to Youssi Real Estate and Development, Inc.

The parcels shown on the plat will contain either four-unit or six-unit buildings, as defined on the preliminary plat (see attached), keeping the same density as originally approved by the City Council in October 2002.

A favorable Plan Commission recommendation is requested.

II. Workshop Items

A. Consideration of a Request by Larry Patton for a Conceptual Review of an Annexation and Rezoning of the 22-Acre Torbett Farm.

Larry and Barbara Patton recently purchased the 22.64-acre Torbett farm which is located just south of the Engh Farm at 1700 N. Main Street. The attached topographical survey shows the farm which is divided into two parcels. The front parcel contains 6.41 acres and the rear parcel comprises 16.23 acres. The farm is presently within the County zoning jurisdiction and is zoned “A-1” Agricultural. On the City of Sycamore’s 2008 Future Land Use Map, the farm is shown as green space or neighborhood park space.

The Pattons would like to annex the farm to the City of Sycamore and develop the front parcel for neighborhood commercial purposes, and the larger rear parcel for self-service storage garages. In the City's UDO, self-service storage is allowed by special use permit in "C-2," Central Business and "C-3," Highway Business zoning districts, and by right in "M-1," Light Manufacturing and "M-2," Heavy Manufacturing zoning districts. The zoning of the Engh farm is C-1, Neighborhood Business District.

The starting point for the review of this development proposal is the underlying zoning needed for the uses preferred by the petitioner. Plan Commission direction regarding the proposed uses is requested. It should be noted that the development of the larger rear parcel will be affected by the 100-year floodplain limits which are depicted on the attached topographical map.