

 <p>ST. CHARLES SINCE 1834</p>	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/Address:	The Corporate Reserve at St. Charles – Lot 8		
	City Staff:	Ellen Johnson, Planner		
	PUBLIC HEARING 11/17/15	X	MEETING 11/17/15	X
APPLICATIONS:	Map Amendment Special Use for PUD (amendment) PUD Preliminary Plan Final Plat of Subdivision			
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report	Applications and Plans			
HLR Traffic Study Analysis	KLOA Traffic Study (appendix available upon request)			
Applications and Plans				
SUMMARY:				
<p>The subject property, a 22.6 acre vacant parcel north of Woodward Drive, is Lot 8 of the Corporate Reserve of St. Charles PUD. The PUD ordinance identifies the property for use as an office park.</p> <p>The applicant, Corporate Reserve Development Partners, LLC, is proposing to amend the PUD to permit a single-family residential development on Lot 8. Details of the proposal are as follows:</p> <ul style="list-style-type: none"> • Rezone the property from O/R Office/Research District to RS-4 Suburban Single-Family Residential District. • Construct 78 single-family homes on lots at least 5,200 sq. ft. • Primary access provided by continuation of Corporate Reserve Boulevard, north of Woodward Dr. • Secondary access provided via a private road that runs along the east property line. • Dedicate a 1.02 acre park to the St. Charles Park District. • Internal network of sidewalks on both sides of the streets. • Trail connection to the Great Western Trail. <p>The Land Use Plan designation for the property is Industrial/Business Park, however the Plan states that this site may also be appropriate for residential uses.</p> <p>A Concept Plan similar to what is now proposed was reviewed by the Plan Commission in June 2015.</p>				
SUGGESTED ACTION:				
Conduct the public hearing on the Map Amendment and Special Use for PUD Amendment and close if all testimony has been taken. <p>Staff has placed this item, along with the PUD Preliminary Plan and Final Plat of Subdivision, on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.</p> <p>Staff has found the application materials to be complete. Upon resolution of outstanding staff comments, the proposal has the ability to meet City Code requirements.</p>				
INFO / PROCEDURE ON APPLICATIONS:				
<i>(See next page)</i>				

Applications are listed in order of consideration

MAP AMENDMENT

- Revision to the zoning map to change the zoning district of a specific property.
- Public hearing is required, with a mailed notice to surrounding property owners.
- All findings need not be in the affirmative to recommend approval – recommendation based on the preponderance of evidence.

SPECIAL USE FOR PUD AMENDMENT

• Approval of development project with specific deviations from the Zoning Ordinance standards.
(Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)

- Public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

PUD PRELIMINARY PLAN

- Approval of engineering plans for development of property within a PUD- includes site, landscape, and engineering plans. (Application may also involve a subdivision of land.
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

FINAL PLAT OF SUBDIVISION

- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
- Recommendation is based on conformance with the approved PUD Preliminary Plan and compliance with all other code requirements (including Zoning & Subdivision Codes). Staff has provided an analysis in the Staff Report.

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ST. CHARLES
 SINCE 1834

Staff Report

TO: Chairman Todd Wallace
 And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: The Corporate Reserve at St. Charles – Lot 8

