

TO: The Sycamore Plan Commission

FROM: Bill Nicklas
City Manager

DATE: July 5, 2006

RE: July 10, 2006 Plan Commission Meeting

The Plan Commission agenda has one workshop item.

I Workshop Items

A. Consideration of a Request from Inland Real Estate Development, LLC for Consideration of the Annexation of 201.78 Acres North and South of Plank Road at Moose Range Road for Residential Development.

Inland Real Estate Development LLC owns a 201.78-acre parcel that straddles Plank Road in the vicinity of Moose Range Road. The parcel lies mostly on the north side of Plank Road and surrounds the 25-lot County residential subdivision known as Devine Oaks. The southern leg of this parcel includes the path of the reconfigured Plank Road curve, as depicted on the City's comprehensive plan and the County's comprehensive plan. The southern portion of the proposed plan abuts six County-zoned residential properties.

Inland wishes to develop this property as a residential planned unit development, as depicted on the attached concept plan. The key features of this concept plan are:

- Approximately 288 single family lots on 193 acres with a gross density of 1.49 dwelling units per acre. The largest lots would abut the homes in the Devine Oaks subdivision.
- Approximately 3.18 acres of neighborhood commercial zoning at the new intersection of Plank and Moose Range Roads.
- Approximately 5.83 acres of townhomes adjacent to the neighborhood commercial area with a maximum density of 9 units per gross acre (or a maximum of 53 units).
- The reconfiguration of Plank Road at the developer's expense to conform to the City and County comprehensive plans.

- The reconfiguration of Moose Range Road at the developer's expense to conform to the City and County comprehensive plans.

Among the questions the Plan Commission may consider are the following:

- ✓ Does the concept plan conform to the City's Comp Plan? The proposed low-density single family housing does conform to the Plan; the proposed neighborhood commercial and townhouse features do not.
- ✓ What would be the timing of the first permits from the proposed subdivision? The two key policy reference points are Ordinance 2005.60 (attached) and the informal understanding that the City will try to maintain an average of about 250 permits per year in the period 2010-2015, consistent with the fiscal impact analysis presented in March 2005 by NIU's Center for Governmental Studies. A revised "timeline" is also attached to show how the approved residential developments are building out, as of July 1, 2006. It should be noted that this timeline does not include the Herst farm, which has been annexed but has no detailed preliminary plan for lot development as yet.
- ✓ Is sewer line capacity available for all the units, and by gravity means? Per Council direction, the City Engineer has calculated the line capacity for each new residential subdivision on the City's north side on a first-come, first-served basis, with the proviso that some farm parcels (e.g. the Roby Farm at the northeast corner of Rt. 23 and North Grove Road) will eventually serve as logical pathways for sewer loops and will thus have claims on connections to such sewer extensions. The proposed subdivision is at the end of the line, so to speak, in terms of sewer capacity and gravity flow. Pending a joint engineering review by the City Engineer and the developer's engineer, the City Engineer's initial estimate is that about 284 of the proposed 341 units could be served if no sewer is extended to the Wig and Kelly farms (which are north of the Roby Farm).
- ✓ Is an adequate buffer established between the older County subdivisions and the proposed development area?
- ✓ What will be the impact of the storm water detention and retention ponds depicted on the plan, in terms of adjacent parcels?
- ✓ What will be the traffic impact of this development? Related to this question are the following questions: What would be the timing of the re-alignment of Plank Road? Who would pay for the re-alignment?

Plan Commission direction is requested.