

	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/ Address:	600-660 S. Randall Rd. (Randall Shoppes)		
	City Staff:	Russell Colby, Planning Division Manager Ellen Johnson, Planner		
Please check appropriate box (x)				
	PUBLIC HEARING 6/17/14	X	MEETING 6/17/14	X
APPLICATIONS UNDER CONSIDERATION:				
Special Use for Planned Unit Development; PUD Preliminary Plan				
ATTACHMENTS AND SUPPORTING DOCUMENTS				
Staff Memo	Architectural Elevations, dated 2/10/14 and 5/15/14			
Design Review Team Comments: St. Charles Electric Utility, Development Engineering Division (Memo), St. Charles Fire Department (Memo)	Landscape Plan (revised), dated 3/12/14			
Applications- Special Use & PUD Preliminary Plan	Monument Sign Elevation, dated 3/5/14			
PUD Preliminary Plans, dated 2/10/14				
EXECUTIVE SUMMARY:				
<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, have submitted applications for Special Use for a PUD and PUD Preliminary Plan to enable improvements to the property. Details of the proposal are as follows:</p> <ul style="list-style-type: none"> • 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. <p>The property as it exists today has a number of zoning non-conformities that make redeveloping the site difficult. Therefore, the applicant is requesting a Planned Unit Development (PUD) for the project. The Plan Commission reviewed a Concept Plan for this proposal on 4/14/14.</p>				
RECOMMENDATION / SUGGESTED ACTION <i>(briefly explain):</i>				
Conduct the public hearing and close if all testimony has been taken.				
Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.				
Staff recommends approval of the applications contingent upon resolution of outstanding staff comments.				

Community & Economic Development
 Planning Division

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



Staff Report

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

FROM: Ellen Johnson
 Planner

RE: Special Use for PUD and PUD Preliminary Plan for 600-660 S Randall Rd.

DATE: June 17, 2014

I. APPLICATION INFORMATION:

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

Applicant: Dyn Rote, LLC

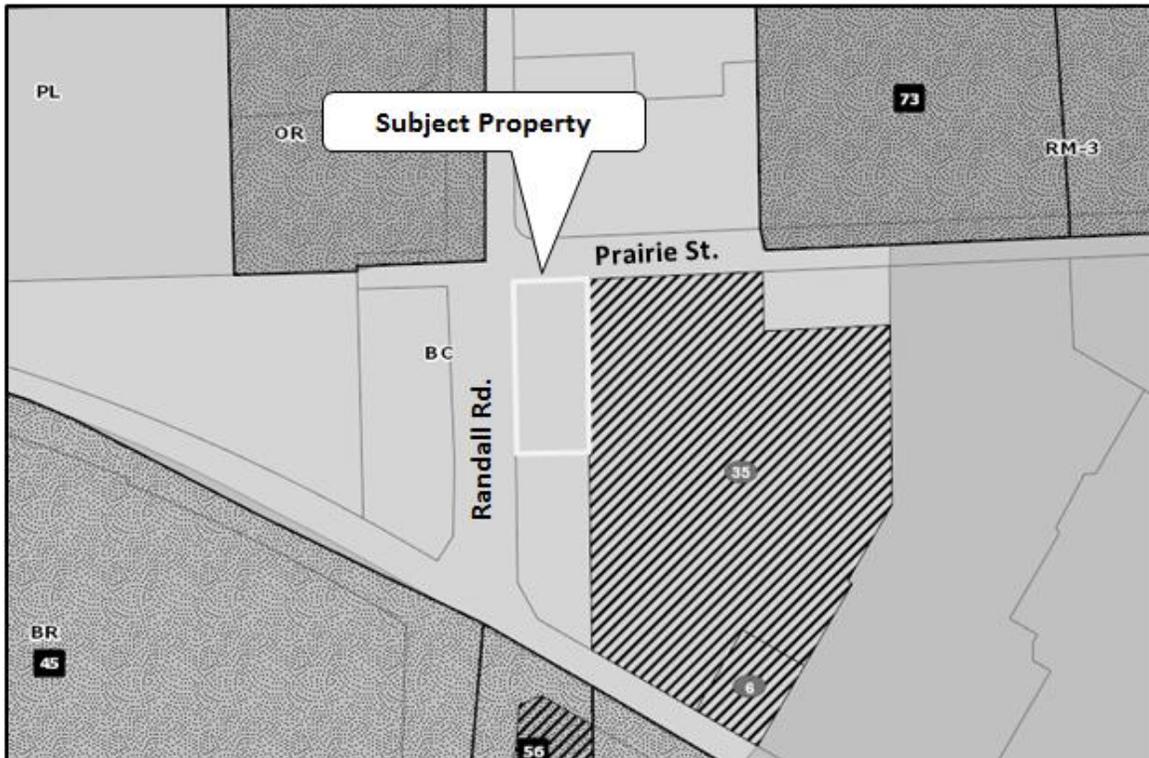
Purpose: Review Special Use for PUD application and supporting PUD Preliminary Plan to renovate and expand the existing multi-tenant commercial building and parking lot at the southeast corner of S Randall Rd. and Prairie St.