DATE: November 13, 2015

I. APPLICATION INFORMATION:

Project Name: The Corporate Reserve at St. Charles – Lot 8

Applicant: Corporate Reserve Development Partners, LLC

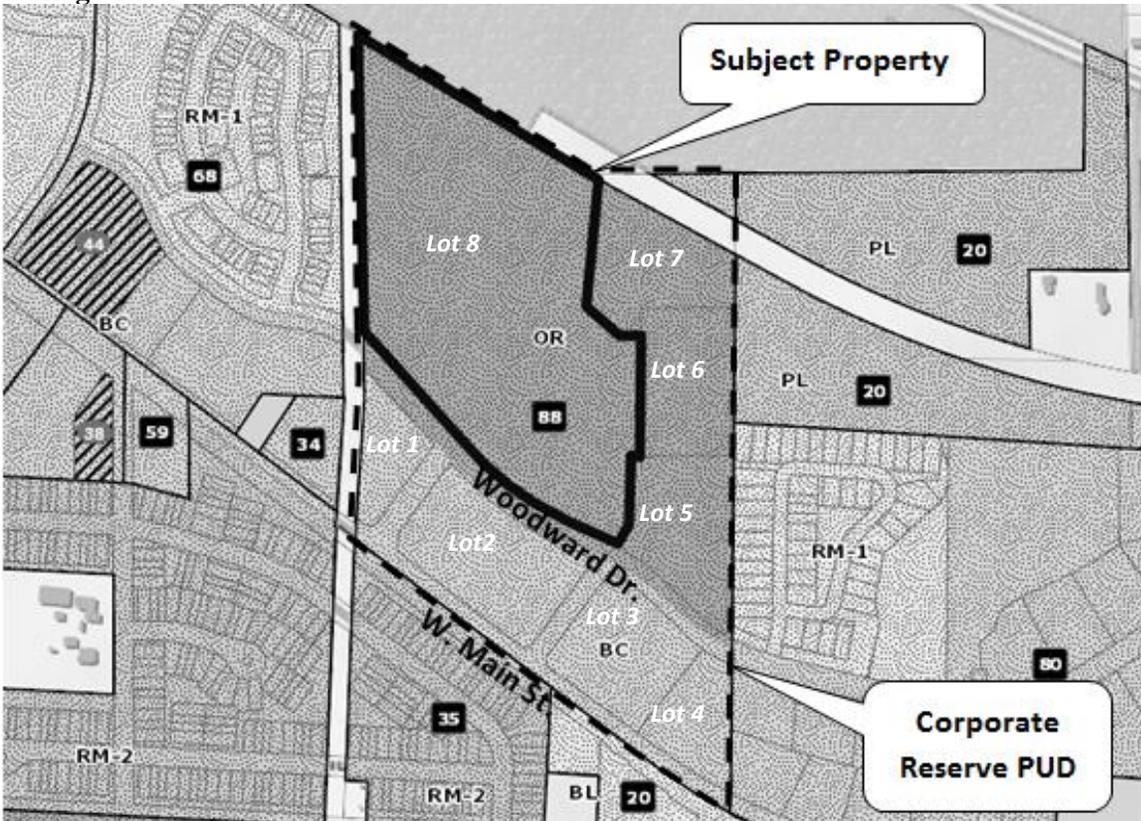
Purpose: Residential subdivision consisting of 78 single-family lots

General Information:		
Site Information		
Location	Woodward Dr. at Corporate Reserve Blvd. and Cardinal Dr. (north side of Woodward Dr.)	
Acres	22.6 acres (985,724 sf)	
Application:	Map Amendment Special Use (PUD) PUD Preliminary Plan Final Plat of Subdivision	
Applicable City Code Sections	Title 17, Chapter 17.12 - Residential Districts Title 16 Subdivisions and Land Improvement	
Existing Conditions		
Land Use	Vacant	
Zoning	O/R- Office/Research District & PUD (Corporate Reserve of St. Charles)	
Zoning Summary		
North	N/A – unincorporated	Kane County Forest Preserve
East	O/R- Office/Research District & PUD (Corporate Reserve of St. Charles)	Stormwater detention area, two office buildings, vacant parcel
South	BC- Community Business & PUD (Corporate Reserve of St. Charles)	Vacant parcels
West	RM-1- Mixed Medium Density Residential & PUD (Remington Glen)	Townhome development
Comprehensive Plan Designation		
Industrial/Business Park		

Aerial Photo



Zoning



II. BACKGROUND

Property History

The subject property, a 22.6 acre vacant parcel, is Lot 8 of the Corporate Reserve of St. Charles Planned Unit Development (PUD). The PUD was approved in 2008 under Ordinance No. 2008-Z-18, “An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD).”

A total of eight (8) lots are within the PUD (see zoning map on page 2 for lot locations). The four (4) lots north of Woodward Dr., constituting approximately 34 acres, were designated for office use and zoned O/R- Office/Research District. The four (4) parcels south of Woodward Dr., constituting approximately 12 acres, were zoned BC-Community Business and were intended for commercial use.

The PUD Ordinance included approval of a PUD Preliminary Plan for the following lots:

- Lots 1, 4, and 7- open space/stormwater detention (constructed).
- Lot 6- two single-story office buildings (constructed).
- Lot 5- two single-story office buildings (yet to be constructed).

A PUD Preliminary Plan has not been approved for the remaining lots. These lots are currently vacant. However, a conceptual “sketch plan” was approved with the PUD Ordinance, which illustrated the following:

- Lot 3- one single-story office building.
- Lot 2- commercial/retail space fronting Rt. 64.
- **Lot 8**- two five-story office buildings, two single-story office buildings, and three parking decks.

In 2012, zoning applications were submitted for a multi-family residential development on Lot 8. This plan included 231 residential units. Plan Commission recommended approval of the applications with a vote of 4-3. Planning & Development Committee unanimously recommended denial of the application. The applications were withdrawn before going to City Council for vote.

2015 Concept Plan

In June 2015, the Plan Commission reviewed a concept plan submitted by Corporate Reserve Development Partners, LLC, to develop 81 single-family homes on the property.

Both the Plan Commission and Planning and Development Committee expressed support for the change in land use to single-family residential, and also stated that a zoning designation of RS-4 would be more appropriate than the proposed RT-3 zoning. Both groups also expressed concern that the lots may be too small, and that a larger backyard should be provided.

Current Proposal

Corporate Reserve Development Partners, LLC, applicant and owner, is proposing to amend the Corporate Reserve PUD ordinance to permit a single-family residential development on Lot 8 of the PUD. Details of the proposal are as follows:

- Rezone the property from O/R Office Research to RS-4 Suburban Single-Family Residential District.
- Construct 78 single-family homes on lots at least 5,200 sq. ft.
- Primary access provided by continuation of Corporate Reserve Boulevard, north of Woodward Dr.

- Secondary access provided via an extension of Cardinal Drive, an existing private road that runs along the east property line and also provides access to the office buildings adjacent to the east.
- Dedicate a 1.02 acre park to the St. Charles Park District.
- Internal network of sidewalks on both sides of the streets.
- Trail connection to the Great Western Trail.

The following Zoning Applications have been submitted in support of this project:

1. **Map Amendment** to rezone the property from O/R Office Research to RS-4 Suburban Single-Family Residential District.
2. **Special Use for PUD** to amend the Corporate Reserve of St. Charles PUD ordinance to permit single-family residential on the subject property and to create unique development standards for development of the property.
3. **PUD Preliminary Plan** for approval of the preliminary engineering and landscape plans, and preliminary plat of subdivision.
4. **Final Plat of Subdivision** to approve the plat that will be recorded with the County to formally plat the development.

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the site as “Industrial/Business Park.” The Plan states:

“Areas designated for industrial/business park are intended to accommodate a variety of uses ranging from light assembly, storage and distribution, low intensity fabrication operations, research and “tech” industry applications, intense commercial service uses, and more. These areas are also intended to provide for business park/office park uses, which could include “stand along” office buildings and complexes or several buildings incorporated into a “campus like” setting.”

However, the site is also called out in the Residential Areas Framework Plan as one of two sites labeled “D” (p.45). The plan states:

*Although designated as Industrial/Business Park within the Land Use Plan, these sites **may also be appropriate for residential uses, provided densities and built form are similar to that of adjacent residential parcels.***

Staff Comments

- A map illustrating the location and densities of nearby residential developments is attached. The density for the proposed development is 3.5 units per acre. The densities of the three nearest residential developments range from 3.7 to 5.9 units per acre (including open space and stormwater detention).

B. ZONING REVIEW

The applicant is proposing to rezone the property to the RS-4 Suburban Single-Family Residential District as the underlying zoning for the subject portion of the PUD. The Zoning Ordinance states the purpose of the RS-4 district is as follows:

“To accommodate medium to high-density single-family residential development in the City.”

Staff Comments:

- The RS-4 zoning is consistent with the zoning of newer single-family developments west of Randall Rd., such as Reneaux Manor (RS-3) and Harvest Hills (RS-4).

The table below compares the RS-4 zoning requirements with both the Concept Plan and the proposed plan. Deviations from the RS-4 district that are required to accommodate the development as proposed are denoted in ***bold italics***.

	RS-4 District	Concept Plan	<u>Proposed Plan</u>
Min. Lot Area	6,600 sf	<i>5,200 sf</i>	<i>5,200 sf</i>
Min. Lot Width	60 ft.	<i>52 ft.</i>	<i>43.65 ft.</i> (Lot 16) (Typical lot width: 52 ft.)
Max. Building Coverage	30%	<i>50%</i>	<i>38.5%</i>
Max. Building Height	34 ft. or 2 stories, whichever is less	TBD	TBD
Min. Front Yard	20 ft.	20 ft.	20 ft.
Min. Interior Side Yard	Combined width of 14 ft., neither less than 5 ft.	<i>5 ft.</i>	<i>6 ft.</i>
Min. Exterior Side Yard	15 ft.	15 ft.	25 ft.
Min. Rear Yard	30 ft.	<i>20 ft.</i>	30 ft.
Off-Street Parking	2 per unit	2 per unit	2 per unit

The applicant is requesting deviations from the lot area, lot width, building coverage, and interior side yard requirements.

C. SITE LAYOUT

Principal features of the site layout include the following:

- Primary access to the site is provided from Woodward Dr. via an extension of Corporate Reserve Blvd., which connects to W. Main St.
- Secondary access is provided via an extension of Cardinal Drive, an existing private road that runs along the east property line and also provides access to the office buildings adjacent to the east. The Homeowners Association will be responsible for maintenance of this road.

- Five parcels will be owned by the Homeowners Association. These parcels cover the detention area; common area along Woodward Dr; private drive extension and common area adjacent to the east property line; and landscape area at the southeast corner of “B Street” and “C Drive”.
- Lots will be accessed from the internal road network, which includes a ring road and additional road splitting the center portion in two.
- Roads will be 33 ft. in width, allowing for on-street parking on both sides of the street.
- Garages will be attached and front loaded.
- The existing bike path along Woodward Dr. will remain and an internal network of sidewalks will be provided on both sides of the internal roads.
- The existing detention pond access trail at the northeast corner of the site will be relocated to the east, towards the detention pond to provide room for the new lots.
- An additional trail at the northwest side will connect to the existing trail that runs north of Woodward Drive and connects to the Great Western Trail.
- Landscaping is provided along Woodward Dr. and Corporate Reserve Blvd., and along the eastern property line, adjacent to the office buildings.
- A 1.02 acre park is provided at the southeast corner of the property.
- A development identification sign is shown at the entrance of Corporate Reserve Blvd., however this sign is not reflected on the engineering plans.

Staff Comments

- The development identification sign must be a monument-style sign and must meet the requirements of **Ch. 17.28 Signs**.
- The applicant has been asked to add the sign to the engineering plans and provide a design rendering.

D. LANDSCAPE PLAN

A landscape plan has been submitted which includes trees lining the streets and landscaping of the HOA-owned areas.

- The plan does not include the detention area at the north end of the site. A landscape plan for this area was previously approved by the City when the pond was created.
- A variety of evergreen trees are provided along the east property line adjacent to the office buildings to provide screening.
- The street trees will be subject to spacing and species requirements as determined by Public Works.
- An 8 ft. wooden privacy fence is proposed along the rear lot lines of the properties backing up to Woodward Dr.

