

	<b>PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Project Title/ Address:</b>	600-660 S. Randall Rd. (Randall Shoppes) – Concept Plan		
	<b>City Staff:</b>	Russell Colby, Planning Division Manager		
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING</b>		<b>MEETING 4/8/14</b>	X
<b>APPLICATIONS UNDER CONSIDERATION:</b>				
Concept Plan				
<b>ATTACHMENTS AND SUPPORTING DOCUMENTS</b>				
Staff Memo				
Application				
Concept Plans				
<b>EXECUTIVE SUMMARY:</b>				
<p>The subject property, 600-660 S. Randall Rd., is a multi-tenant commercial building located at the southeast corner of Randall Rd. and Prairie St. New owners/developers, First Rockford Group, are proposing to improve the property. Details of the proposal:</p> <ul style="list-style-type: none"> <li>• A small building addition to square off an angled recess at the interior corner of the building.</li> <li>• Potential for a building addition on the north side of the building.</li> <li>• Complete renovation of the exterior of the building.</li> <li>• Complete reconstruction and expansion of the parking lot.</li> <li>• Enhanced freestanding sign.</li> <li>• New landscaping.</li> </ul> <p>The property as it exists today has a number of zoning non-conformities that make redeveloping the site difficult. The non-conformities are detailed in the Staff Memo.</p> <p>The applicant intends request a Planned Unit Development (PUD) for the project. Per Section 17.04.410.C of the Zoning Ordinance, a Concept Plan review is required prior to the applicant submitting the application for the PUD. Therefore, the applicant has submitted this Concept Plan application to seek feedback regarding the proposal improvements and the proposed Special Use for a Planned Unit Development.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION (<i>briefly explain</i>):</b>				
Provide feedback on the Concept Plan.				

Community & Economic Development  
 Planning Division

Phone: (630) 377-4443  
 Fax: (630) 377-4062



ST. CHARLES  
 SINCE 1834

**Staff Memo**

**TO:** Chairman Todd Wallace  
 And the Members of the Plan Commission

Chairman Dan Stellato  
 And the Members of the Planning & Development Committee

**FROM:** Russell Colby  
 Planning Division Manager

**RE:** Concept Plan for 600-660 S. Randall Rd. (Randall Shoppes)

**DATE:** April 4, 2014

**I. APPLICATION INFORMATION:**

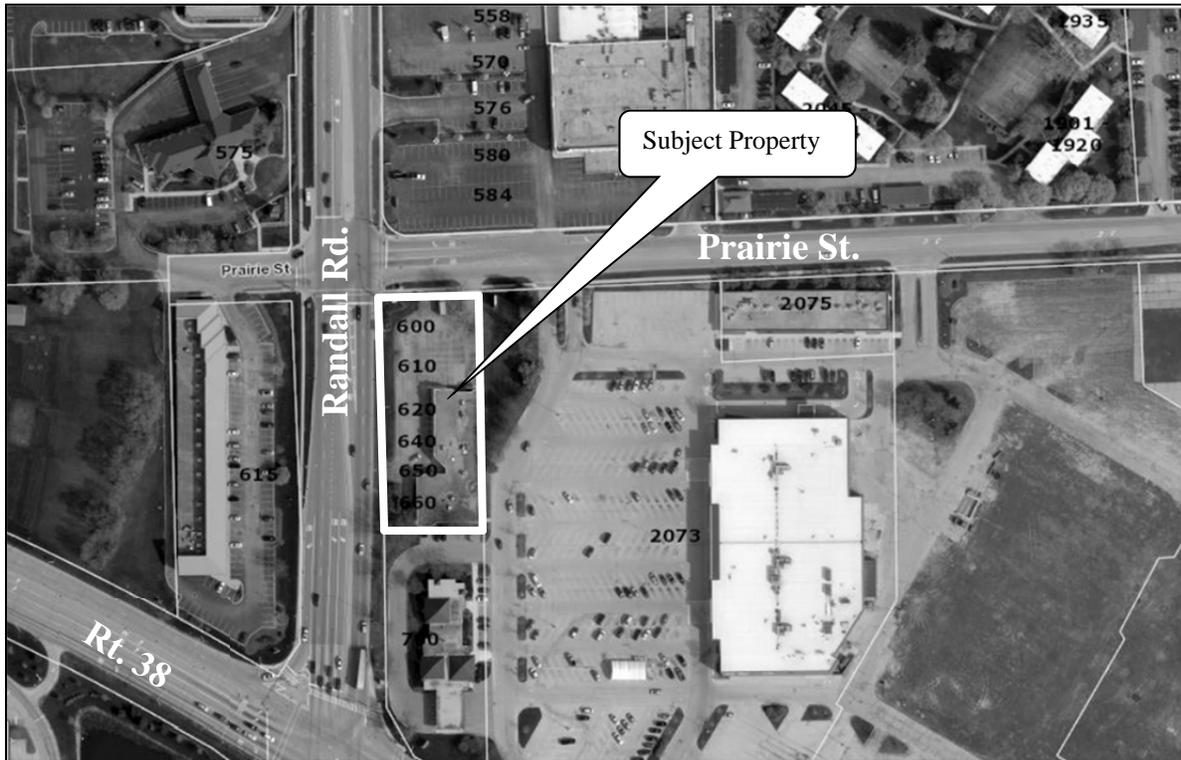
**Project Name:** 600-660 S. Randall Rd. (Randall Shoppes)