General Information:		
Site Information		
Location	600-660 S Randall Rd.	
Acres	.991 acre	
Applications	1) Special Use for PUD 2) PUD Preliminary Plan	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.14 Business and Mixed Use Districts 17.24 Off Street Parking, Loading & Access 17.26 Landscaping & Screening 17.28 Signs 17.22.040 Site Lighting 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts	
Existing Conditions		
Land Use	Existing multi-tenant commercial/retail building	
Zoning	BC- Community Business	
Zoning Summary		
North	BC- Community Business	Multi-tenant commercial/retail building
East	BC- Community Business/Special Use	Jewel Osco store with Drive-Through
South	BC- Community Business	Fifth Third Bank with Drive-Through
West	BC- Community Business	Multi-tenant commercial/retail building
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial Photograph



Surrounding Zoning



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 through a Planned Unit Development (PUD) due to several zoning non-conformities that make redevelopment of the site difficult. The proposal includes:

- 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.

Concept Plan Review

Per Section 17.04.410.C of the Zoning Ordinance, a Concept Plan review is required prior to an applicant submitting an application for a PUD. The Plan Commission reviewed the Concept Plan for this proposal at its meeting on April 4, 2014, followed by Planning & Development Committee on April 14, 2014.

The Plan Commission was supportive of redevelopment of the property and determined that the proposal advances three of the purpose statements for PUDs established in Section 17.04.400.A and is therefore appropriate for a PUD:

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.
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.

The Plan Commission was interested in the applicant pursuing cross-access with the Jewel parking lot to the east. The applicant has not provided staff with an update regarding cross-access.

III. STAFF ANALYSIS

Staff performed an analysis of the submitted PUD Preliminary Plans for conformance to all relevant guidelines and standards of the City's plans and ordinances. The following is a detailed description of Staff's analysis:

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

The property is zoned BC Community Business. Staff reviewed the submitted plans vs. the requirements of the Zoning Ordinance. The following table summarizes this review (deviation requests are highlighted with ***bold italics***):

Category	Zoning Ordinance Standard	Existing Site	Proposed Changes
Lot Area	1 acre	<i>0.991acre</i>	
Lot Width	N/A	135.48 ft	
Building Setbacks:			
<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.	<i>5.4 ft.</i>	
<i>Rear (south)</i>	30 ft.	<i>2.6 ft.</i>	
Parking/Paving Setbacks:			
<i>Front (Prairie St)</i>	20 ft.	<i>10 ft.</i>	
<i>Exterior Side (Randall Rd)</i>	20 ft.	17 ft & 0 ft.	<i>6 ft. & 0 ft.</i>
<i>Interior Side (east)</i>	0 ft.	0 ft.	
<i>Rear (south)</i>	0 ft.	20 ft.	0 ft.
Maximum Building Gross Floor Area	75,000 sf	10,092 sf	11,256 to 13,667 sf

