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1000 acre parcel studied  
by Lisa Welz

The Plano Plan Commission conducted a public hearing Monday on a proposal to develop a 1,047 acre parcel including land owned by the Henning, Morris and Lord families, all whom are related.

The parcel is oddly shaped and is located west of Eldamain Road just north of the Menard's Distribution Center, primarily north of Corneils and Miller Roads and south of Galena Road, although no portion of it touches Galena.

It is bisected by Rock Creek Road and the Big Rock Creek runs through much of the property as does the proposed path for the Prairie Parkway.

Yorkville attorney Daniel Kramer represented the families and was assisted by land planner Chris Lannert, president of Lannert Group, in outlining the proposed annexation and zoning for the property.

Kramer explained that the project is property-owner driven and no developer has expressed interest in the property at this time. The proposal has been in the works for over a year, he said, and is coming before the city now so that they are able to be part of the next expansion to the waste water treatment facility.

The families realized, he said, "That if there was going to be development on any of the property, for a window of the next 20 years, they were going to have to get utility service for it. And that if they didn't join in on the (next) sewer plant expansion, the bus was going to pull out and it may not come this way again for a 10 to 20 year window. So what they didn't want to do was have another generation of family inherit it, or they hold it for a lifetime, and not have options."

Kramer noted the city's policy of "pay to play" where developers front fund the expansion and added it was unlikely the property would be developed in the short term. He pointed out that it would be beneficial in the long term to the city, and economic development in particular to be able to say there are commercial areas available with utility access.

Lannert presented the overall plan for the property, beginning with a proposed commercial area with 1,100 feet of frontage along Eldamain Road that showed a 33 acre commercial site, two office/research/industrial sites totaling 111 acres, a 138 acre industry /manufacturing site, 55 acres of single family residential, 29 acres of mixed use, and a 19 acre "feature."

The area west of the proposed Prairie Parkway shows several single family residential neighborhoods totaling 263 acres, 87 acres of mixed use zoning, 18 acres of commercial

use along Miller Road, 26 acres of open space, and a 27 acre feature that is yet to be determined.

Northeast of the recorded Prairie Parkway path the zoning plan shows three mixed use parcels totaling 183 acres, 77 acres of open space/single family residential along the Big Rock Creek, a 20 acre feature, and two out parcels not part of the plan.

Of the total property, the Lord family owns 435 acres, the Morris family owns 176 acres, and the Henning family owns 514 acres. The concept plan also outlined projected revenues for each family if developed as proposed.

The Henning property includes 52 single family estate lots, 184 single family lots, 522 units of mixed use residential (single family or multifamily, no office or commercial), 18 acres of commercial, 111 acres of office/research/industrial, and 138 acres of industrial use. The projected residential population for the Henning portion of the property is 11,050 and their projected contribution to the next sewer expansion is \$4.37 million.

The Morris property includes 126 single family lots, 522 units of mixed use residential, 33 acres of commercial, and 42 acres of office/research/industrial and has a projected residential population of 9,837 and an estimated contribution of \$1.84 million toward the sewer expansion.

Property owned by the Lord family includes 84 single family estate lots, 285 single family lots, and 1,098 mixed use residential lots with a projected population of 22,338 and an estimated sewer contribution of \$3.98 million.

The total residential population projection for all three parcels is 43, 225 people and the total number of all residential parcels, including mixed use units, is 2,873. The “feature” referenced in several areas of the plan could be used for parks, school sites, police or fire department facilities but it was not specifically designated at this early stage of the plan and will be determined by the needs of those governmental bodies, Lannert explained.

Preservation of the Big Rock Creek corridor was also discussed and concerned many commissioners and residents. Lannert said the protection of the corridor was important and was the “Spine for the whole project.”

Tom Karpus, director of building, planning and zoning for the City of Plano, stated, “The city feels strongly about protection of the Big Rock Creek. I can assure you there will be open space or very low density residential along the creek. It’s an asset that’s irreplaceable and we will protect it. Period.”

Dave Teckenbrock, chairman of the plan commission, speaking of the Big Rock Creek stated that it is illegal to build in a flood plain and Kramer agreed, adding that they have not yet looked at the flood maps for that region.

One man whose property adjoins the parcel said he was concerned with the legal description including his property, while others asked a series of questions regarding how the project would impact them.

Kramer said the legal description would be sorted out and that no additional property was included in the annexation and zoning of his client's property. He also responded to John Zglobicki's concerns that there hadn't been enough time to properly review the proposal and learn how it impacted his property by suggesting public hearings on the matter.

Kramer also answered questions from Robery Dressel, president of the LaSalle Manor Retreat Center, which is also adjacent to the subject property. Dressel said he was concerned that the peaceful atmosphere of his property would be disrupted, and asked what the timetable was for the development, and wondered what responsibility developers have to nearby property owners.

Dressel was told that development was at least five years out and more likely, eight to 12 years. Kramer stated that property owners can choose to be annexed but would not be forced by the city, something Karpus agreed with. Karpus also said that the city is "Careful that surrounding property owners get the buffers they need.

Commissioner Ed Carter said the city should not be responsible for any type of bridge over or under the Prairie Parkway. If it was approved by the Illinois Department of Transportation so the parcel would be connected, he felt the developer should pay for it.

The public hearing was continued to the Plan Commission meeting in March.