**Applicant:** Dyn Rote, LLC

**Purpose:** Concept Plan review of potential PUD to renovate and enlarge building and parking lot

General Information:		
<b>Site Information</b>		
Location	600-660 S. Randall Rd.	
Acres	0.991 acres	
Applications	<b>1) Concept Plan</b>	
Applicable Zoning Code Sections	17.04 Administration 17.14 Business and Mixed Use Districts Table 17.14-2 Business and Mixed Use Districts Bulk Requirements 17.24.100 Drive-Through Facilities 17.28 Landscaping and Screening 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts	
<b>Existing Conditions</b>		
Land Use	Existing Multi-tenant commercial/retail building	
Zoning	BC – Community Business District	
<b>Zoning Summary</b>		
North	BC-Community Business District	Multi-tenant commercial/retail building
East	BC-Community Bus./Special Use	Jewel Osco store with Drive- Through
South	BC-Community Business District	Fifth Third Bank with Drive-Through
West	BC-Community Business District	Multi-tenant commercial/retail building
<b>Comprehensive Plan Designation</b>		
Corridor/Regional Commercial		

## Aerial Photograph



## II. BACKGROUND:

### Property History

The subject property, 600-660 S. Randall Rd., is a multi-tenant commercial building located at the southeast corner of Randall Rd. and Prairie St.

In 1968, the subject lot was created by subdivision, along with the Fifth Third Bank lot to the south. Although Randall Rd. has been widened over the years, no portion of the original lot was ever removed for road widening.

The adjacent Jewel and Fifth Third Bank sites were developed in 1979. The Subject Property was developed in 1987.

### Proposal

New owners/developers, First Rockford Group, are proposing to improve the property. Details of the proposal:

- A small building addition to square off an angled recess at the interior corner of the building.
- Potential for a building addition on the north side of the building.
- Complete renovation of the exterior of the building.
- Complete reconstruction and expansion of the parking lot.
- Enhanced freestanding sign.
- New landscaping.

### PUD vs. Variance

The property as it exists today has a number of zoning non-conformities that make redeveloping the site difficult. The non-conformities are detailed in a table in the next section of the memo.

Staff and the applicant initially discussed the potential for one or more zoning variations to accommodate the project instead of a Planned Unit Development (PUD). However, because the applicant is requesting to intensify the use of the site and is choosing to add additional parking above what the Zoning Ordinance would require for retail uses, staff felt the proposal would not meet the standards required for a setback variance. The only other option available to accommodate the project is a PUD approval.

As a practice, the City has discouraged single-lot PUDs where possible. However, the City did approve a single-lot PUD for the McDonald's project on W. Main St., which is a complete site redevelopment and not a retrofit of an existing building.

Per Section 17.04.410.C of the Zoning Ordinance, a Concept Plan review is required prior to the applicant submitting the application for the PUD. Therefore, the applicant has submitted this Concept Plan application to seek feedback regarding the proposal site improvements and the proposed Special Use for a Planned Unit Development to accommodate the identified deviations.

## **III. ANALYSIS OF CONCEPT PLAN**

### **A. COMPREHENSIVE PLAN**

#### **Land Use Designation**

The Comprehensive Plan Land Use designation for this property is *Corridor/Regional Commercial*.