Maximum Building Coverage	40%	23.4%	26% to 31.6%
Parking Stall Size	9 x 18 ft (2 ft overhang allowed where parking stalls abut green space)	9 x 18 ft	
Drive-Aisle Width	24 ft	24 ft	
Parking Requirement	Stalls per 1,000 sf. GFA: Retail: 4 Office: 3 Restaurant: 10	44	58 to 69
Minimum Percentage of Landscape Area	15%		<i>11% (approx.)</i>
Perimeter Parking Lot Landscaping	50% screening of parking stalls	None	To meet ordinance
Internal Parking Lot Landscaping	10% of the parking lot area (for new parking lots only)	None	TBD
Building Foundation Landscaping	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 normally be required along the newly constructed portions of the building.

C. LANDSCAPE PLAN

Staff reviewed the submitted landscape plan for conformance with the relevant standards of Chapter 17.26 Landscaping and Screening. The plan includes:

- Landscaping along the Prairie St. and Randall Rd. frontage and south property line.
- One landscaped parking lot island.

As proposed, insufficient information is provided to determine whether all applicable requirements are met. The applicant can alter the Landscape Plan to meet the following requirements, or request deviations from the requirements through the PUD:

- To meet 75% parking lot screening requirement, plantings should be at least 30” tall. Also, a shade, ornamental, or evergreen tree is required every 50 feet. This means that 6-7 trees along Randall Rd. frontage and 2 trees along Prairie St. frontage are needed. As proposed, the Prairie St. tree requirement is met, but an additional 2 trees are required along Randall Rd. (Section 17.26.090.3)
- Dimensions of all landscaped areas should be provided so the percentage of landscape area can be calculated. The requirement is 15%. (Section 17.26.060)
- Landscaping around the monument sign must extend at least 3’ from outer edge of the sign base on all sides. Landscape with shrubs, grasses, and/or perennials to a height of 12” to 3 ft. (Section 17.26.100)
- Refuse Dumpsters must be enclosed and screened on all sides by a masonry screen wall or opaque fence, at a height sufficient to provide screening of the container. The enclosure must be gated and situated on a concrete apron that extends at least 6 ft. (Section 17.26.120.A)

Regarding design of the planting beds, staff has the following comments:

- Plantings should be drought and salt tolerant. The following proposed plant selections should be revised. The Plant Palette (Title 17 Appendix C) should be used for guidance when choosing plants:
 - Yew (shrub)- Not acceptable due to salt sensitivity.
 - Blue Rug Juniper (ground cover)- Not acceptable due to salt intolerance.
 - Gold Mount Spirea (shrub)- Revise to “Gold Mound Spirea”. Should be 24” at planting rather than 18” as indicated on plan.

D. 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.

E. SIGNAGE

The existing monument sign at the site complies with the current standards for freestanding signs. The developer proposes to enhance the existing sign with a masonry base and cap that matches the improvements to the building.

New wall signage will replace the existing. While the building elevations indicate the general location of the signs, they should be scaled to indicate dimensions. The following requirements from Chapter 17.28 must also be met:

- 1 sign per business
- Maximum area of each sign is 1.5 sq. ft. per linear foot of wall on which the sign is located.
- Height cannot be taller than the building itself

- Signs cannot project more than 12 inches from the building wall.

F. SITE ENGINEERING & UTILITY CONSIDERATIONS

- It is unclear whether the applicant plans to replace the existing sidewalk along the building foundation. If so, the new sidewalk must be 4 ft. wide.
- 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 at the time of building permit for the parking lot 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. At the Concept Plan review, the Plan Commission requested an update from the applicant regarding the potential for cross-access.

IV. RECOMMENDATION

Conduct the public hearing on the Special Use for PUD and close if all the testimony has been taken.

Staff has placed the Special Use and PUD Preliminary Plan items on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff recommends approval of the applications contingent upon resolution of outstanding staff comments. The findings of fact to support that recommendation were provided by the applicant as part of their Special Use application and are attached.