Staff Comments

- Per **Section 17.22.020.C Fences and Walls**, fences on lots in residential districts abutting a nonresidential use or vacant property zoned for nonresidential use may be up to 8 ft. tall. A 6 ft. fence may be considered as an alternative to soften the appearance of the fence from Woodward Dr. Existing nearby residential developments have a more open appearance along Woodward Dr.
- The PUD ordinance and/or the covenants for the project will specify that fences along Woodward Dr. must be of a unified design.

E. BUILDING DESIGN

Architectural elevations have not been submitted as part of the PUD proposal, as a builder for the development has yet to be identified. The Zoning Ordinance does not include any design standards or guidelines for single-family homes in RS Suburban Residential zoning districts.

Staff Comments:

- If there are concerns about the appearance of the rear elevation of the homes backing up to Woodward Drive, the applicant could be asked to provide design standards for these lots.
- The applicant could also be asked to provide “monotony code” standards if there are concerns related to exterior design diversity of the homes.

F. ENGINEERING REVIEW

The applicant has been provided with detailed engineering review comments. The comments are technical in nature and will not have a significant impact on the layout of the development. Comments will need to be addressed prior to City Council approval.

G. TRAFFIC STUDY

The applicant has submitted a Traffic Impact Study prepared by KLOA. The study assessed existing traffic conditions and the impact of the proposed development on traffic conditions in the area to determine any necessary improvements. The study concludes that no traffic control or geometric improvements are needed to accommodate the proposed development.

The City commissioned HLR, Inc. to review the KLOA Traffic Impact Study. This review compares the findings of the KLOA study with two previous traffic studies that had been prepared for Corporate Reserve based on past development proposals. HLR found that the traffic generated from the proposed single-family development is significantly less than the anticipated traffic generated from the two previous development proposals: office park (2008) and apartment complex (2012).

HLR found the methodology and findings of KLOA’s study to be reasonable and that the existing infrastructure is sufficient to absorb the traffic expected to be added by the proposed development.

H. PLAT OF SUBDIVISION

A Final Plat of Subdivision has been submitted. 78 single-family lots are proposed, along with a park outlot that will be conveyed to the Park District, and five parcels that will be owned by the HOA, covering the common areas. Minor comments regarding the Plat have been provided to the applicant and will need to be addressed prior to City Council approval.

I. INCLUSIONARY HOUSING

The Inclusionary Housing Ordinance is currently suspended, meaning the requirement to provide affordable units or fee in-lieu thereof is set a zero. A proposal to amend the Inclusionary Housing Ordinance has been discussed, but no action has been taken by City Council. Based on the

Planning and Development Committee discussion on 11/9/15, it is likely that if the Inclusionary Housing Ordinance is reinstated, developments for which zoning applications have already been filed, such as Corporate Reserve Lot 8, will be exempt from the requirements.

J. SCHOOL AND PARK CONTRIBUTIONS

School and Park Land-Cash worksheets have been completed and submitted. Copies of the worksheets and plans have been forwarded to the school and park districts for comment.

The applicant is proposing to dedicate 1.02 acres at the southeast corner of the property to the St. Charles Park District. The Park District is generally in agreement with the proposed park site dedication. The City has requested the Park District provide a formal response to this proposal.

K. ANNEXATION AGREEMENT

Property within the Corporate Reserve PUD is subject to the provisions of an annexation agreement between the City and property owner. Staff will consult with the City Attorney regarding whether or not the Annexation Agreement will need to be amended.