#### **West Gateway Sub Area Plan**

The West Gateway Sub Area Plan on p. 94 identifies an objective that could be advanced by the proposal:

- *Enhancement of the character of both existing and new development through onsite landscaping, attractive building design and materials, and more consistent sign regulation.*

The West Gateway Improvement Plan on p. 96 identifies a number of site design issues with properties in the vicinity of the site, including:

- The need for parking lot improvements (landscaping and screening).
- Lack of cross access between sites.
- Lack of sidewalk connections.

#### **Design Guidelines**

The Gateway and Corridor Design Guidelines starting on p. 132 identify a number of items that could be improved through the proposed project, such as:

- Creating a better visual presence and identifiable front entrance for the building.
- More architectural prominence for a highly visible corner site.
- Higher quality building materials.
- Improved parking lot lighting (replacement of flood lighting).
- Parking lot improvements, including curbing and landscape screening.
- Potential for cross access to adjacent sites.
- Improved signage.

**B. ZONING STANDARDS**

This property is zoned BC Community Business. Staff reviewed the submitted plans vs. the requirements of the Zoning Ordinance:

<b>Category</b>	<b>Zoning Ordinance Standard</b>	<b>Existing Site</b>	<b>Proposed Changes</b>
<b>Lot Area</b>	1 acre	0.991 acre	
<b>Lot Width</b>	N/A	135.48 ft	
<b>Building Setbacks:</b>			
<i>Front (Prairie St)</i>	20 ft.	140 ft.	80 ft.
<i>Exterior Side (Randall Rd)</i>	20 ft.	49.9 ft.	
<i>Interior Side (east)</i>	10 ft.	5.4 ft.	
<i>Rear (south)</i>	30 ft.	2.6 ft.	
<b>Parking/Paving Setbacks:</b>			
<i>Front (Prairie St)</i>	20 ft.	10 ft.	
<i>Exterior Side (Randall Rd)</i>	20 ft.	17 ft & 0 ft.	6 ft. & 0 ft.
<i>Interior Side (east)</i>	0 ft.	0 ft.	
<i>Rear (south)</i>	0 ft.	20 ft.	0 ft.
<b>Maximum Building Gross Floor Area</b>	75,000 sf	10,092 sf	11,256 to 13,667 sf
<b>Maximum Building Coverage</b>	40%	23.4%	26 to 31.6%
<b>Parking Stall Size</b>	9 x 18 ft (2 ft overhang allowed where parking stalls abut green space)	9 x 18 ft	
<b>Drive-Aisle Width</b>	24 ft	24 ft	
<b>Parking Requirement</b>	Stalls per 1,000 sf. GFA: Retail: 4 Office: 3 Restaurant: 10	44	58 to 69
<b>Minimum Percentage of Landscape Area</b>	15%		11% (approx.)
<b>Perimeter Parking Lot Landscaping</b>	50% screening of parking stalls	None	To meet ordinance
<b>Internal Parking Lot Landscaping</b>	10% of the parking lot area (for new parking lots only)	None	TBD
<b>Building Foundation Landscaping</b>	8 ft. (for new areas of the building)		None for Addition

Non-Conformities/Proposed Deviations

Existing

The most significant existing zoning non-conformities are the building location on the lot (rear and interior side yard setbacks) and the parking lot setback along Randall Rd.

The Zoning Ordinance requires 15% of the lot area to be landscaped. The existing site may be conforming in terms of the percentage of greenspace; however most of this greenspace is not actually landscaped.

### Parking Lot

The proposed deviations would decrease the parking lot setback along Randall Rd. in order to accommodate an additional row of parking. The reconstructed parking lot would be brought into conformance with the design and landscape screening requirements.

Nearby parking lots to the south (Fifth Third) and to the north of Prairie Street also have non-conforming parking lot setbacks along Randall Rd. in the range of 0 to 5 ft.

The proposed improvements to the site would reduce the percentage of greenspace; however it is anticipated that the percentage of landscaped area would increase vs. what exists today.

### Building Addition

The optional building addition to the north would meet all zoning requirements, with the exception of Building Foundation Landscaping, which per ordinance would be required along the newly constructed portions of the building.

## C. BUILDING ARCHITECTURE

Staff has reviewed the submitted building elevations for conformance with the standards established in Zoning Ordinance Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts. The elevations generally conform to those standards.

The existing building is outdated in design and lacks a visual presence on the corner. The proposed enhancements will give the building a more modern appearance and taller design elements will give the building more prominence.

## D. SIGNAGE

The existing monument sign at the site complies with the current standards for freestanding signs. The developer plans to enhance the existing sign with masonry materials that match the improvements to the building.