V. ATTACHMENTS

- Design Review Team Comments: St. Charles Electric Utility, Development Engineering Division (Memo), St. Charles Fire Department (Memo)
- Application for a Special Use; received 5/22/2014
- Application for PUD Preliminary Plan; received 5/22/2014
- Preliminary Plans, dated 2/10/14
- Architectural Elevations, dated 2/10/14 and 5/15/14
- Landscape Plan (revised), dated 3/12/14
- Monument Sign Elevation, dated 3/5/14

Electric Utility Comments – 600-660 S Randall Rd.:

- The existing building is served by single phase 120/240V from the small transformer on the eastern side of the building. That is likely to be inadequate with any modern tenants. We would recommend that they develop a plan with a three phase transformer pad. The transformer pad would be 75" x 105" and would need to be at least 5' from a wall. Additionally, the front of the transformer would require 10' of level clearance.
- If they wish to proceed in placing a three phase transformer, there would be additional discussions regarding the cost estimate and the required conduit installation between our switchgear on Prairie (identified as transformer on the plans) and the new transformer.
- The three phase transformer clearance is on the attached, page 2 specifically.

Comments from:

Thomas Bruhl, P.E. | Electric Services Manager
2 E. Main Street , St. Charles, IL 60174-1984
phone: 630.377.4407 | fax: 630.377.7009 | www.stcharlesil.gov
tbruhl@StCharlesIL.gov

**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 6/9/2014
To: Ellen Johnson
Russell Colby
From: Christopher Tiedt, PE 
RE: 600-660 S. Randall Rd.

I have reviewed the submittal for general conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices. Revised site plans were not submitted as part of this application and therefore the previous comments from the Concept Plan review remain.

Those comments are as follows:

1. Project site is under 1-acre in size and therefore stormwater detention requirements do not apply, however, any disturbance greater than 5,000 sf will require a stormwater permit. The proposed concept, disturbance appears to be greater than 5,000 sf and therefore a stormwater permit will be required.
2. Per the Stormwater Ordinance requirements, post-development run-off cannot exceed pre-development run-off. Part of the permit submittal will require calculations demonstrating that the addition of the proposed impervious surface will not increase run-off from the site.
3. Utilities on the north end of the existing building (water and electric), will need to be relocated as part of the proposed addition.
4. During Preliminary Engineering, it will need to be determined if additional storm sewer is required to properly drain the site.
5. A grease trap or other additional utility improvements may need to be installed depending on the proposed uses going into the units.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve the applicant's design professionals of the duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.



Memo

Date: 04/02/2014

To: Russell Colby

From: Lt. Brian Byrne

Project: 2014PR008 - 600-660 S. Randall Rd.

Application Number: 2014AP013

Concept Plan-Review

The Fire Department offers the following Comments:

1. It appears as though the existing fire service main and the fire department connection will be in conflict of the new addition.
2. An additional fire hydrant may be required as there is not a hydrant with 75' of the fire department connection.
3. The building addition and site modifications will not reduce access to the building or site for the Fire Department. Access is adequate as drawn.

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

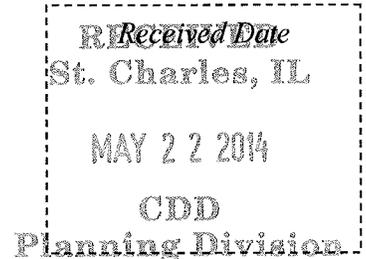


COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

SPECIAL USE APPLICATION

CITYVIEW	
Project Name:	600-660 S. Randall Rd
Project Number:	2014 -PR- 008
Application Number:	2014 -AP- 002



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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.

1. Property Information:	Parcel Number (s): 09-33-302-001-0000	
	Street Address (or common location if no address is assigned): 600-660 Randall Rd.	
2. Applicant Information:	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
3. Record Owner Information:	Name Same as Applicant	Phone
	Address	Fax
		Email
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Same as Applicant	Phone
	Address	Fax
		Email

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: Corridor/Regional Commercial

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

What is the property's current zoning? BC Community Business

What is the property currently used for? Commercial Strip Center

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

Planned Unit Development

If the proposed Special Use is approved, what improvements or construction are planned?