IV. **SUGGESTED ACTION**

Conduct the public hearing on the Map Amendment and Special Use applications and close if all testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

Staff has placed the applications on the meeting portion of the agenda should the Plan Commission determine there is adequate information to make a recommendation to City Council.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

V. **ATTACHMENTS**

- Map of surrounding residential densities
- HLR review memo of Traffic Impact Study, dated 11/13/15
- Applications for Map Amendment, Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision; received 10/15/15
- Plan documents
- KLOA Traffic Study, dated 8/7/15

Surrounding Residential Developments

Densities:

Gross calculation w/ detention areas:

Corporate Reserve- 3.5 units/acre
Regency Estates- 3.7 units/acre
Remington Glen- 5.9 units/acre
Reneaux Manor- 5.4 units/acre

Net calculation w/out detention areas:

Corporate Reserve- 3.9 units/acre
Regency Estates- 4.8 units/acre
Remington Glen- 7.4 units/acre
Reneaux Manor- 5.9 units/acre





Memorandum

To: City of St. Charles, ATTN: Chris Bong, PE
From: Alexander S. Garbe, PE, PTOE
Date: 11/13/2015
Re: Corporate Reserve Residential Development Traffic Impact Study Review Comments

Hampton, Lenzini and Renwick, Inc. (HLR) has reviewed the August 2015 Traffic Impact Study prepared by KLOA for the proposed Corporate Reserve Residential Development to be located north of Woodward Drive between Cardinal Drive and the Great Western Trail in St. Charles, Illinois. Review Comments are provided below.

Note that HLR has prepared Traffic Impact Studies on behalf of the City of St. Charles relative to several previous iterations of development plans for this site. The Traffic Impact Studies include one for Cardinal Property in 2008 and one for Corporate Reserve in 2012. Per direction of the City, HLR has kept these previous studies under consideration while reviewing the current study.

General Comments

1. No substantial issues were found with the report. The assumptions, analyses, and conclusions appear to be reasonable.
2. Signal warrant analyses should be included in the appendix of the report for reference. However, a check revealed that the analyses by KLOA were correct based on the provided traffic volume data.

Comparison to Previous Studies

The development of the site in question has been presented in several iterations in recent years. In 2008, it was referred to as the Cardinal Property and was proposed to consist of 490,000 SF of office space. The office space never developed, and in 2012, the proposal was revised. The Corporate Reserve became the new name, and the site was to consist of 331 residential apartments. Again, the apartment space never developed. Currently, the Corporate Reserve name has been retained, but the site is planned to consist of 78 single family homes.

At each iteration, the key difference has been the reduction in anticipated traffic generation. The proposed office space was expected to generate between three and four times the traffic that was expected from the proposed apartments, depending on the peak hour observed. The current proposal of single family housing results in a further reduction to about 40% of the traffic expected from the apartments or about 10 to 15% of the originally planned 490,000 SF of office space. The table on the next page summarizes the changes in generated traffic. Each reduction in expected traffic further reduces the expected impact of the development on the surrounding roadway network.

There is additionally one significant difference between the current study and the one performed in 2012. In 2012, HLR was asked to consider the full development area, including outlots, as a future analysis scenario. That analysis resulted in recommendations for widening IL 64 and signaling its intersection with Corporate Reserve Boulevard. The reduction of the expected traffic from the particular site in question in the current study may impact the conclusions of the 2012 study. However, those findings have not been reevaluated. The volume of traffic generated by the single family housing is relatively low compared to the expected outlot uses. HLR recommends reevaluating the full development impact when the outlots are expected to be developed, as their uses will have the greater impact on the roadway network.

Comparison of Development Generated Traffic by Proposed Use

Study Year	Land Use	Independent Variable	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
2008	General Office	490,000 SF	572	78	650	104	520	624
2012	Apartments	331 Dwelling Units	34	135	169	133	72	205
2015	Single Family Housing	78 Dwelling Units	16	50	66	55	32	87

Conclusion

HLR finds the presented methodology and findings of KLOA's August 7, 2015, Traffic Impact Study for The Corporate Reserve Residential Development to be reasonable. The recommendation that no traffic control or geometric improvements are needed outside of the site is reasonable. The existing infrastructure is sufficient to adequately absorb the traffic expected to be added by this development.

If you have any questions, please contact us at 847.697.6700.