## E. SITE ENGINEERING AND UTILITY CONSIDERATIONS

- The site is below one acre; therefore stormwater detention is not required. However, because disturbance of the site will exceed 5,000 sf, a stormwater permit will be required. Drainage of the site will be reviewed to ensure that post-development stormwater run-off does not exceed the pre-development runoff.
- Utilities serving the building may need to be relocated for the building addition.
- An additional fire hydrant may be required as there does not appear to be a fire hydrant located within 75 ft. of the Fire Dept. connection to the building.
- Upgraded electric service may be needed depending on the tenants, and this may require the installation of an additional transformer on the site.

### Cross Access

Staff has recommended to the applicant that cross-access to adjacent sites would be desirable; however allowing for access to either the Jewel or Fifth Third site would require amending a larger access and easement agreement affecting these properties and the former St. Charles Mall property. Staff requests that the developer plan for and agree to cross access, should it become available at a future date.

#### F. PLANNED UNIT DEVELOPMENT PROPOSAL

Part of this Concept Plan review is to determine if the applicant should proceed with filing an application for a Special Use for a Planned Unit Development. This future application will need to advance one or more of the purposes of the PUD as stated in Section 17.04.400.A. Purpose of the Zoning Ordinance. These purpose statements are as follows:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies, and the community.

#### IV. **RECOMMENDATION AND ITEMS TO CONSIDER**

Review the Concept Plans and request to submit an Application for a Special Use for a Planned Unit Development. The following items should be considered as part of this review:

- ✓ Does the proposal advance one or more of the purposes established in Section 17.04.400.A Purpose? (Is this an appropriate project for the use of a PUD?)
- ✓ Is the proposed deviation for the parking lot appropriate?
- ✓ Is the architecture of the buildings appropriate?
- ✓ Are there other design improvements or amenities to further enhance the site to justify the PUD request?

# CITY OF ST. CHARLES

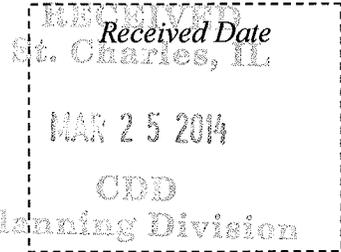
TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

## CONCEPT PLAN APPLICATION



<b>CITYVIEW</b>	
Project Name:	<i>600-660 S. Randall Rd.</i>
Project Number:	<i>2014-PR-008</i>
Application Number:	<i>2014-AP-013</i>

*To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.*

*When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.*

*The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.*

<b>1. Property Information:</b>	Parcel Number (s): 09-33-302-001-0000	
	Street Address (or common location if no address is assigned): 600-660 S. Randall Rd.	
<b>2. Applicant Information:</b>	Name Dyn Rote, L.L.C.	Phone 815-229-3000
	Address 6801 Spring Creek Rd. Rockford, IL 61114	Fax 815-229-3001
		Email marvin@firstrockford.com
<b>3. Record Owner Information:</b>	Name Same as Applicant	Phone
	Address	Fax
		Email
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name Same as Applicant	Phone
	Address	Fax
		Email

**Zoning and Use Information:**

Current zoning of the property: BC Community Business

Is the property a designated Landmark or in a Historic District? No

Current use of the property: Commercial Strip Center

Proposed zoning of the property: BC Community Business PUD? Yes

Proposed use of the property: Commercial Strip Center

Comprehensive Plan Designation: Corridor/Regional Commercial

**Attachment Checklist**

- APPLICATION:** Completed application form signed by the applicant
  - PROOF OF OWNERSHIP and DISCLOSURE:**
    - a) a current title policy report; or
    - b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).
  - LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
  - PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
  - AERIAL PHOTOGRAPH:**

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.
  - PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.
- Copies of Plans:**
- Initial Submittal - ~~Fifteen (15)~~ Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
  - Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

**Concept Plans shall show:**

1. Existing Features:
  - Name of project, north arrow, scale, date
  - Boundaries of property with approximate dimensions and acreage
  - Existing streets on and adjacent to the tract
  - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.
2. Proposed Features:
  - Name of project, north arrow, scale, date
  - Boundaries of property with approximate dimensions and acreage
  - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
  - Architectural elevations showing building design, color and materials (if available)
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

**SUMMARY OF DEVELOPMENT:**

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

- INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing.

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

Dyn Rote, L.L.C.