Reconstruction of the parking lot, installation of landscaping and rehabbing the existing building.

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. _____

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- 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 1/2 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.

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

❑ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

❑ **TRAFFIC STUDY:** If requested by the Director of Community Development.

❑ **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.

Copies of Plans:

- Initial Submittal - Fifteen (15) 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.

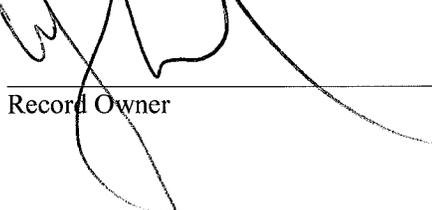
❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance

17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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.



Record Owner

5/19/14

Date

Applicant or Authorized Agent

Date

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Sunil Puri, being first duly sworn on oath depose and say that I am
Manager of Dyn Rote, L.L.C., an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|----------------------------|-------|
| <u>Puri 2004 Dyn Trust</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: Sunil Puri, Manager
Sunil Puri

Subscribed and Sworn before me this 19th day of
~~March~~ May, 20 14.

[Signature]

Notary Public



FINDINGS OF FACT SHEET – SPECIAL USE

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.



600 S. Randall Rd.

Project Name or Address

3/19/2014

Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The granting of the special use permit for a PUD will permit the redevelopment of this site in a manner that will attract new business to the community and allow the use of what has become an obsolete building and site design.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

The property has direct access onto Prairie street and that access will not change as part of this special use.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The granting of this special use will have no negative impact on the use and enjoyment of the surrounding properties, nor diminish or impair property values. The proposed redevelopment will significantly enhance the property which will only help the surrounding properties.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The granting of this special use will not impede or otherwise impact the ability to develop or improve the surrounding properties. It is our hope that the investment of funds into the redevelopment of this site will encourage other properties in the vicinity to invest funds into their properties as well enhancing the overall neighborhood. The use of the building following this permit will not change from its permitted uses as currently zoned.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The granting of this special use will enhance the general welfare of the community given the significant investment that will occur as part of this process, increasing the property value of the subject property as well as enhancing the area as a whole. There will be no detrimental effects to the health, safety, comfort or welfare of the community.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

Except as varied pursuant to this request for a Special Use for PUD, this special use will conform to the existing Federal, State and local legislation and regulations, and will otherwise meet the requirements of this Title.

FINDINGS OF FACT SHEET – SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT (PUD)



The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the applicant, the “burden of proof” is on you to show how your proposed Planned Unit Development meets the applicable standards. Therefore, you need to “make your case” by explaining specifically how the project meets each of the following standards.

600 S. Randall Rd.
PUD Name

3/19/2014
Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

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

This property was developed in a manner that has made the current configuration of the building and its associated parking obsolete. The granting of this special use permit for a PUD will allow us to redevelop the property in a manner that will satisfy the tenant standards for a modern building. This will also allow us to make more efficient use of the land in support of attracting tenants to this property and the community as a whole. Further, the proposed redevelopment provides for creative use of the existing site constraints and the building design that will take a clearly dated and obsolete overall design and create an attractive development out of what has become an eyesore, thus integrating this property into this area of the community that has seen an large amount of investment in more recent years.

ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The existing site has minimal landscaping, and the landscaping that is provided is deteriorated and generally poorly designed and implemented. The PUD proposal includes a significant upgrade to the landscaping that is clearly superior to the current design, which generally only has a few bushes and grass. In addition, the proposed redevelopment of the site provides for a much higher quality architectural design than that which is found in the building today.

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2).

Submit responses on form: "Findings of Fact Sheet – Special Use"

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The site and building improvements that are part of this PUD request will result in an attractive modern building that will (1) benefit the physical development of the City, hopefully spurring other nearby property owners to make investments in their properties, (2) increase the value of the building and property, thus increasing the property taxes paid on the building, and (3) attracting new tenants to the community increasing the sales tax base and diversity of development.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The Comprehensive plan provides that this property would be utilized as Corridor/Regional Commercial which is what this redevelopment will promote.

