

# **SYCAMORE PLANNING AND ZONING COMMISSION AGENDA**

**December 13, 2021**

## **REGULAR MEETING 7:00 P.M.**

**1. CALL TO ORDER**

**2. APPROVAL OF AGENDA**

**3. CONSENT AGENDA**

A. Approval of Minutes from the July 12, 2021 Regular Meeting

**4. AUDIENCE TO VISITORS**

**5. WORKSHOPS**

**A. Consideration of a Development Proposal by Brian Grainger of Old Mill Park, LLC for Phase II of the Old Mill Park Active Adult 55+ Luxury Townhome Development.**

Brian Grainger of Old Mill Park, LLC who completed the Somerset Farms development and has developed Phase I of the Old Mill Park active adult 55+ luxury townhome development, intends to develop a second phase north of Mt. Hunger Road and south of Maplewood Drive. The property is 18.65 acres and would be a continuation of the Old Mill Park subdivision. Mr. Grainger hopes to construct twenty-one, four-unit buildings (84 units total) arranged similar to the first phase, with a botanical garden, a clubhouse and indoor swimming pool that would serve both phases. In order to develop the property in this fashion it would need to be re-zoned from the current C-3, Highway Business District zoning to R-3, Multi-Family Residential. The proposed development is an active adult age 55+ luxury townhome development.

Mr. Grainger has submitted a concept plan for review by City staff and the Planning and Zoning Commission. The intent is to gather feedback and incorporate any necessary changes prior to proceeding with preliminary and final plats.



The Planning and Zoning Commission will want to consider how the proposed continuation of the active adult development fits with the residential development goals and objectives outlined in the Comprehensive Plan. The City’s Comprehensive Plan states a goal to “Maintain a primarily single-family character of the community’s housing stock, but evaluate the potential to introduce more diversity in housing options in order to attract a variety of residents”. The Comp Plan also states an objective to “pursue the development of senior living neighborhoods or senior housing options near walkable centers, such as the downtown”. This property is adjacent to Phase I of the Old Mill Park subdivision and is within walking distance of downtown.

The items below are based on staff comments after meeting with Mr. Grainger and his team. While it is not necessary to resolve every issue, staff recommends that the applicant and Planning and Zoning Commission discuss viable alternatives and gain a consensus or general expectation for resolution.

*Land Use:* The subject property is 18.65 acres or 812,394 square feet. The approximate breakdown of the land uses are reflected in the following table:

	Acres	Percentage
Multi-Family Buildings	4.34	23.3%
Bituminous Streets/Drives	3.64	19.5%
Concrete Sidewalk/Curb	.78	4.2%
Private Park	1.23	6.6%
Net Green Space	8.66	46.4% (20% req'd)

- *Density:* With a gross land area of 18.65 acres and 84 units, the development would result in 4.50 units per acre. The City’s comprehensive plan identifies this as medium density in the range of 3 to 6 units per acre and calls for 20% dedicated open space, which includes the park space and dedicated setbacks in the net green space.
- *Age Restricted Development:* The development is an age restricted development in accordance with the Fair Housing Act of 1995 and is designed as primarily owner occupied.
- *Permitting:* The City’s Unified Development Ordinance does not require a time limit before building permits are issued as the preliminary plan outlines 0 to 50 dwelling units. No more than 25 units are permitted per year, which is consistent with the developer’s intent. No building permits will be issued on any part of the property until all utilities and road base is installed. Certificates of occupancy will not be granted until the first lift of asphalt has been installed on all roadways and the emergency access drive. The Developer is requesting that the clubhouse be built at the same time a model home could be constructed.
- *Development Covenants:* The developer will provide the City satisfactory evidence that all covenants that pertain to the property and its originally intended use as a commercial property will be revised and replaced with those covering the multi-family age-restricted residential development as proposed approved for rezoning with the conditions outlined above. This will be in the form of a Development Agreement.
- *Homeowner’s Association:* The developer shall establish a Home-Owner’s Association or extend the Phase I Home Owner’s Association to Phase II. A dormant special assessment area will be established and would be activated in the event of a failure to

maintain private improvements and common areas. The HOA would establish by-laws that would govern the association.