Sumil Suri

Record Owner

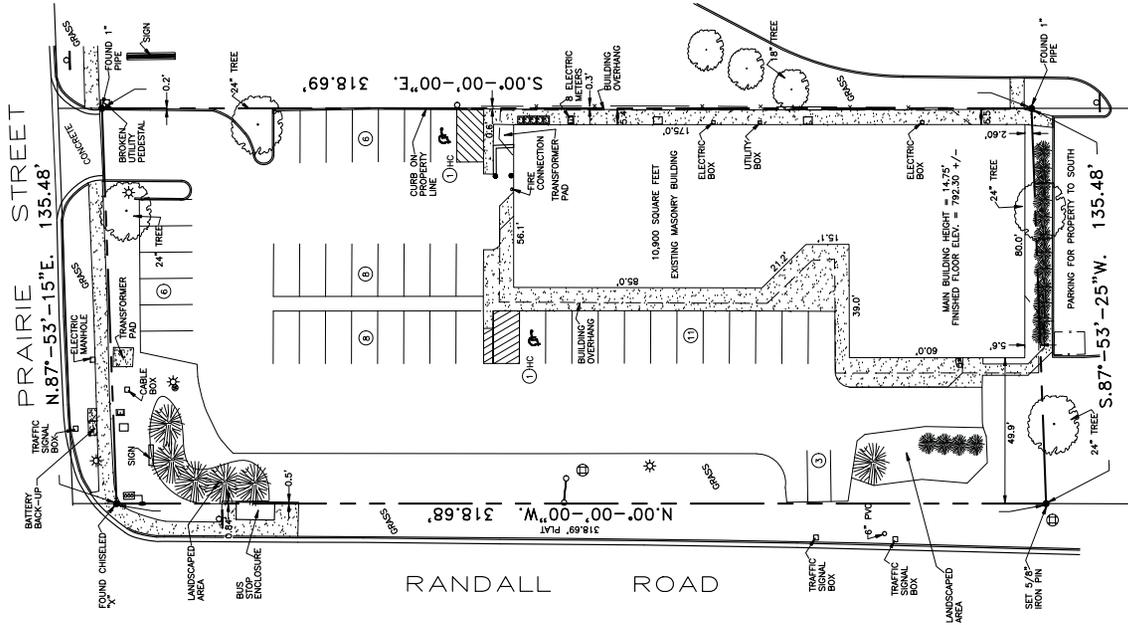
Sumil Suri, Manager

3/21/14

Date

Applicant or Authorized Agent

Date



Site Plan-Existing

1-1-2014

**Existing Retail Building Remodeling to Randall Shoppes**  
 600-680 Randall Road  
 St. Charles, Illinois

THE CONTRACTOR SHALL DETERMINE EXACT DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL COORDINATE ALL CONDITIONS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THIS DRAWING IS THE PROPERTY OF MCCLELLAN BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

NO.	DATE	DESCRIPTION
1)	1-18-14	Building Survey
2)	1-14-14	Draft Survey
3)	1-21-14	Owner Review
4)	2-18-14	City of St. Charles Public Review

