

TO: Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: June 3, 2009

RE: June 8, 2009 Plan Commission Meeting

The Plan Commission has two action items.

I. Action Items

A. Consideration of the Preliminary Plan and Preliminary Plat of the Villagio Estates Planned Unit Development in the City of Sycamore, Illinois.

In March 2009 the Sycamore City Council annexed and zoned the Villagio Estates planned unit development on the basis of a detailed concept plan for the development. The attached preliminary plan and plat offer additional detail based on further engineering and land planning, and are consistent with the City's P.U.D. provisions.

The key features of the attached preliminary plan and plat are as follows:

1. Land Uses.
 - A gross density of 2.93 units per acre for the independent senior housing.
 - An assisted living facility on a 2.874-acre site adjacent to the Stonegate development.
 - 139 duplex lots for persons 55 years of age or older. In the March concept plan, the development featured 144 duplex lots. The ability of Mr. Pappas to restrict ownership by age is based on the provisions of the Fair Housing Act of 1995, and the Housing for Older Persons Act of 1995. These federal enactments permit developers to require that buyers be 55 years of age and over, and have no children in their units under the age of 19 for more than 30 consecutive days or 45 days in any six month period. These provisions effectively preclude the possibility that school-aged children will remain long enough to be enrolled in the local school system. In June 2004, the Council approved another age-restricted housing development in Sycamore, Gracious Living Homes (a.k.a. Somerset Farms), which is located on a 17-acre parcel south of Bethany Road and immediately west of the City's regional detention pond.

- One (1) single family lot of 0.813 acres to provide a more agreeable transition to the existing homes on the present Brickville Road. In the concept plan, this lot was about a half-acre in area.
 - A clubhouse area on a 1.5-acre site near the project's main entrance and backing up to the proposed detention lake as on the concept plan.
 - Public park land totaling 3.041 acres. In the concept plan, the public park land totaled 3.174 acres.
2. Access. There are essentially two access points. The chief access point is at the re-aligned Brickville Road and the other connects the proposed subdivision with the Stonegate development and Frantum Road to the east. To minimize the impact of new traffic on Brickville Road as it winds toward Peace Road, Mr. Pappas has collaborated with the Sycamore Township Road Supervisor, Tom Reynolds, to develop a dramatic re-routing of Brickville Road (see the attached plan). The developer will build a new roadway of 2,050 feet at the developer's sole expense (estimated to be about \$500,000) that would course more directly toward Motel Road. After its construction, the new roadway would become a City street and be named appropriately. The Township would continue to maintain Brickville Road (to retain its name), which will experience a remarkable decline in usage.
 3. Bikepaths. The attached preliminary plan shows a dashed line along the south side of Stonegate Drive connecting to a bike path along the east side of Brickville Road that connects to Motel Road on the west end of the property and Peace Road to the east.
 4. Open Space. The plan dedicates about 17% of the overall land area to open space, either in the form of conservation areas to be maintained by a homeowner's association, or public park land. The City requirement for open space in a low-density (three units or less per gross acre) planned residential development is 10% (UDO, Article 4.3.4.B.11 "Planned Development: Residential").
 5. Conservation Area and Landscaped Buffers. The rear yards of the homes on the north side of the present Brickville Road are buffered from traffic on the re-aligned Brickville Road by either natural or detention areas. The west, north and east sides of the development adjoin mature tree stands which will constitute a conservation area.

A favorable Plan Commission recommendation is requested.

B. Consideration of a Final Plat for Villagio Estates Unit 1 in the City of Sycamore, Illinois.

The attached final plat describes the 2.874-acre lot that will be dedicated for the development of an assisted living facility in the Villagio Estates planned unit development. As depicted on the attachment, access will be gained to the lot from either Stonegate Drive or Villagio Drive.

Architectural renderings of the proposed assisted living facility are also attached. The developer, John Pappas, and his engineer, Marc Gebhardt of Wendler Engineering, will be present to answer questions regarding the proposed facility.

A favorable Plan Commission recommendation is requested.