

PRAIRIE CENTER DEVELOPMENT

Revised 12/30/15

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APPLICATION FOR CONCEPT PLAN REVIEW

This is an application for zoning amendment to re-classify the Subject Property from its current zoning classification in the BR Regional Business Zoning District, to:

- A) Planned Unit Development (“PUD”) with residential, and commercial/retail uses; or
- B) As an alternative, three (3) new classifications for the Subject Property: RM-3 Residential Zoning District (in part), CBD-1 Business / Mixed Use Zoning District (in part), and BR Business District (in part), or
- C) As a second alternative, two (2) new classifications for the Subject Property: RM-3 Residential Zoning District (in part), and BR Business District (in part).

The petitioner proposes that a PUD for a mixed use, residential and commercial development, be recommended for approval by the Plan Commission and approved by the City Council as the highest and best use for the vacant, 27-acre tract comprising the Subject Property.

However, if the proposal cannot be recommended for approval and finally approved, then Petitioner puts forth an alternative plan which will comply with all zoning regulations which would be applicable to the Subject Property; and if the City wishes not to classify property outside of the central core of the City in a CBD-1 District, then a second alternative eliminating that classification and utilizing only RM-3 and BR zoning.

For each alternative, there appears to Petitioner to be no valid reason for denial of a recommendation for approval by the Plan Commission and for final approval by the City Council, so that the Subject Property may proceed to re-development in the City after so long a time remaining vacant.

Respectfully submitted,

SHODEEN GROUP, LLC

By: _____



SUMMARY OF DEVELOPMENT

Revised 12/30/15

PROPOSED PUD

The proposed development of the 27-acre Prairie Center in St. Charles will be a mixed-use development, comprised of residential and commercial components.

Types / Quantities of land use	Residential/Mixed Use	-	21.68 acres
	Commercial	-	5.97 acres
Number / Type of Res Units	609 Dwelling units in seventeen (17) 3-story buildings		
Maximum Building Coverage	Residential	30%	
	Commercial	30%	
Height of buildings (feet, stories)	Residential	3-story	50 ft.
	Commercial	2-story	40 ft.

Exceptions or departures from zoning / subdivision requirements: See the Zoning Compliance tables included with this Application, as to Residential and Non-Residential uses.

Statement of Planning Objectives to be Achieved – PUD

The subject parcels and development which, together constitute approximately 27 acres (the “Subject Property”) are under a single ownership / unified control by Owner.

The proposed planned unit development (“PUD”) incorporates a mix of uses planned and to be developed as a unit, and the planned unit development will provide certain amenities not otherwise required, including a mix of residential, retail, restaurant and office uses, and open spaces, within a walkable environment (collectively, the “Development”).

The PUD will contain 609 dwelling units in 3-story buildings of a “stacked flat” floor plan, served by common hallways and elevators. The PUD Project will promote a creative approach to site improvements, with an efficient use of the land, public utilities, street improvements and other facilities.

In sum, the proposed PUD:

- a) Advances one or more of the purposes of a PUD in the City
- b) Conforms to the requirements of the underlying zoning district, except to the extent that exceptions and deviations are noted in this Application;
- c) Conforms with the standards for a special use;

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- d) Will be beneficial to the physical development, diversity, tax base, and economic well-being of the City;
- e) Conforms to the Comprehensive Plan.

The PUD Project will satisfy the requirements of the City Code for a PUD. It will accommodate a project that incorporates a mix of uses, providing amenities to the PUD Project via a creative approach to the development of the area. The PUD Project will be designed to create a strong sense of place. The residential neighborhood will feature underground parking facilities, common open space, connecting sidewalks, and a clubhouse with swimming pool. The design will give the PUD Project a pedestrian orientation with walkable neighborhoods, usable open space and recreational facilities, promoting both physical activity and social interaction among the residents. The pedestrian features will connect the residential neighborhood with the nearby retail, office, and restaurant uses. These features will serve to make the mix of uses in the PUD Project more harmonious and integrated.

The PUD Project will serve to re-develop an area of the City that has long remained vacant, while utilizing most of the existing (and underutilized) infrastructure. This includes the electric, water, and sanitary sewer, as well as existing access points to roadways, and public transportation systems.

The proposed design of the PUD will also promote the economic development of the City, by including the following uses:

- The portion the PUD dedicated to BR Commercial Area along IL 38 will invite commercial activity along a high traffic arterial roadway, in an area currently vacant, and will re-develop a key corridor in the City (formerly occupied by commercial enterprises that became obsolete).
- The portion of the PUD dedicated to CBD-1 Commercial Area will serve as a transitional zoning district between the RM – 3 Area in the PUD and the BR Commercial Area, as well as a buffer between IL 38 and the residential neighborhood. The pedestrian connections to the residential area, and the internal streets, will add to the attraction of this commercial area to the nearby residents and to all residents of the City and region.
- The portion of the PUD dedicated to RM-3 Multi-Family uses will provide buildings served by elevators, with underground parking and vast amounts of open space, trails, and a clubhouse with a pool.
- The design of the PUD allows for inclusion of 17% more commercial space that would be allowed under the strict conformity with the zoning regulations for these business districts.
- The proposed PUD plan brings to an area outside the downtown the commercial / residential features of the CBD-1 Zoning District, in keeping with Kane County's 2040 Growth Plan, and implementing the concept of mixed use along the Randall Road corridor, and further, serving here as a desired buffer between the commercial corridor of IL 38 and the residential neighborhood to the north.

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The PUD Project will generally conform to applicable codes and regulations of the underlying zoning districts, with certain exceptions or departures to be reviewed and approved through the PUD review process and as set out on the attached Zoning Compliance tables.

On the other hand, strictly conforming to the zoning requirements for the Subject Property would inhibit the creative design allowed under the PUD regulations. The PUD regulations specifically allow this PUD Project to include the following amenities:

- A more upscale residential product (creating higher EAV, more real estate tax revenue).
- 17% more commercial space.
- Underground parking areas / no detached garages.
- More impactful site and open space landscaping and site furnishings.
- Less impermeable (asphalt) surface.
- Fewer residential buildings.
- No greater public works maintenance / off-site improvements.

These amenities could not be incorporated into the PUD Project without the PUD approach. In sum, the proposed PUD will provide benefits that outweigh those that would have been realized by conforming strictly to the strict requirements of the applicable zoning regulations.

The PUD Project also conforms to the Comprehensive Plan of the City. The Comprehensive Plan identifies this area as the West Gateway Sub-Area, and allows for at least six different types of uses in this sub-area, all intermixed in a variety of ways. These uses include regionally oriented retail uses, locally oriented retail uses, mixed use office/secondary commercial uses, single family attached uses, and multi-family uses, together with integrated open space.

First, the Comprehensive Plan calls for the area (the former St. Charles Mall site) to be developed as a “Neighborhood Center” including new residential units to form a potential customer base for businesses. The Plan allows for a series of mixed-use and/or multi-family townhome nodes to be developed. Residential and commercial uses should feature pedestrian environments and appropriate transitions to surrounding neighborhoods. Especially, a strong pedestrian orientation should be developed in this sub-area, connecting the residential districts to the retail, entertainment, and dining uses, and public transportation on Lincoln Highway and Randall Road. This should form a compact mix of uses to foster an active and interesting district overall.

A second alternative is for development of this sub-area as a “Comprehensive Mixed Use Center” which would include residential uses, and a residential uses above ground-floor commercial uses, in a PUD for the area. The Plan specifically calls for use of open space as a unique amenity in such a development.

Prairie Center draws from the alternatives and incorporates the uses in a refined and marketable way. The proposed PUD Project would create pedestrian nodes of development, with nearby mixed use residential and commercial uses, available by walkways for pedestrian access. There would be additional commercial uses along the IL 38 arterial corridor, available also by vehicular access. The

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mixed uses in this development would form an overall compact area fostering an active and interesting district.

**ALTERNATIVE PLAN “A” – ZONING IN THE
RM-3, CBD-1 AND BR ZONING DISTRICTS**

The first alternative proposed development for the 27-acre Prairie Center in St. Charles (the “Subject Property”) will be a development in three zoning classifications, to allow for residential and commercial areas on the property (the “Straight Zoning Project #1”).

Types / Quantities of land use	Residential	RM 3	16.47 acres
	Commercial/Residential	CBD-1	5.1 acres
	Commercial	BR	5.97 acres
Number / Type of Residential Units	316 Dwelling Units in seventeen (17) 3-story buildings 138 Dwelling Units in five (5) 4-story buildings (with retail on ground floor)		
Maximum Building Coverage	Residential	30%	
	Commercial	30%	
Floor area ration (for non-residential buildings)		.3	
Height of buildings (feet, stories)	Residential – RM-3	4-stories	50 ft.
	Mixed Use – CBD-1	no stories	60 ft.
	Commercial - BR	no stories	40 ft.

Exceptions / departures from zoning / subdivision requirements: None.

**Statement of Planning Objectives to be Achieved –
Straight Zoning Plan #1 (Alternative “A”)**

The Subject Property and development are currently under a single ownership / unified control by Owner.

Straight Zoning Project #1 incorporates three strata of uses, each within its own zoning classification, including residential in RM-3 residential zoning district; mixed commercial - residential uses in a CBD-1 zoning district; and retail uses in a BR zoning district along IL 38.

Straight Zoning Project #1 will conform to applicable Codes and regulations of the underlying zoning districts, and will add to the economic development of the City:

- The BR Commercial Area along IL 38 will invite commercial activity along a high traffic arterial roadway, in an area currently vacant, and will re-develop the frontage along a key corridor in the City (formerly occupied by commercial enterprises that became obsolete).

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- The CBD-1 commercial area will serve as a buffer between IL 38 and the interior residential neighborhood, with pedestrian connections to the proposed residential area, and access from internal streets.
- The RM-3 area will be improved with 454 dwelling units with surface parking for residents and visitors.

Alternative Plan “A” conforms to the Comprehensive Plan. The Comprehensive Plan identifies this area as the West Gateway Sub-Area, and allows for a mixed use neighborhood center type of development in this sub-area.

The Comprehensive Plan specifically calls for this area (the former St. Charles Mall site) to be developed as a “Neighborhood Center” including new residential units to form a potential customer base for local businesses. The Plan allows for a series of mixed-use and/or residential nodes to be developed. Residential and commercial uses should feature pedestrian environments, and appropriate transitions to surrounding neighborhoods. Especially, a strong pedestrian orientation should be developed in this sub-area, connecting the residential districts to the retail, entertainment, and dining uses. This will form a compact mix of uses to foster an active and interesting district overall. Alternative Plan “A” meets these criteria.

Alternative Plan “A” would replace the current zoning classification(s) of the Subject Property and their associated development restrictions with new zoning classifications that would reflect the highest and best use of the Subject Property would provide a gain to the community by filling the long-vacant land (19 years of vacancy) with presently viable uses; would be harmonious with the existing, surrounding uses; would provide an appropriate transition from single family residential use to commercial uses on a major arterial roadway in the City; and would require no exceptions or departures from the applicable zoning regulations.

Concept Review of Alternative “A” is not required, but is optional as a zoning map amendment. Table 17.04-1. It is presented here as an alternative to the more creative PUD plan above, so that the property need no longer sit vacant, but could be developed with a mix of residential and commercial uses without further delay.

Should the City Council reject the Petitioner’s proposal as a development option for the Subject Property, then the Petitioner requests that Alternative Plan “A” should be immediately recommended for approval by the Plan Commission and thereafter given prompt final approval by the City Council.

**ALTERNATIVE PLAN “B” – ZONING IN THE
RM-3 AND BR ZONING DISTRICTS**

The second alternative proposed development for the 27-acre Prairie Center in St. Charles (the “Subject Property”) will be a development in two zoning classifications, to allow for residential and commercial areas on the property (Straight Zoning Plan #2). The only difference with be that no part of the property would be classified as CBD-1 District. All of the property would be committed to RM – 3 Residential, and BR – Community Business, uses.

Types / Quantities of land use	Residential	RM 3	21.68 acres
	Commercial	BR	5.97 acres
Number / Type of Residential Units	Dwelling Units in seventeen (17) 3-story buildings		
Maximum Building Coverage	Residential	30%	
	Commercial	30%	
Height of buildings (feet, stories)	Residential – RM 3	3-story	50 ft.
	Commercial - BR	no stories	40 ft.

Exceptions / departures from zoning / subdivision requirements: None.

**Statement of Planning Objectives to be Achieved –
Straight Zoning Plan #2 (Alternative “B”)**

The Subject Property and development are currently under a single ownership / unified control by Owner.

Straight Zoning Plan #2 incorporates just two strata of uses, each within its own zoning classification, including residential in RM-3 residential zoning district; and retail uses in a BR zoning district along IL 38.

Straight Zoning Plan #2 will conform to applicable Codes and regulations of the underlying zoning districts, and will add to the economic development of the City:

- The BR Commercial Area along IL 38 will invite commercial activity along a high traffic arterial roadway, in an area currently vacant, and will re-develop the frontage along a key corridor in the City (formerly occupied by commercial enterprises that became obsolete).
- The RM-3 area will be improved with 429 dwelling units with surface parking for residents and visitors.

Alternative Plan “B” conforms to the Comprehensive Plan. The Comprehensive Plan identifies this area as the West Gateway Sub-Area, and allows for a mixed use neighborhood center type of development in this sub-area.

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The Comprehensive Plan specifically calls for this area (the former St. Charles Mall site) to be developed as a “Neighborhood Center” including new residential units to form a potential customer base for local businesses. The Plan allows for a series of mixed-use and/or residential nodes to be developed. Residential and commercial uses should feature pedestrian environments, and appropriate transitions to surrounding neighborhoods. Especially, a strong pedestrian orientation should be developed in this sub-area, connecting the residential districts to the retail, entertainment, and dining uses. This will form a compact mix of uses to foster an active and interesting district overall. Alternative Plan “C” meets these criteria.

Alternative Plan “B” would replace the current zoning classification(s) of the Subject Property and their associated development restrictions with new zoning classifications that would reflect the highest and best use of the Subject Property would provide a gain to the community by filling the long-vacant land (19 years of vacancy) with presently viable uses; would be harmonious with the existing, surrounding uses; would provide an appropriate transition from single family residential use to commercial uses on a major arterial roadway in the City; and would require no exceptions or departures from the applicable zoning regulations.

Concept Review of Alternative Plan “B” is not required, but is optional. Table 17.04-1. It is presented here as an alternative to the more creative PUD plan above, and to the extent that the City may object to classifying property outside of the central core of the city in the CBD-1 District, so that the property need no longer sit vacant, but could be developed with a mix of residential and commercial uses without further delay.

Should the City Council reject Petitioner’s proposal for development of the Subject Property as a PUD, and also, object to including any part of the property in the CBD-1 District (as proposed in Alternative “A”), then the Petitioner requests that Alternative “B” should be immediately recommended for approval by the Plan Commission and thereafter given prompt final approval by the City Council.

CONCLUSION

Applicant, Shodeen Group, LLC, respectfully requests that the City Plan Commission recommend for approval, and the City Council approve, its proposed PUD Concept in order to achieve the more desirable design features, the higher property values, and the greater commercial opportunities which it affords to the City.

In the alternative, Applicant requests that the City Plan Commission recommend for approval, and the City Council approve, its Straight Zoning Plan #1 (Alternative “A”) Concept, which serves to re-develop an area of the City currently vacant, and which fully complies with applicable City Codes and zoning requirements.

Should the City object to classifying any portion of the property in the CBD-1 Central Business District, Applicant requests that the Plan Commission recommend for approval, and the City Council approve, its Straight Zoning Plan #2 (Alternative “B”) Concept, which also serves to re-develop an area of the City currently vacant, and which fully complies with applicable City codes and zoning requirements.

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