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Project No. 1406

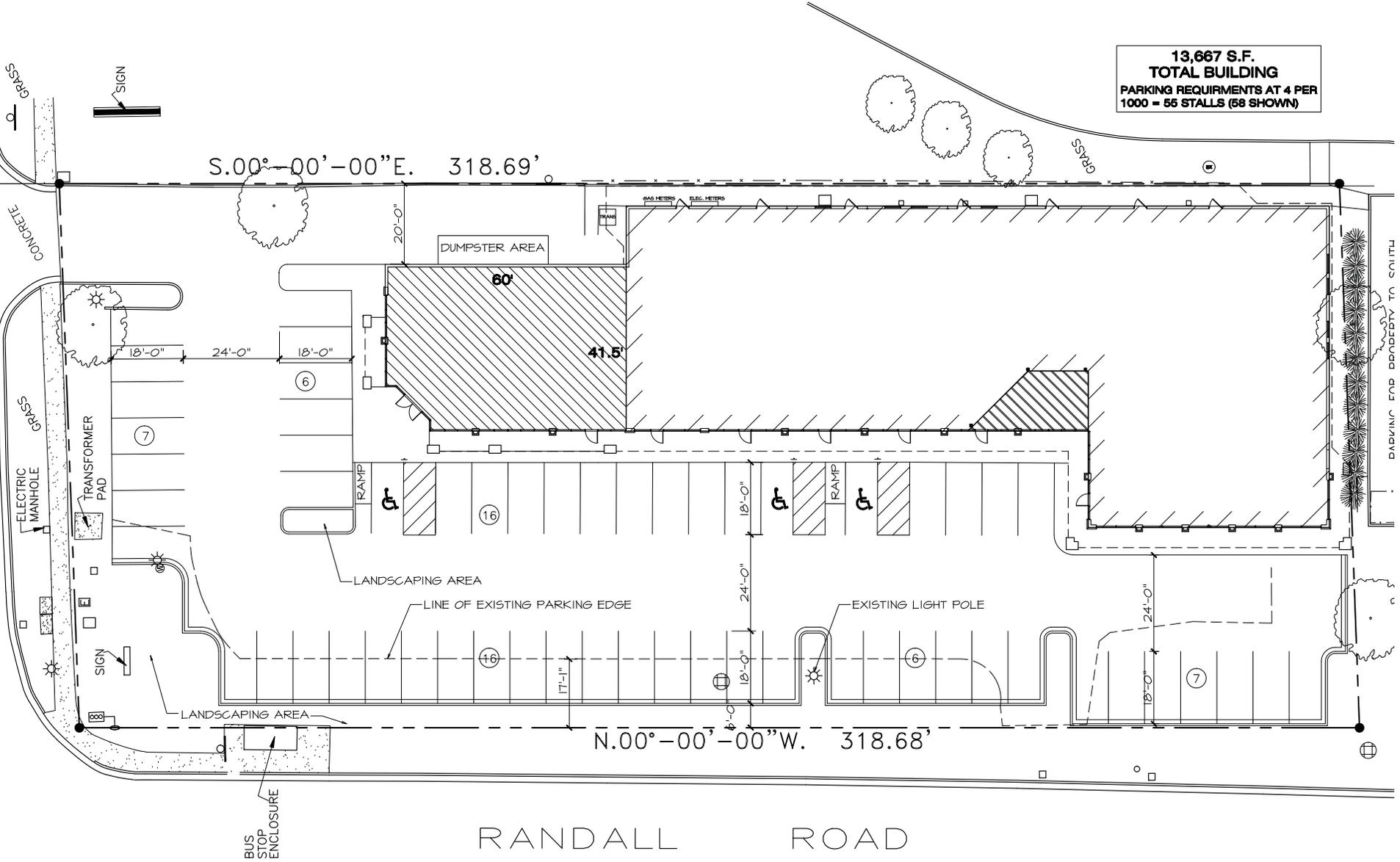
Scale 1" = 20'-0"

Sheet Title SITE PLAN-EXISTING

Ref. North Sheet No. C100

**PRELIMINARY**

PRAIRIE STREET  
N.87°-53'-15"E. 135.48'



13,667 S.F.  
TOTAL BUILDING  
PARKING REQUIREMENTS AT 4 PER  
1000 = 55 STALLS (58 SHOWN)

S.00°-00'-00"E. 318.69'

N.00°-00'-00"W. 318.68'

RANDALL ROAD

BUS  
STOP  
ENCLOSURE

PARKING FOR DECEDEY TO SOUTH

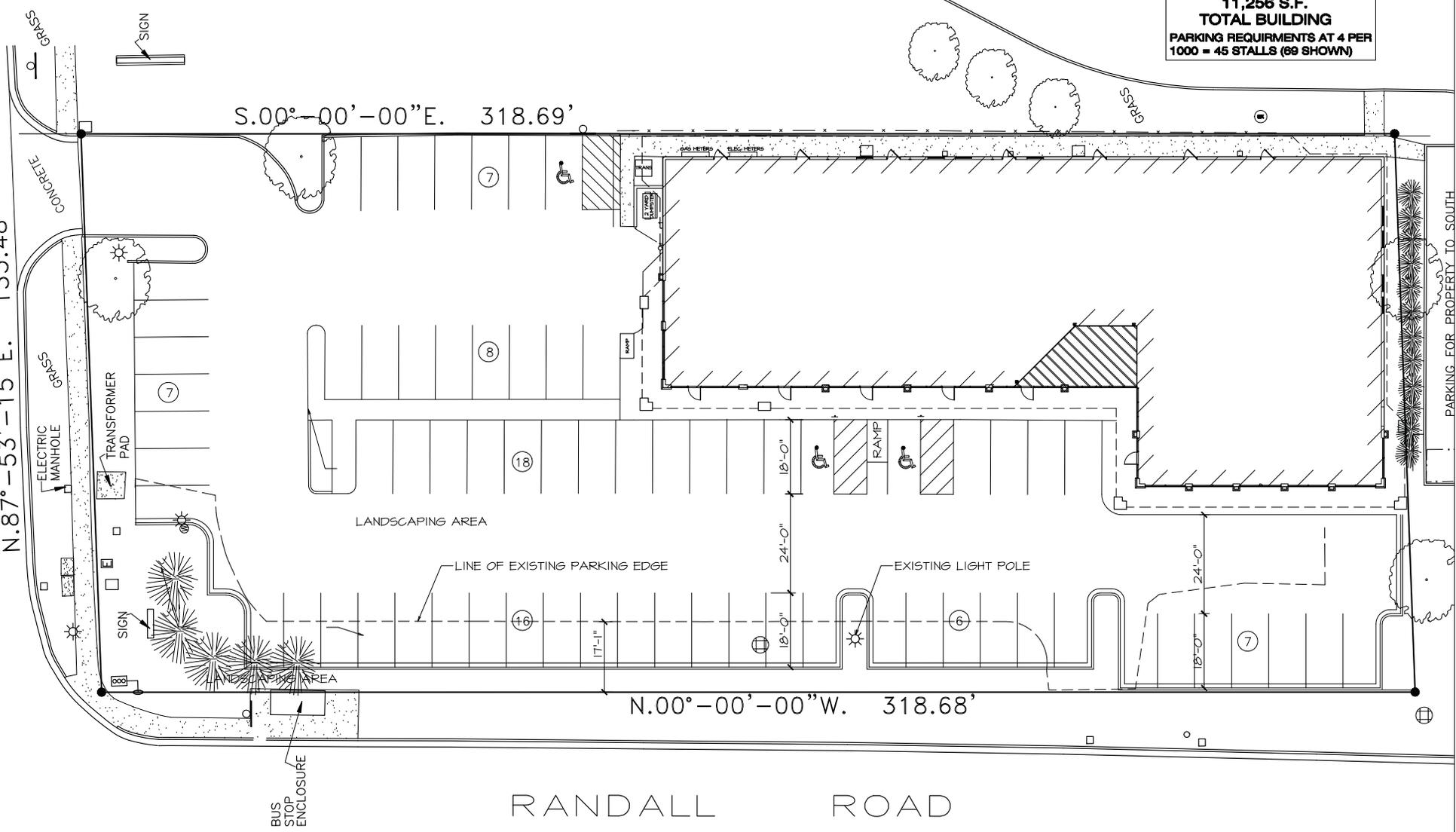
PRAIRIE STREET  
N.87°-53'-15"E. 135.48'

S.00°-00'-00"E. 318.69'

N.00°-00'-00"W. 318.68'

RANDALL ROAD

11,256 S.F.  
TOTAL BUILDING  
PARKING REQUIREMENTS AT 4 PER  
1000 = 45 STALLS (69 SHOWN)



PARKING FOR PROPERTY TO SOUTH



Existing  
 Retail Building  
 Remodeling  
 to  
 Randall Shoppes  
 600-660 Randall Road  
 St. Charles, Illinois

THE CONTRACTOR SHALL DETERMINE EXACT  
 DIMENSIONS AND CONDITIONS AT THE SITE PRIOR  
 TO SUBMITTING A BID. THE CONTRACTOR SHALL  
 COORDINATE ALL GRABBING WITH ACTUAL FIELD  
 CONDITIONS PRIOR TO PROCEEDING WITH THE  
 WORK AND NOTIFY THE ARCHITECT OF ANY  
 DISCREPANCIES. THIS DRAWING IS THE PROPERTY  
 OF MCCLELLAN BLAKEMORE ARCHITECTS AND  
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 WRITTEN PERMISSION OF THE ARCHITECT.

NO.	DATE	DESCRIPTION
1)	1-10-14	Building Survey
2)	1-14-14	Draft Survey
3)	1-21-14	Owner Review
4)	2-10-14	City of St. Charles Public Review

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Project No. \_\_\_\_\_

1406

Scale \_\_\_\_\_

3/32" = 1'-0"

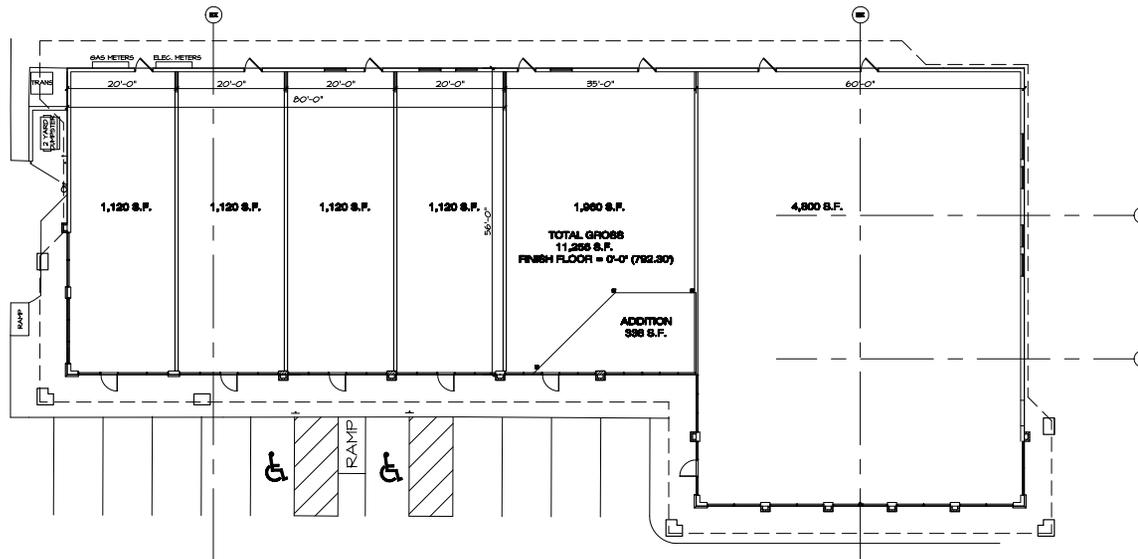
Sheet Title \_\_\_\_\_

FLOOR PLAN OPTION TWO

Ref. North \_\_\_\_\_ Sheet No. \_\_\_\_\_

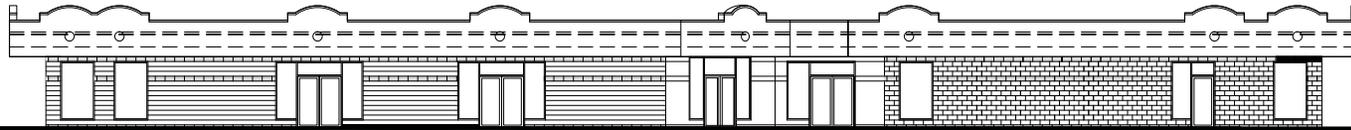
A101

**PRELIMINARY**



**Floor Plan-Option 2**  
 3/32" = 1'-0"

T.O. EXISTING COPING  
 ELEV. = 14'-0"  
 B.O. EXISTING CANOPY  
 ELEV. = 8'-0"  
 FINISH FLOOR  
 ELEV. = 0'-0"



**Conceptual West Elevation #1**  
 1/8" = 1'-0"

T.O. COPING  
 ELEV. = 17'-0"  
 T.O. EXISTING COPING  
 ELEV. = 14'-0"  
 B.O. EXISTING CANOPY  
 ELEV. = 8'-0"  
 FINISH FLOOR  
 ELEV. = 0'-0"



**Conceptual West Elevation**  
 1/8" = 1'-0"

Existing  
 Retail Building  
 Remodeling  
 to  
 Randall Shoppes

600-660 Randall Road  
 St. Charles, Illinois

THE CONTRACTOR SHALL DETERMINE EXACT DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL COORDINATE ALL WORKING WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THIS DRAWING IS THE PROPERTY OF MCCLELLAN BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

NO.	DATE	DESCRIPTION
1)	1-10-14	Building Survey
2)	1-14-14	Draft Survey
3)	1-21-14	Owner Review
4)	2-10-14	City of St. Charles Public Review

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Project No.

1406

Scale

1/8" = 1'-0"

Sheet Title

CONCEPTUAL ELEVATIONS

Ref. North Sheet No.

A201

**PRELIMINARY**



Conceptual Rendering  
New Office/Retail Building

Randall Shoppes - St. Charles, Illinois

date: 2/10/14

1



Conceptual Rendering  
New Office/Retail Building  
Randall Shoppes - St. Charles, Illinois

date: 2/10/14



# New Office/Retail Building

Randall Shoppes - St. Charles, Illinois

date: 2/10/14



Conceptual Rendering  
**New Office/Retail Building**  
Randall Shoppes - St. Charles, Illinois

date: 2/10/14