- *Subdivision Access:* One access road into the subdivision is proposed. Per Article 6.10.3.B of the Sycamore Unified Development Ordinance (UDO) and staff recommendation, multiple access points are required in order to reduce traffic congestion and provide alternate routes for emergency vehicles. Unlike the previous development (Phase 1), there is the ability to provide access onto two City streets (Mt. Hunger Road and Maplewood Drive). City Staff discussed the requirement for two access points with Mr. Grainger. He believes that two access points will promote “cut-through” traffic within the subdivision, even after incorporating staff recommendations to prevent through traffic.
- *Emergency Access:* A paved secondary emergency access point will be established and controlled with a gate or bollard when not in use for emergency purposes. The emergency access point is included in the plan utilizing the right turn lane on Route 23. The Illinois Department of Transportation (IDOT) may require the modification and/or elimination of the existing right-in, right-out entrance/exit on IL Route 23 as they may not want to continue to maintain improvements that are not utilized as a primary access. This item will be confirmed during review of the civil plans.
- *Roadways/Driveways:* Internal streets and driveways are private and are the responsibility of the Homeowner’s Association. All streets are to be constructed in accordance with engineering and emergency response requirements. Upon receipt of civil plans, the City Engineer and the Fire Department will confirm that all streets are constructed in accordance with City of Sycamore standards and details, to include a minimum width of 27’ measured from back of curb to back of curb, adequate paving materials and adequate turning radii and clearances for emergency response vehicles.
- *Paths and Connectivity:* The plan includes the reconstruction of the path along the south side of Maplewood Drive along with the installation of a new sidewalk along Route 23. Staff questioned how the residents on the south side of Mt. Hunger Road will access the Club House on the north side and Mr. Grainger believes they will utilize the north - south crosswalk on the east side of the Rt. 23 - Mt. Hunger Road intersection. As proposed, an additional sidewalk will be required on the north side of Mt. Hunger Road, extending from Rt. 23 eastward to the subdivision entrance. The maintenance of all paths and sidewalks will be the responsibility of the Homeowner’s Association.
- *Landscaping/Buffers:* A medium-height berm is proposed along the west side of the subdivision. Landscaping is proposed along the east side of the subdivision in lieu of a berm due to storm water drainage concerns. Staff expressed concerns with light pollution involving residents’ vehicle headlights that might shine on the existing townhomes to the east. Mr. Grainger was agreeable to denser landscaping near the driveway areas in order minimize potential light pollution. The developer also agrees

to comply with all landscape standards as prescribed by the City's Unified Development Ordinance.

- *Common Areas:* The Homeowner's Association will be responsible for the maintenance and mowing of all common areas and open areas. Multiple private street lights will be installed in the park area and will be the responsibility of the HOA.
- *School District Donation:* The developer will be required to make a cash donation in the amount provided by Ordinance 2016.20 before each occupancy permit is issued.
- *Park District Donation:* The developer will be required to make a cash or land donation, or combination thereof provided by Ordinance 2016.21 before each occupancy permit is issued.
- *Library Donation:* The developer will be required to make a cash or land donation, or combination thereof provided by Ordinance 2016.22 before each occupancy permit is issued.
- *Lot Development Standards:* The lot development standards outlined in R-3, Multi-Family Residential zoning require front setbacks of 25 feet, side setbacks of 5 feet, corner side setbacks of 25 feet and rear setbacks of 30 feet. When looking at the development, the setbacks generally comply. The lot coverage maximum is 50% and this development is approximately 53.6% coverage. The property was initially zoned C-3, Highway Business which anticipates up to 85% lot coverage.

It is worth noting that each of the buildings has multiple facades and what constitutes the front or side may be subject to interpretation. The proximity of Building #2 in relation to the Rt. 23 gateway was noted by Staff, however it appears both the building and the west driveway meet all setback requirements. The Planned Unit Development Agreement and Special Use permit would make exceptions to these lot development standards, if approved.

- *Illinois Department of Transportation:* The City has requested that the developer receive IDOT sign-offs early in the process as they have jurisdiction on one of the public streets that this development fronts. Ultimately, IDOT will need to review the proposed plan and sign-off on the final plat and moving forward with this step would reduce the chances for development delays.
- *Grading:* The developer will be required to meet all grading and engineering requirements as it relates to grading, drainage, the floodplain, flooding, top of foundation and basement floor elevations. It is understood that the City Engineer will not approve engineering plans until all concerns are satisfactorily addressed related to grading and grading transitions adjacent to and within the floodplain. No deviations to the National Flood Insurance Program plan would be approved.

- *Watermain:* Although not shown in the plan, the site includes existing watermain improvements. The applicant has indicated the proposed layout took into account the watermain as it will be incorporated into the new development. All watermain will be constructed with shut-off valves limiting shut-offs to no more than 800' within a residential area. Watermains must be publicly owned and must be located within easements that provide the necessary room for maintenance and repair. Separate service connections will be required for each unit. The Preliminary Utility Plan will require modification in order to provide the necessary space for repairs and maintenance. Taps will not be allowed off the transmission main that are along Illinois 23.
- *Sanitary Sewer:* Similar to the watermain, the site includes existing sanitary sewer improvements that is not shown but will be incorporated into the new development. The development will include overhead sanitary sewers. Sanitary sewer mains will be publicly owned and must be located within easements that provide the necessary room for maintenance and repair. Separate service connections will be required for each unit.
- *Storm Sewer Detention:* All roof drains and sump pumps will need to be tied into the storm sewer system. The proposed development will need to conform to the revised DeKalb County Stormwater Ordinance, which includes larger rainfall events. The detention basin must also be equipped with a concrete channel. As shown, the five most southern buildings (1, 2, 19, 20 & 21) encroach into the existing detention facility as per the original final engineering plans. The applicant will have additional information to present at the meeting to determine if further modification of the stormwater management facility and/or site layout will be required.

In addition to the concept plan, Mr. Grainger has submitted a petition to re-zone the property from its current zoning of C-3, Highway Business to R-3, Multi-Family Residential to allow the development of the plan as presented with any suggested modifications recommended by the Planning and Zoning Commission further in the next portion of this agenda for action.

## 6. ACTION ITEMS

**A. Consideration of a request by Brian Grainger of Old Mill Park, LLC for a change of zoning of the property located south of Mt. Hunger Road and Route 23 (PIN numbers 0629427001, 0629427002, 0629427003 and 0629427004) constituting 18.65 acres from the current zoning of C-3, Highway Business District to R-3, Multi-Family Residential District.**

Brian Grainger of Old Mill Park, LLC who completed the Somerset Farms development and has developed Phase I of the Old Mill Park active adult 55+ luxury townhome development intends to develop a second phase north of Mt. Hunger Road and south of Maplewood Drive. The property is 18.65 acres and would be a continuation of the Old Mill Park subdivision. Mr. Grainger hopes to construct twenty-one four-unit buildings (84 units total) arranged similar to the first phase, with a botanical garden, a clubhouse and indoor swimming pool that would

serve both phases. In order to develop the property in this fashion it would need to be re-zoned from the current C-3, Highway Business District zoning to R-3, Multi-Family Residential. The proposed development is an active adult age 55+ luxury townhome development.

From a planning standpoint the Plan Commission should consider whether it is in the best interest of the community both in the short-term and long-term to re-zone the property?

The Plan Commission will want to consider how the proposed active adult development fits with the residential development goals and objectives outlined in the Comprehensive Plan. The City's Comprehensive Plan states a goal to "Maintain a primarily single-family character of the community's housing stock, but evaluate the potential to introduce more diversity in housing options in order to attract a variety of residents". The Comp Plan also states an objective to "pursue the development of senior living neighborhoods or senior housing options near walkable centers, such as the downtown". This property is adjacent to Phase I of the Old Mill Park subdivision and is within walking distance of downtown.

Mr. Grainger submitted a concept plan to the Planning and Zoning Commission that will be presented earlier in this agenda to get feedback and prepare to address any concerns. The concept plan includes features that were included in the first phase. While the purpose of this action item is to consider the petition to re-zone, the petitioner and his team are working through many of the details in preparation of a potential return to the Plan Commission in early 2022, provided the petition to re-zone is approved. The details would be finalized as part of the development plan and preliminary plat, however given that this development would be an extension of Phase I many of the details would mirror those in the original phase.

The City Council approved the rezoning of Phase I in December 2016, conditioned on the approval of a final plat and a planned development agreement and plan for an age restricted housing project substantially similar to the concept plan. Given that the concept plan and development details are very similar to Phase I, staff recommends the process follow the same steps and that action on the re-zoning request include the same conditions.

Notice of a Public Hearing was made via the local newspaper, with signs on the subject property and through mailers to neighbors within 250 feet.

A favorable recommendation to the City Council is requested.

## **7. ADJOURNMENT**