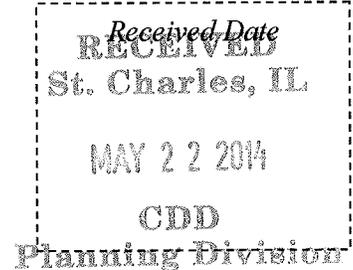
CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

PUD PRELIMINARY PLAN APPLICATION



CITYVIEW	
Project Name:	<u>600-660 S. Randall Rd.</u>
Project Number:	<u>2014 -PR- 008</u>
Application Number:	<u>2014 -AP- 021</u>

Instructions:

To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

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.

1. Property Information:	Parcel Number (s): 09-33-302-001-0000	
	Proposed Name of PUD: 600-660 Randall Rd.	
2. Applicant:	Name Dyn Rote, L.L.C.	Phone 815-229-3000
	Address c/o First Rockford Group, Inc. 6801 Spring Creek Rd. Rockford, IL 61114	Fax 815-229-3001
		Email marvin@firstrockford.com
3. Record Owner:	Name Same as Applicant	Phone
	Address	Fax
		Email
4. Billing: <i>Who is responsible for paying application fees and reimbursements?</i>	Name Same as Applicant	Phone
	Address	Fax
		Email

Attachment Checklist

Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.

- ❑ **APPLICATION:** Completed application form signed by the applicant
- ❑ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- ❑ **REIMBURSEMENT OF FEES AGREEMENT:**
 - An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- ❑ **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.
- ❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**
 - Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>
- ❑ **ENDANGERED SPECIES REPORT:**
 - Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>
- ❑ **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.
 - Copies of Plans:**
 - Initial Submittal - Fifteen (15) 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.
- ❑ **SITE/ENGINEERING PLAN:**
 - A plan or plans showing the following information:
 1. Accurate boundary lines with dimensions
 2. Existing and proposed easements: location, width, purpose

3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the proposal indicated
11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
 - Location, height, intensity and fixture type of all proposed exterior lighting

- Photometric information pertaining to locations of proposed lighting fixtures

37. Typical construction details and specifications

38. Certification of site engineering plans by a registered professional engineer

39. Proof of application for Stormwater Management Permit

□ **SKETCH PLAN FOR LATER PHASES OF PUD:**

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

□ **ARCHITECTURAL PLANS:**

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

□ **TREE PRESERVATION PLAN:**

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set.

□ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

☐ PUBLIC BENEFITS, DEPARTURES FROM CODE:

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

☐ SCHEDULE: Construction schedule indicating:

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

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

- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
- A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
- Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

☐ SUBDIVISION PRELIMINARY PLAN CHECKLIST:

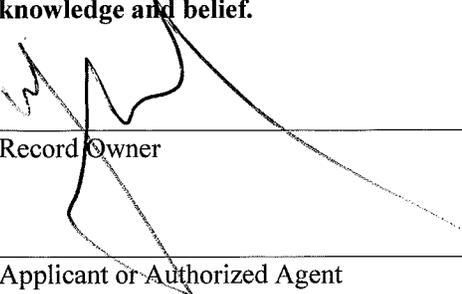
If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Preliminary Plan Checklist must be submitted. This Subdivision Checklist may reference the same set(s) of plans as the preceding checklists for Site/Engineering, Sketch Plan, Tree Preservation, and Landscape Plans, but the additional information required by the Subdivision Preliminary Plan Checklist must be included, where applicable.

☐ APPLICATION FOR SPECIAL USE FOR A PUD:

The application for PUD Preliminary Plan must be accompanied by an application for a Special Use for a PUD, unless the Special Use was previously granted and no amendment is needed. Documentation required for both applications need not be duplicated.

☐ HISTORIC DESIGNATION: Is the property a designated Landmark or in a Historic District? _____

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.



Record Owner

5/19/14

Date

Applicant or Authorized Agent

Date

LEGAL DESCRIPTION

LOT 1 OF JOE KEIM'S RANDALL ROAD SUBDIVISION, ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS