



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3a

Title:

Plan Commission recommendation to approve a Map Amendment, Special Use for PUD, and PUD Preliminary Plan for Prairie Winds of St. Charles

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: April 10, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

The subject property is a 20.5 acre, undeveloped parcel located on the north side of Bricher Rd., directly west of Lowe's. The property is part of the Bricher Commons PUD. In January 2017, the Committee reviewed a Concept Plan for the site called Prairie Winds, a 250-unit multi-family residential development.

Prairie Winds, LLC, has submitted zoning applications seeking approval of a multi-family residential development similar to the Concept Plan. Details of the proposal are as follows:

- 250 residential units in 25 buildings (10 units per building).
 - 50 one-bedroom units, 150 two-bedroom units, 50 three-bedroom units
- 300 garage parking spaces (at least one per unit) and 249 surface parking spaces.
- Amenities including a clubhouse, pool, playground area, dog park, and outdoor grilling space.
- Primary and secondary access points from Bricher Rd., with a right turn lane into the primary entrance.
- Internal network of sidewalks and sidewalk connection along Bricher Rd.
- Two stormwater detention areas.

Land-Cash contributions

Details regarding compliance with the land-cash requirements have not yet been finalized:

- The Park District will review a proposal for a credit for private recreation facilities on 4/11/17.
- The applicant has submitted an objection to the per-acre land value set in the City Code. The City Attorney reviewed the information submitted and provided a letter to the applicant stating that the appraisal submitted is not sufficient to support the request for a reduction in the per-acre land value. This information is included in the packet materials.

Plan Commission Review

Plan Commission held a public hearing on 3/21/17. The Commission voted 8-0 to recommend approval of the Map Amendment to rezone the property from BR Regional Business to RM-3 General Residential.

The Commission voted 7-1 to recommend approval of the Special Use for PUD and PUD Preliminary Plan, subject to resolution of outstanding staff comments prior to City Council action, and with a suggestion that the developer consider connection to a future north/south roadway.

Annexation Agreement Amendment

Property within the Bricher Commons PUD is subject to the provisions of an annexation agreement between the City and property owner, expiring in 2019. The annexation agreement will need to be amended based upon the Prairie Winds project. A public hearing to consider the annexation agreement has been scheduled for the upcoming City Council meeting on April 17, pending a recommendation from the Planning & Development Committee.

Attachments *(please list):*

Plan Commission Resolutions; Staff Report; Letter from St. Charles Park District; Applications for Map Amendment, Special Use for PUD, and PUD Preliminary Plan; Plans; Traffic Study; Market Study; Objection to Land-Cash ordinance Per Acre Land Value

Recommendation/Suggested Action *(briefly explain):*

Plan Commission recommendation to approve a Map Amendment, Special Use for PUD, and PUD Preliminary Plan for Prairie Winds of St. Charles, subject to resolution of outstanding staff comments.

City of St. Charles, Illinois
Plan Commission Resolution No. 5-2017

A Resolution Recommending Approval of a Map Amendment for Prairie Winds of St. Charles (Prairie Winds, LLC)

Passed by Plan Commission on March 21, 2017

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Map Amendments; and,

WHEREAS, the Plan Commission has held a public hearing and has reviewed the petition for Map Amendment for Prairie Winds of St. Charles (Prairie Winds, LLC); and,

WHEREAS, in accordance with Section 17.04.320.D, the Plan Commission has considered the following findings for Map Amendment:

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

The property to the south of the site (located in Geneva) is strictly residential in nature and is comprised of single family homes and multi-family townhomes. The property to the west of the site houses the courthouses of the Sixteenth Judicial Circuit of Kane County, Illinois and is owned by Kane County and is zoned “F” Farming District. The adjacent property to the east is zoned “BR” Regional Business & PUD (Meijer PUD) and is commercial and retail in nature, including the Lowes and Meijer stores. The property to the north is zoned “BR” Regional Business & PUD (Bricher Commons PUD). The proposed RM-3 zoning and use of the site as general residential will serve as good transitional land use between the adjacent commercial and lower density residential areas.

2. The extent to which property values are diminished by the existing zoning restrictions.

The proposed RM-3 zoning classification will generate significant tax revenue for the City of St. Charles and Kane County generally including significant revenue to the school district, the park district, the utility districts, and all other taxing bodies. The subject property has remained underdeveloped for an extended period and the use of the land as multi-family residential will greatly increase the value of the Subject Property and increase the amount of tax revenue for the City.

The Applicant’s proposed upscale multi-family development further will enhance and significantly increase the property values in the neighboring areas, with the most notable positive impact being upon the adjacent and nearby retail, restaurant, grocery store and commercial uses, all of whom will benefit by the increased residential density. The Applicant’s proposed development will further increase property values and will increase

demand for the remaining property adjacent to the Subject Property to the north owned by BEI.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

The current zoning restrictions with the residential density as limited in the current Planned Unit Development Ordinances (including Ordinance 2006-Z-7) do not produce any perceptible public benefits. The property has remained vacant for a significant amount of time and in its current zoning classification does not promote the health, safety, morals or general welfare of the public. Applicant's proposed PUD increases residential density to more appropriate levels, while providing appropriate residential density in an area that is transitional to commercial and retail uses and is consistent with the long term 2013 Comprehensive Plan for the City of Saint Charles.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.

The Subject Property is currently zoned BR-Regional Business District with a PUD overlay that is outdated and covers a portion of land not owned by Applicant. The current zoning restrictions that are currently in place incorporate zoning classifications that no longer exist. The property will require a map amendment to allow multifamily residential and new PUD in order to be developed. The 2006 Planned Unit Development (adopted by Ordinance 2006-Z-7) was specific to a development that was never built. Applicant's proposed PUD increases residential density to more appropriate levels, while providing appropriate residential density in an area that is transitional to commercial and retail uses and is consistent with the long term 2013 Comprehensive Plan of the City of Saint Charles.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.

The Subject Property has remained vacant for a significant amount of time and remains subject to its original use. The Subject Property is part of the Bricher Commons PUD which was initially approved for commercial use, and later amended in 2006 to include residential in addition to the commercial use already permitted. The development as contemplated by the 2006 amendment never came to fruition and the property had remained underdeveloped, underutilized and underrepresented on the tax rolls of Kane County. The subject property is ripe for multi-family residential development as proposed by Applicant given its close proximity to the Randall Road retail corridor.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.

The proposed development will fulfill the City's goal of development of a vacant, underutilized parcel that cannot otherwise be readily redeveloped and which continues to be utilized as agricultural in an area in immediate proximity to the Randall Road retail and commercial corridor. The Subject Property has remained undeveloped for an extended period of time and the proposed use as multi-family residential is consistent with the long-term goals of the City in accordance with the 2013 Comprehensive Plan. The 2013 Comprehensive Plan calls for more apartments to be built and explains that apartments are an important part of a healthy housing stock. It further states that multifamily housing contributes to residential density which improves the viability of shopping areas in the community.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The proposed amendment to RM-3 zoning is consistent with the long-term goals of the City in accordance with the 2013 Comprehensive Plan. The Land Use Plan identifies the Subject Property as "Industrial/Business Park", however, it recommends that the City promote multi-family type housing, and it urges the City to consider proposals in areas other than those specifically designated for high density residential development. The Plan calls for residential development in vacant/underutilized areas and states that there are many suitable and available infill parcels that are situated between established residential districts and commercial districts. The Subject Property is such an area. The Plan recommends higher density residential on these parcels that are near commercial areas. This would provide additional density and serve as good transitional land use to commercial areas.

The City's Residential Areas Framework Plan acknowledges that while the Bricher Commons Parcel is designated as "Industrial/Business Park", the site may also be appropriate for residential use. Further, the Subarea Plan names the Bricher Commons Parcel a "Catalyst Site", designating it as a site that could have a catalytic impact on the surrounding area. This Plan recommends that the northern half of the site should develop with commercial use (due to its immediate access to Route 38) while the interior and southern portion should be used for multifamily or single family attached housing. Developing the Subject Property into luxury rental apartments meets the City's goal of providing much needed rental units and increasing residential density as a transitional land use in an area that is otherwise undeveloped and underutilized, all in accordance with the 2013 Comprehensive Plan.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

The Subject Property is currently zoned BR-Regional Business District with a PUD overlay that is outdated and incorporates zoning classifications that no longer exist. A map amendment will correct this error and will allow multifamily residential and a new PUD that is consistent with the Comprehensive Plan.

9. The extent to which the proposed amendment creates nonconformities.

None.

10. The trend of development, if any, in the general area of the property in question.

The proposed zoning classification is consistent with the trend of development in the area of the subject property. The Subject Property is surrounded by single family and townhome residential and commercial uses, all of which support the development of multi-family residential as an ideal transition between the uses and the nearby retail and commercial uses. Further, the Subject Property is an infill parcel and due to limited access to major roadways is not suitable for large commercial applications similar to those adjacent uses.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Map Amendment from BR Regional Business District to RM-3 General Residential District for Prairie Winds of St. Charles (Prairie Winds, LLC). .

Roll Call Vote:

Ayes: Holderfield, Schuetz, Vargulich, Funke, Frio, Purdy, Wallace, Kessler

Nays:

Absent: Pretz

Motion carried: 8-0

PASSED, this 21st day of March 2017.

Chairman
St. Charles Plan Commission

City of St. Charles, Illinois
Plan Commission Resolution No. 6-2017

A Resolution Recommending Approval of Special Use for Planned Unit Development and PUD Preliminary Plan for Prairie Winds of St. Charles (Prairie Winds, LLC)

Passed by Plan Commission on March 21, 2017

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use for Planned Unit Development and PUD Preliminary Plan; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petitions for a Special Use for PUD and PUD Preliminary Plan for Prairie Winds of St. Charles (Prairie Winds, LLC) and;

WHEREAS, in accordance with Section 17.04.410.D.3, the Plan Commission finds the Special Use for PUD and PUD Preliminary Plan to be in the public interest based on the following criteria for Planned Unit Developments:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

- 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.**

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The proposed PUD will develop the Subject Property into *Prairie Winds of St. Charles*, a distinctive and attractive upscale rental community which will become an integral part of the City. It will take a vacant and underdeveloped property and transform it into usable space that will serve as an ideal transition between the neighboring residential neighborhoods and the surrounding commercial uses. *Prairie Winds of St. Charles* will offer its residents a commercial-grade, high-end fitness center and indoor and outdoor pools, as well as an 8,000-sq. ft. clubhouse, outdoor grilling space, and a fireside sitting area, all of which promote physical activity and social interaction between members of the community. *Prairie Winds of St. Charles* will also offer open space and parks, further encouraging active lifestyles for its residents. The development will allow the City to provide much needed rental housing stock for young professionals, families, single parents, and active seniors. The increased residential density in the propose location will increase foot traffic to surrounding businesses which will boost the local economy, and further, the development will help support the school district which is in need of additional population.

- 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 areas, pedestrian and transit facilities.**

Applicant proposes to develop the Subject Property into *Prairie Winds of St. Charles*, an upscale rental community. The facility will offer approximately 250 “big house” style apartment units comprised of approximately 50 one-bedroom units, 150 two-bedroom units and 50 three-bedroom units. All units will have an attached garage with a private, indoor stairway leading from the garage to the unit. Residents of *Prairie Winds of St. Charles* will enjoy such amenities as a commercial-level fitness center, indoor and outdoor pools, gas burning fireplaces, and state-of-the-art kitchens featuring granite countertops and stainless steel appliances. Residents will also have access to an 8,000-sq. ft. clubhouse, outdoor grilling space, and a fireside sitting area. Applicant’s propose development will provide community amenities beyond those required by ordinance including the commercial work-out facility for residents housed

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within an 8,000 square foot clubhouse as well as common areas, open space, walking paths, sidewalks, and other amenities.

2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.

Applicant proposes to develop the Subject Property into *Prairie Winds of St. Charles*, an upscale rental community. The facility will offer approximately 250 “big house” style apartment units comprised of approximately 50 one-bedroom units, 150 two-bedroom units and 50 three-bedroom units. All units will have an attached garage with a private, indoor stairway leading from the garage to the unit. Residents of *Prairie Winds of St. Charles* will enjoy such amenities as a commercial-level fitness center, indoor and outdoor pools, gas burning fireplaces, and state-of-the-art kitchens featuring granite countertops and stainless steel appliances. Residents will also have access to an 8,000-sq. ft. clubhouse, outdoor grilling space, and a fireside sitting area. Applicant proposed site plan includes a storm water detention facility that incorporates two small lakes that provide aesthetic beauty to the site while preserving all existing wetlands and environmentally sensitive areas located on the Subject Property.

3. The PUD will provide superior landscaping, buffering or screening.

Applicant incorporates herein by reference its proposed Landscape Plan which plan exceeds the landscape requirements as imposed within the building code and zoning ordinances of the City of Saint Charles. Additionally, Applicant states that the Subject Property is bordered by the jail, and high intensity retail and commercial uses along the Randall Road retail corridor. Additionally, the nearby residential property to the South is sufficiently insulated by Bricher Road and Applicant’s proposed residential units are primarily set-back from Bricher Road and placed further to the North on the site plan.

4. The buildings within the PUD offer high quality architectural design.

Applicant incorporates herein by reference its proposed building elevations. Applicant’s multi-family units are unique and novel and do not exist in their current configuration anywhere within the municipal limits of the City of Saint Charles. Applicant is utilizing an award-winning architect and proven design that is aesthetically pleasing and innovative. The building configurations allow for multiple access points both through the garage and through the common entryways, which is an novel configuration providing significant utility for Chicago winters and serves as piece of mind with respect to safety.

5. The PUD provides for energy efficient building and site design.

Applicant incorporates herein by reference its proposed building elevations. Applicant’s proposed buildings will meet and exceed the energy efficiency requirements as set forth within the Building Code of the City of Saint Charles.

6. The PUD provides for the use of innovative stormwater management techniques.

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Applicant incorporates herein by reference its proposed Stormwater Management Plan. Applicant’s proposed detention and stormwater plan will meet and exceed the requirements as set forth within the Building Code of the City of Saint Charles and the Kane County Stormwater Ordinance as applicable.

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.

Applicant incorporates herein by reference its proposed building elevations and states that all of its proposed structures will fully comply with the Americans with Disabilities Act, including parking requirements.

8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.

Applicant incorporates herein by reference its Site Plan. Applicant will comply with all ordinances applicable to affordable dwelling units as required by the City of Saint Charles.

9. The PUD preserves historic buildings, sites or neighborhoods.

Not Applicable.

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

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

Applicant proposes to develop the Subject Property into *Prairie Winds of St. Charles*, an upscale rental community. The facility will offer approximately 250 “big house” style apartment units comprised of approximately 50 one-bedroom units, 150 two-bedroom units and 50 three-bedroom units. All units will have an attached garage with a private, indoor stairway leading from the garage to the unit. Residents of *Prairie Winds of St. Charles* will enjoy such amenities as a commercial-level fitness center, indoor and outdoor pools, and state-of-the-art kitchens featuring granite countertops and stainless steel appliances. Residential will also have access to an 8,000 sq. ft. clubhouse, outdoor grilling space, and a fireside sitting area.

Applicant intends to develop the Subject Property into sophisticated rental units to allow the residents of St. Charles the opportunity to enjoy an exceptional living experience in an upscale community environment. Applicant intends to provide St. Charles with luxury apartments which will allow residents to live in a high-end community without the long-term commitment of a mortgage and with access to

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premium amenities. Applicant will be meeting the growing need for rental housing for young professionals of St. Charles, as well as families, single parents, and active seniors who want the flexibility and freedom of living without maintenance and mortgage obligations. *Prairie Winds of St. Charles* will attract a discerning population of individuals looking for upscale living in St. Charles.

The proposed development will fulfil the City's goal of development of a vacant, underutilized parcel that cannot otherwise be readily redeveloped. The Subject Property has remained undeveloped for an extended period of time and the use as multi-family residential is consistent with the long-term goals of the City in accordance with the 2013 Comprehensive Plan. The Land Use Plan recommends that the City investigate new methods to improve the conditions of all residential neighborhoods, including incentives for developing vacant properties. It calls for more apartments to be built and explains that apartments are an important part of a healthy housing stock. It further states that multifamily housing contributes to residential density which improves the viability of shopping areas in the community. No multi-family residential has been developed in St. Charles since 1999.

The proposed location for the Special Use will encourage foot traffic to surrounding retail stores and will boost the population for School District 303 which has seen a declining number of students in recent years. The use of the Subject Property as multi-family residential at the proposed site will not require the addition of any schools and will not burden the current school district. Conversely, it will actually help support the school district which is currently in need of additional population to continue to serve the community in a manner of excellence.

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

Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided for the site. The Subject Property has 2 proposed access points from Bricher Road which will provide a safe and efficient means of ingress and egress to the development. Applicant incorporates the findings in the traffic study performed by V3 Engineering.

The Subject Property is served by the City's Westside Treatment Facility and sewer connections will be provided from the site northward to an existing sanitary sewer along Route 38. The water main will connect to the site from the east, will loop through the site and will be connected through future connection locations provided along the north and west property lines.

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- 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 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 other property in the immediate area is commercial in nature and will benefit from the additional population brought to the area by the proposed development. The other adjacent properties located in Geneva area also residential in nature and will not be negatively affected by the Applicant's proposed use. Further, the property values in the neighborhood will not be negatively affected by the intended use.

- 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 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 use as multi-family residential is consistent with the long term goals of the City of St. Charles which includes the development of higher density residential on parcels that are near commercial areas. The establishment of the Special Use will provide additional density and serve as good transitional land use to commercial areas and will not inhibit the development of surrounding property.

- 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 establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare. The Special Use will allow Applicant to develop the Subject Property into sophisticated rental units to allow the residents of St. Charles the opportunity to enjoy an exceptional living experience in an upscale community environment. The proposed development will fulfil the City's goal of development of vacant, underutilized parcel that cannot otherwise be readily redeveloped. The Subject Property has remained undeveloped for an extended period of time and the use as upscale multi-family rental units will be beneficial to the general 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.**

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The proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of Title 17, except as may be varied pursuant to a Special Use for Planned Unit Development.

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

The proposed PUD will be highly beneficial to the physical development, diversity, tax base and economic well-being of the City. Applicant's development of Subject Property into sophisticated rental units will attract a young professional population to the City by offering an exceptional living experience in an upscale community environment. It will further attract families, single parents, and active seniors who want the flexibility and freedom of living without maintenance and mortgage obligations. *Prairie Winds of St. Charles* will bring to the City a diverse, discerning population of individuals looking for upscale apartment living in St. Charles. The proposed RM-3 zoning classification will generate significant tax revenue for the City of St. Charles and Kane County generally including significant revenue to the school district, the park district, the utility districts, and all other taxing bodies. The subject property has remained underdeveloped for an extended period and the use of the land as multi-family development will greatly increase the value of the Subject Property and increase the amount of tax revenue for the City. In addition, the Applicant's proposed upscale multi-family development will enhance and significantly increase the property values in the neighboring areas, with the most notable positive impact being upon the adjacent and nearby retail, restaurant, grocery store and commercial uses, all of whom will benefit by the increased residential density. The Applicant's proposed development will further increase property values and will increase demand for the remaining property adjacent to the Subject Property to the north and owned by BEI.

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

The Subject Property has remained undeveloped for an extended period of time and the use as multi-family residential is consistent with the long-term goals of the City in accordance with the 2013 Comprehensive Plan. The Land Use Plan recommends that the City investigate new methods to improve the conditions of all residential neighborhoods, including incentives for developing vacant properties. It calls for more apartments to be built and explains that apartments are an important part of a healthy housing stock. It further states that multifamily housing contributes to residential density which improves the viability of shopping areas in the community.

The City of Saint Charles, Illinois is without a newly constructed multi-family residential development since 1999.

The Land Use Plan identifies the Subject Property as "Industrial/Business Park", however, it recommends that the City promote multi-family type housing, and it urges the

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City to consider proposals in areas other than those specifically designated for high density residential development. The Plan calls for residential development in vacant/underutilized areas and states that there are many suitable and available infill parcels that are situated between established residential districts and commercial districts. The Subject Property is such an area. The Plan recommends higher density residential on these parcels that are near commercial areas. This would provide additional density and serve as good transitional land use to commercial areas.

The City’s Residential Areas Framework Plan acknowledges that while the Bricher Commons Parcel is designated as “Industrial/Business Park”, the site may also be appropriate for residential use. Further, the Subarea Plan names the Bricher Commons Parcel a “Catalyst Site”, designating it as a site that could have a catalytic impact on the surrounding area. This Plan recommends that the northern half of the site should develop with commercial use (due to its immediate access to Route 38) while the interior and southern portion should be used for multifamily or single family attached housing. Developing the Subject Property into luxury rental apartments meets the City’s goal of providing much needed rental units and increasing residential density as a transitional land use in an area that is otherwise undeveloped and underutilized, all in accordance with the 2013 Comprehensive Plan.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for PUD and PUD Preliminary Plan for Prairie Winds of St. Charles (Prairie Winds, LLC), subject to resolution of outstanding staff comments prior to City Council action and with a suggestion that the developer consider connection to a future north/south roadway.

Roll Call Vote:

Ayes: Holderfield, Schuetz, Vargulich, Funke, Frio, Purdy, Wallace

Nays: Kessler

Absent: Pretz

Motion carried: 7-1

PASSED, this 21st day of March 2017.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

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



STAFF MEMO

TO: Chairman Todd Bancroft
 And the Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner
 Russell Colby, Planning Division Manager

RE: Prairie Winds of St. Charles (Bricher Commons PUD)

DATE: April 7, 2017

I. APPLICATION INFORMATION:

Project Name: Prairie Winds of St. Charles

Applicant: Prairie Winds, LLC

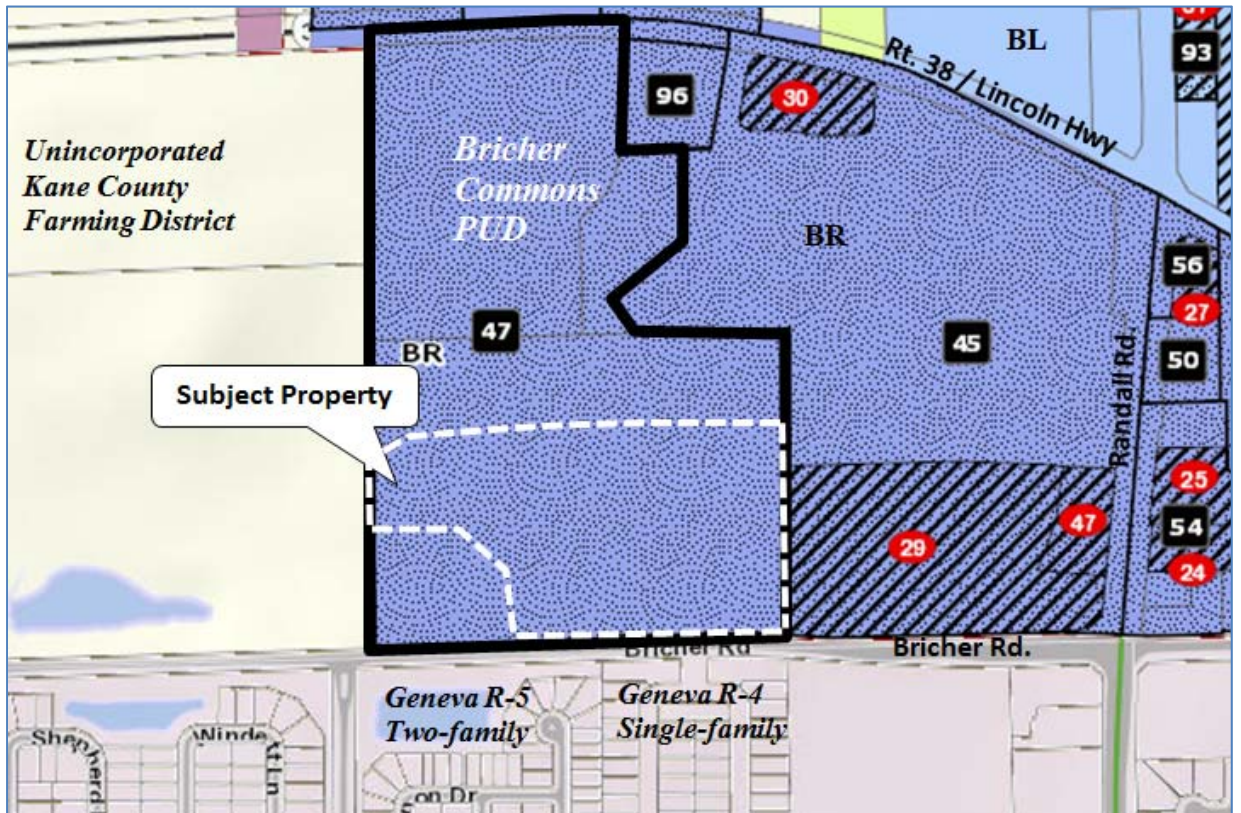
Purpose: To develop a multi-family residential complex

General Information:		
Site Information		
Location	North side of Bricher Rd., west of Lowe's	
Acres	20.49 acres / 892,534 sf	
Applications	Map Amendment Special Use for Planned Unit Development PUD Preliminary Plan	
Applicable Zoning Code Sections	17.04 Administration 17.06 Design Review Standards & Guidelines 17.12 Residential Districts 17.24 Off-Street Parking, Loading & Access 17.26 Landscaping & Screening Title 16 Subdivision and Land Improvement Ordinance 1999-Z-11 "An Ordinance Granting a Special Use as a Planned Unit Development (Bricher Commons PUD)"	
Existing Conditions		
Land Use	Agriculture	
Zoning	BR Regional Business & PUD (Bricher Commons PUD)	
Zoning Summary		
North	BR Regional Business & PUD (Bricher Commons PUD)	Agriculture
East	BR Regional Business & PUD (Meijer PUD)	Meijer, Lowe's
South	City of Geneva: R-4 High Density Single-Family R-5 Low Density Two- & Three-Family	Single-family homes, townhomes
West	Kane County: F Farming District	Agriculture
Comprehensive Plan Designation		
Industrial/Business Park with potential for residential uses		

Aerial



Zoning



II. BACKGROUND

A. HISTORY

The subject property is a 20.5 acre, undeveloped parcel located on the north side of Bricher Rd., directly west of Lowe's. The property is part of the Bricher Commons PUD. The PUD was initially approved for commercial development under Ordinance No. 1999-Z-11, "An Ordinance Granting a Special Use as a Planned Unit Development (Bricher Commons PUD)". The property was also annexed into the City at that time.

In 2006, the PUD was amended under Ordinance No. 2006-Z-7, "An Ordinance Amending Special Use Ordinance 1999-Z-11 (Second Amendment to Bricher Commons PUD)". In addition to the commercial uses already permitted on the property, the amendment allowed for multi-family residential uses on up to 34.5 acres of the property, subject to a density limitation (maximum of 250 units) and that 20% of the residential units must be affordable. A conceptual site plan was included illustrating the intended residential and commercial land uses and internal circulation, including a roadway through the site connecting Bricher Rd. and Rt. 38. (The 2006 PUD Ordinance and site plan are attached.)

No preliminary plans were submitted for development of the property as contemplated under the 2006 PUD ordinance.

B. CONCEPT PLAN

In December 2016, Plan Commission reviewed a Concept Plan for the southern 20 acres of Bricher Commons called Prairie Winds, a 250-unit multi-family residential development. Commissioners expressed support for the multi-family residential land use and the proposed density. Commissioners also liked the building type and architecture. Suggestions were made regarding the site layout to allow for better flow within the site, including the addition of sidewalks. The Commission also stated a connection from Bricher Rd. to Rt. 38 as contemplated in the Comprehensive Plan needed to be provided, and that the development should connect to the existing private drive between Lowe's and Meijer.

Planning & Development Committee reviewed the Concept Plan in January 2017. They offered similar comments as the Plan Commission, expressing support for the land use, density, and architecture. Committee members felt the connection to the drive between Lowe's and Meijer should be pedestrian-only to prevent cut-through traffic. Some Committee members also expressed a preference to provide for future cross-access between the subject property and the undeveloped parcel to the north.

C. CURRENT PROPOSAL

Prairie Winds, LLC, has submitted zoning applications seeking approval of a multi-family residential development similar to the Concept Plan. Details of the proposal are as follows:

- 250 residential units in 25 buildings (10 units per building).
 - 50 one-bedroom units
 - 150 two-bedroom units
 - 50 three-bedroom units
- 300 garage parking spaces (at least one per unit) and 249 surface parking spaces.

- Amenities including a clubhouse, pool, playground area, dog park, and outdoor grilling space.
- Primary and secondary access points from Bricher Rd.
- Right-turn lane into the primary (eastern) entrance.
- Internal network of sidewalks and sidewalk connection along Bricher Rd.
- Two stormwater detention areas within the site.

The following zoning applications have been submitted in support of this project:

1. **Map Amendment** – To rezone the property from BR Regional Business to RM-3 General Residential.
2. **Special Use for PUD** – To remove the property from the Bricher Commons PUD and establish a new PUD with unique development standards for the property.
3. **PUD Preliminary Plan** – For approval of preliminary engineering, preliminary plat of subdivision, landscape plan, and architectural elevations.

III. COMPREHENSIVE PLAN

Land Use Plan:

The Comprehensive Plan Land Use Map identifies the Subject Property 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 alone” 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”, where residential uses may also be appropriate (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.

Residential Land Use Policies:

The following Residential Land Use Policies on p.43-44 are relevant to the review of the Concept Plan:

Maintain a diverse and affordable mix of housing types to allow St. Charles to continue to attract and retain families and residents.

The City defines affordable housing as “housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.” Making affordable housing available also provides workforce housing – housing that is affordable to “critical service” employees that contribute to the quality of life in the City, as well as providing a range of housing options for first time home buyers, young families and to facilitate “aging in place”. Title 17.18 [Now Title 19] Inclusionary Housing of the City Code seeks to provide

Affordable Dwelling Units within new residential developments by requiring developers to provide a proportionate share of affordable housing, or fees in lieu thereof, to ensure that an adequate stock of affordable housing is, and remains, available in the City of St. Charles.

Locate new multi-family residential developments in appropriate locations within the City and consider the implications of concentrating units in one location or area of the City.

Throughout the outreach exercises associated with the Comprehensive Plan, residents expressed concerns over the concentration of apartments on the City's west side. Citing issues such as traffic, lack of pride in ownership, transient school children, and straining municipal infrastructure, residents are opposed to more "rentals" in the community. Apartments, however, are an important component of a healthy housing stock, expanding housing options for those wishing to live in St. Charles but cannot afford, or have chosen not to, own their home. Apartments are also only a subset of the dwelling types that comprise multi-family housing, which can be owner occupied (i.e. condominiums). In addition to assisting with the community's goals to provide affordable housing in the community, multi-family housing contributes to residential density which can improve the viability of shopping areas in the community. Recognizing that this Plan is dynamic and not "set in stone", the City should promote multi-family housing in areas identified in the Land Use and Residential Areas Plans, but consider proposals in other areas provided any significant impact on schools, traffic, and other infrastructure can be mitigated.

Consider the potential impact of new residential development on schools, municipal services and traffic.

As a mature community, the City's infrastructure is well established, particularly in the older areas of the community. Unlike emerging suburbs that are continuously growing, widening roads and building schools as necessary, the community infrastructure in St. Charles is well established and not as easily adaptable. Although road and intersections can be widened, and schools expanded, a less costly approach would be to work within the framework of the City's well established infrastructure, evaluating proposed development's impact on City systems and working with developers to mitigate and minimize strains on local systems.

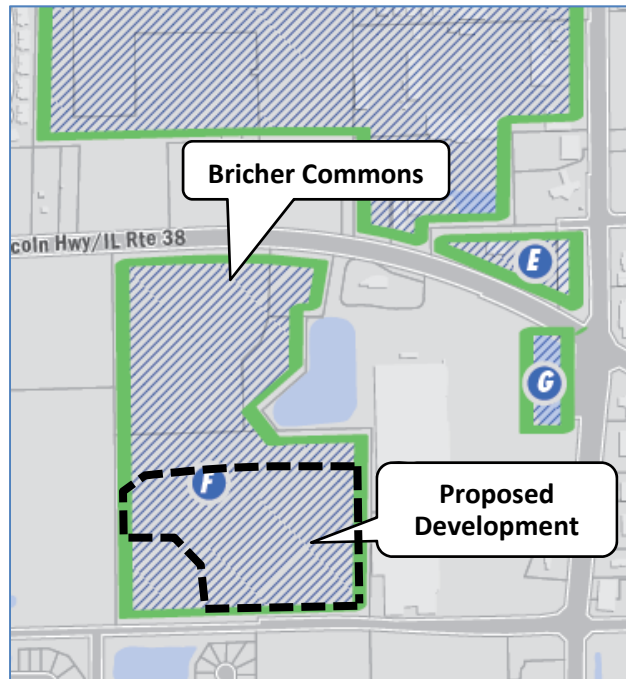
Continue to work with the St. Charles Park District to ensure the residential areas of the City are well served by neighborhood parks and recreation.

Parks are a contributing factor to the high quality of life in St. Charles. To ensure the community continues to be well served by parks and recreation, the City should continue to administer its parkland dedication as specified in Title 16.10 Dedications of the City Code. Although the existing parkland dedication requirements may satisfy the provision of open space for larger subdivisions, a provision in the Code allows for cash-in-lieu of a park dedication if the park size is not "practical." As the City matures, it is expected that most of the future growth will consist of smaller infill development with smaller dedication requirements, and accepting cash donations may leave these developments under served by "close to home" park space. The City should work with the Park District to better define "practical" and better align this policy to reflect the changing character of residential development within the City and consider accepting smaller park dedications to provide adequate open space for infill subdivisions.

West Gateway Subarea Plan:

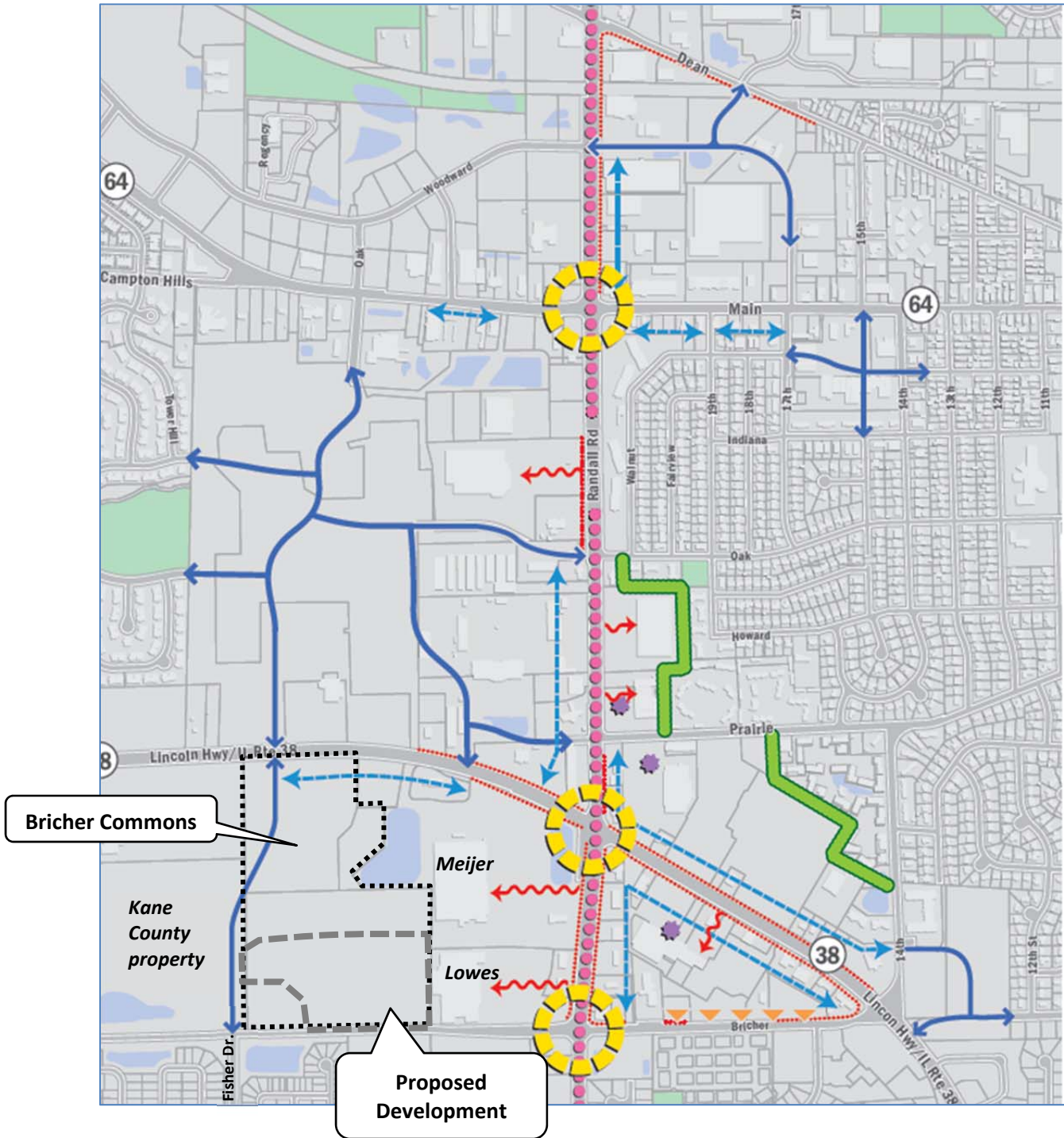
The entire Bricher Commons property is identified as a Catalyst Site in the West Gateway Subarea Plan (Site F). The plan recommends residential or office/commercial service uses at the interior and southern end of the property (p.97). The plan states:

Situated between the Meijer on Randall Road and the Kane County Government Center is a 55-acre site known as Bricher Commons. Portions of the site have excellent visibility and frontage to Lincoln Highway, however not all of the site can capitalize on the visibility and access that IL Route 38 provides. The northern areas of the site should develop with commercial uses fronting Lincoln Highway with either multifamily, single-family attached, or offices and commercial services, in the rear and interior of the site.”



The West Gateway Subarea Plan recommends a number of infrastructure improvements for the area, including a new north-south collector street from Bricher Rd. to Main St. Part of this collector would extend from Bricher Road to Rt. 38, through the Kane County-owned property directly west of the proposed development and the northern part of Bricher Commons (p.96; see map on next page). The plan states:

A complete street network is important for efficient movement of vehicles and pedestrians...Extending or establishing local streets where appropriate will break up the large super-block development pattern and improve circulation along the corridor and surrounding neighborhoods for both vehicles and pedestrians and will minimize traffic travelling along Randall Road.



Transportation Plan:

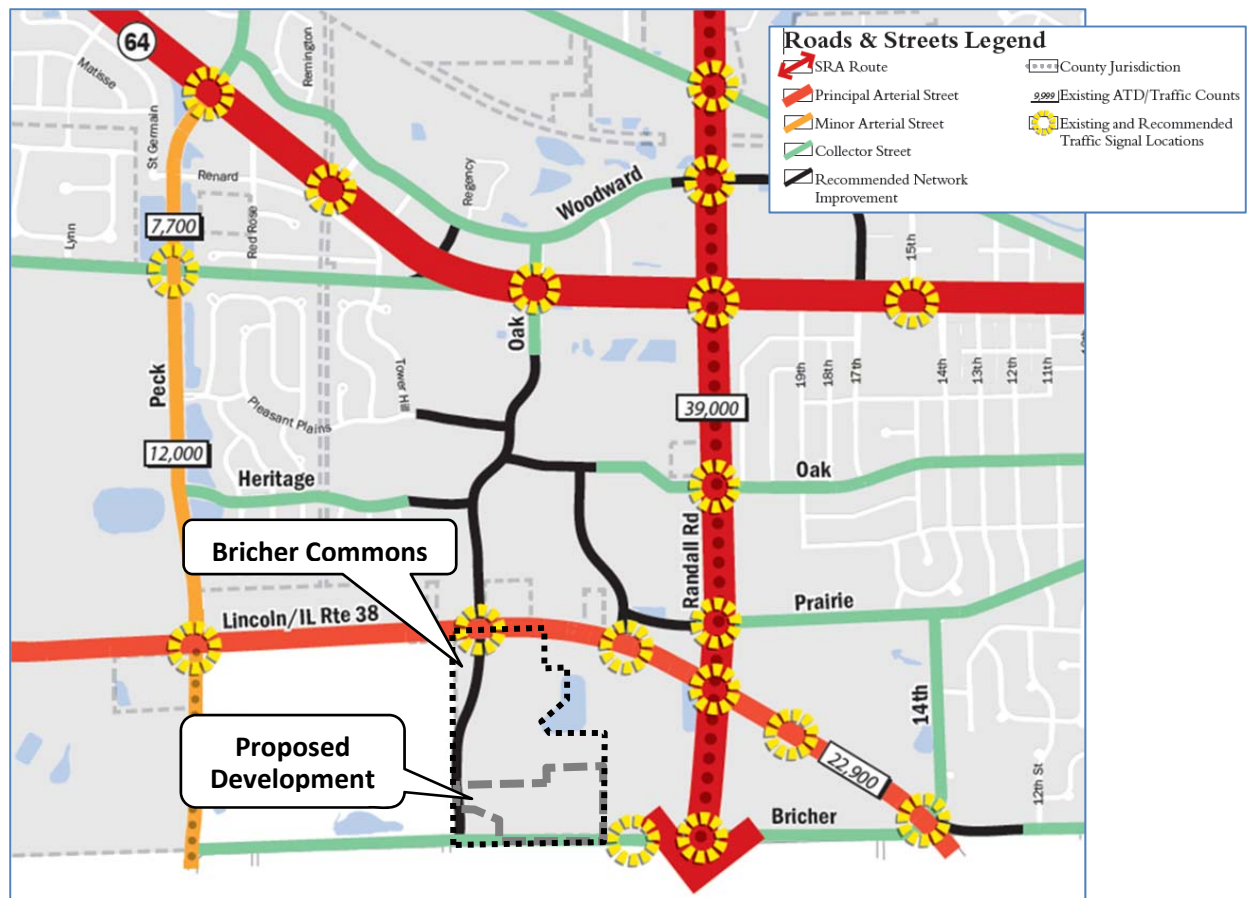
Street network and connectivity improvements, including the connection between Bricher Rd. and Main St., are described in more detail in the Transportation Plan (p.75; see map on next page). The plan states:

Network Improvements (p.73)

A complete street network is important for efficient movement of vehicles and pedestrians, and to minimize unnecessary vehicle trips by providing alternate travel routes. There are several

possible network connections and modifications that will help improve the safety and efficiency of vehicular circulation. They will provide travel flexibility within the City without encouraging residential neighborhood cut-through movements.

- Create a north-south collector south of Main Street between Randall Road and Peck Road that extends and realigns Oak Street to intersect Lincoln Highway and Bricher Road opposite Fisher Drive.



Network Connectivity (p.73)

Some of the newer subdivisions of St. Charles were developed with excessively long blocks and minimal connectivity, resulting in fewer alternative routes for pedestrian and vehicle travel and increased vehicle speeds. In some cases, it also encourages cut-through traffic on local and residential streets that weren't intended to handle the traffic. This is caused by the arterials becoming overly congested because of the limited route options. A grid pattern, like the older development pattern occurring near Downtown, features more street intersections and shorter blocks, which provide alternative routes for pedestrian and local vehicle travel and tends to slow traffic. The City should ensure new development provides a well connected roadway network with shorter block lengths and a balanced street hierarchy with well-spaced collectors. In addition, the City should plan for roadway connections and modifications that will improve the existing roadway network.

IV. STAFF ANALYSIS

A. ZONING

The applicant is requesting to rezone the property to the RM-3 General Residential District as the underlying zoning for the development. The zoning ordinance states the purpose of the RM-3 District as follows:

“To accommodate a range of housing densities, including higher density residential up to approximately twenty (20) units per acre, at locations that will provide efficient use of land and infrastructure. The RM-3 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.”

The table below compares the RM-3 District zoning requirements with the development plans. Deviations from the requirements of the RM-3 District to accommodate the development as proposed are denoted in ***bold italics***. The applicant has requested approval of these deviations through the PUD.

	RM-3 District	Proposed
Min. Lot Area	2,200 sf/dwelling unit	3,570 sf/dwelling unit
Density	20 units per acre	12.2 units per acre
Min. Lot Width	65 ft.	957 ft.
Max. Building Coverage	40%	30%
Max. Building Height	45 ft. or 4 stories, whichever is less	Shown on plans: 35’9” Requested: up to 42 ft. to allow for changes in grade
Min. Front Yard	30 ft.	41 ft. building <i>10.9 ft. parking</i>
Min. Interior Side Yard	25 ft. each side	30 ft. building <i>10.8 ft. parking</i>
Min. Rear Yard	30 ft.	58 ft. building <i>19.5 ft. parking</i>
Off-Street Parking	1-bedroom unit: 1.2 per unit (60 required) 2-bedroom unit: 1.7 per unit (255 required) 3-bedroom unit: 2 per unit (100 required) Total: 415 spaces required	549 spaces (300 garage stalls 152 garage tandem stalls 79 resident surface stalls 18 clubhouse stalls) (See Staff Comments)
Parking Stall Dimensions	9 ½ ft. x 18 ft.	<i>9 ft. x 18 ft.</i>

B. LANDSCAPING

A revised landscape plan has been submitted in response to staff review comments on the initial submittal. The plan does not label the number and specific types of plantings shown along the street frontage and along the internal streets. Around the building foundations, the number of

plantings are indicated, but not the specific types of plantings. Instead, a list of plant types that will be used within the development is provided. A note on the plan states the following:

“Applicant’s landscape plantings will be in full compliance with all applicable ordinances of the City of St. Charles. Applicant reserves the right to relocate and modify landscape plantings on applicant’s property based upon availability and market conditions and provided applicant supplies the appropriate number of plantings with respect to each required classification and provided the plan is in full compliance with applicable codes.”

Staff has reviewed the plans to determine whether the number of plantings and planting areas meet the requirements of Ch. 17.26 Landscaping and Screening. Detailed plans that identify the types of plantings to be used will be required at the time of building permit.

The table below compares the submitted plan to the requirements of Ch. 17.26 Landscaping and Screening. Deviations from the landscape standards required to accommodate the proposed plan are denoted in ***bold italics***. The applicant has requested approval of deviations for percentage of building foundation landscaping.

	Zoning Ordinance Standard	Proposed
Overall Landscape Area	20%	44%
Landscape Buffer	30 ft. (Bricher Rd.)	Meets requirement (See Staff Comments)
Public Street Frontage Landscaping	75% (Bricher Rd.)	86%
Street Frontage Trees	1 tree per 50 lineal ft. (19 trees required)	26 trees
Foundation Landscaping – Residential Buildings		
<i>Front wall</i>	75% of wall length; 8 ft. wide planting beds extending from wall	77%; 35% to required width of 8 ft.
	# of plantings = 2 trees & 20 shrubs/bushes/perennials every 50 ft. (5 trees & 52 plants required)	5 trees & 52 shrubs/bushes/perennials
<i>Remaining walls</i>	50% of wall length; 8 ft. wide planting beds extending from wall	100%; 40% to required width of 8 ft.
	# of plantings = 2 trees & 20 shrubs/bushes/perennials every 50 ft. (11 trees & 112 plants required)	11 trees & 112 shrubs/bushes/perennials
Foundation Landscaping – Clubhouse		
<i>Front wall</i>	75% of wall length; 8 ft. wide planting beds extending from wall	100%; 50% to required width of 8 ft.
	# of plantings = 2 trees & 20 shrubs/bushes/perennials every 50 ft. (3 trees & 26 plants required)	3 trees & 28 shrubs/bushes/perennials
<i>Remaining walls</i>	50% of wall length; 8 ft. wide planting beds extending from wall	68%; 21% to required width of 8 ft.
	# of plantings = 2 trees & 20 shrubs/bushes/perennials every 50 ft. (18 trees & 180 plants required)	13 trees & 126 shrubs/bushes/perennials

Development Sign	Landscaping extending 3 ft. around sign	Meets requirement
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Staff Comments:

- A 30 ft. landscape buffer yard is required along any lot line that abuts or is across a street from property in any RE, RS, or RT District. The subject property does not abut any of these zoning districts; however City of Geneva residential zoning is across Bricher Rd. from the property. Landscaping is provided within the 30 ft. setback area off of Bricher Rd., except along the eastern frontage where parking stalls are located within the 30 ft. setback. Staff believes the provided landscaping meets the purpose of a landscape buffer yard. Additional landscape screening has been provided along the eastern frontage parking stalls, as requested by staff.

C. BUILDING ELEVATIONS

Buildings in the RM-3 district are subject to the design requirements of Ch. 17.06 Design Review, Section 17.06.050 Standards and Guidelines – RM1, RM2, and RM3 Districts.

Elevation drawings for the residential buildings and a drawing of the front elevation of the clubhouse have been submitted. The table below compares the submitted building elevations with the Design Standards of Section 17.06.050.

Category	Zoning Ordinance Standard	Proposed Elevations
Front/Rear Wall Building Separation	30 ft. separation from the front or rear wall facing the front or rear wall of another building	Meets requirement
Side Wall Building Separation	20 ft. separation between side walls of buildings	Meets requirement
HVAC Equipment	Screen HVAC and similar equipment from public streets and adjoining property	Mechanical equipment screened with landscaping
Building Materials	A list of approved & prohibited materials is provided. *EIFS is prohibited less than 10 ft. above grade and may not cover more than 10% of any wall	Meets requirement

Staff Comments:

- A drawing of only the front elevation of the clubhouse has been submitted. If the developer does not anticipate having complete elevation drawings ready prior to City Council approval of the PUD Preliminary Plan, architectural standards for the building will need to be addressed in the PUD ordinance.

D. SITE DESIGN

Site Access

The development is laid out with two access points from Bricher Rd. The primary entrance lines up with the entrance to the residential subdivision to the south (City of Geneva). The secondary entrance is west of the detention area. All streets within the development are private.

The previous version of the plan showed a connection to the private drive between Lowe's and Meijer which stubs at the east property line of the subject property. This connection has been eliminated. Two access points are provided, which meets Fire Code access requirements; the third connection is not required.

Cross-Access/connections between Bricher Rd. & Rt. 38

As mentioned previously, both the 2013 Comprehensive Plan and the 2006 Bricher Commons PUD ordinance contemplate a roadway connection from Bricher Rd. to Rt. 38. The Comprehensive Plan shows this roadway just beyond the west boundary of the proposed development site and through the northern portion of Bricher Commons, while the 2006 PUD shows the roadway through the proposed development site.

The property immediately to the west is owned by Kane County (as a part of the Judicial Center property); therefore the road is not likely to be installed in connection with a private development of the adjacent property. The Judicial Center property is in Geneva's planning area and is not planned for annexation into St. Charles based on the City's boundary agreement with Geneva.

Feedback provided during the Concept Plan indicated interest in allowing for cross-access from the subject property to the property to the north. The plans do not indicate a location where a future cross-access could be. A cross-access easement could be included on the Plat of Subdivision, or it could be stated in the PUD ordinance that an easement will be required upon development of the north parcel.

The Plan Commission discussed the issue of allowing for cross-access in detail during the public hearing. As part of their recommendation, the Commission added a suggestion that the developer consider connection to a future north/south roadway when such a roadway is proposed. The developer agreed to entertain cross access once a future development is known, but would not commit to providing cross access at this time.

Pedestrian and Bike Circulation

Public sidewalk is provided along the Bricher Rd. frontage to the western entrance.

Sidewalks are provided on one side of the internal streets through the development and a nature trail runs around a portion of the southern detention basin.

E. ENGINEERING

Revised Preliminary Engineering plans have been submitted in response to review comments on the initial submittal that were provided to the applicant. The revised plans are currently under review. Any outstanding staff comments will need to be addressed prior to City Council action.

F. TRAFFIC STUDY

A Traffic Impact Study prepared by V3 Companies has been submitted by the applicant. The document has been revised in response to comments provided by the City's traffic consultant, WBK Engineering. The study does not recommend any additional improvements to Bricher Road. A right turn lane warrant analysis for traffic turning right into the development was conducted and found that warrants were not met. However, a right turn lane is proposed at the primary (eastern) site entrance.

Bricher Road is under the jurisdiction of the City of Geneva. Access locations on Bricher Rd. are subject to an Intergovernmental Agreement between the City of St. Charles and the City of Geneva. Per the agreement, two full access intersections are permitted along the north side of Bricher Road to access the property, subject to the review of a traffic impact study by both cities.

The City of Geneva received a copy of the initial Traffic Impact Study and provided comments regarding the study and the site plan. Geneva requested protected right turn lanes be installed at both site entrances along Bricher Rd. The revised Traffic Impact Study has been submitted to Geneva for their review. As previously mentioned, a right turn lane is proposed into the primary site entrance, although right turn lane warrants are not met. Geneva has not yet provided comments on the revised study.

G. PLAT OF SUBDIVISION

A revised Preliminary Plat of Subdivision has been submitted in response to review comments on the initial submittal that were provided to the applicant. The revised Plat is currently under review. Any outstanding staff comments will need to be addressed prior to City Council action.

A single lot is proposed. The applicant has requested a zoning deviation to allow more than one multi-family building on a lot, which is common for similar multi-family developments.

H. SCHOOL & PARK DISTRICT

The project is required to comply with the “Dedications” Chapter of the City’s Subdivision Code (Chapter 16.10), also known as the “Land/Cash ordinance”. This chapter requires either a land donation or an equivalent cash contribution to the School and Park districts based on population generation formulas in the City Code.

The applicant has submitted a Land-Cash Worksheet. Plans and the worksheets have been forwarded to the School and Park Districts for comment.

Discussions with the Park District

The applicant is engaged in ongoing discussions with St. Charles Park District regarding the park portion of the land-cash requirement. At this time, the Park District has not concluded their discussions with the applicant. The most recent letter from the Park District regarding the project, dated Jan. 31, 2017, is attached. The Park Board is scheduled to discuss the proposal on April 11th. The applicant has proposed the following:

Credit for Private Recreation Amenities to be provided on site, per Section 16.10.180 of the City Code:

“A. Private recreation areas and facilities may reduce the demand for local public recreational services. At the option of the City Council, a portion of the public park site requirement may be provided in the form of private recreation areas. The extent of same shall be determined by the City Council, based upon the needs of the projected residents, the extent to which the private recreation areas are available for use by the residents of the subdivision, and available park land in the general area.

B. In general, a substitution of private recreational areas for public park sites will require a substantially higher degree of improvement, such as the installation of recreational facilities and equipment by the Subdivider. Detailed plans of facilities to be installed shall be submitted with the preliminary plan and shall be subject to the review and approval of the City Council. Before any credit is given for private recreation areas,

the Subdivider shall provide such guarantee that the private recreation areas will be permanently maintained for such use by the execution of such legal documents and the provision of such sureties as City shall request.”

The applicant has provided plans for the private recreation facilities. The following facilities are proposed as a credit against the land donation requirement:

- Playground/recreational area: 17,500 sf
- Outdoor pool area: 9,000 sf
- Dog Park: 6,000 sf
- Clubhouse: 8,000 sf

Total Private Recreational amenities: 40,500 sf or 0.93 acres (of the total requirement of 5.28 acre requirement, per the worksheet)

If the Park District is agreeable to allowing a credit for the above recreational amenities, the remainder of the requirement would be a cash donation for the remaining 4.35 acres (at \$240,500 per acre = \$1,045,393 cash donation)

Potential off-site park site dedication: The applicant has suggested a potential dedication of an off-site land area for a park site, located adjacent to the southwest corner of the site. No specific site/location plan has been provided yet for review.

Per-Acre Land Value

On 3/17/17, the applicant filed a written objection to the per-acre value, in accordance with the procedure set out in Section 16.10.090:

“The cash contribution in lieu of land shall be based on the fair market value of improved land within the subdivision. The fair market value of improved land for subdivisions to be developed within the City is hereby determined to be two hundred forty thousand five hundred dollars (\$240,500.00) per acre, which shall be used in the calculation of the required cash contributions, except as follows:

- A. *The fair market value for subdivisions to be developed outside the corporate limits of the City of St. Charles but within the City’s 1 ½ mile jurisdictional area is hereby determined to be one hundred seventy-five thousand dollars (\$175,000).*
- B. *If the City Council determines that the specifics of the subdivision so warrant, it may require a formal appraisal; if the Subdivider files a written objection to the use of the per acre value established herein, he shall submit a formal appraisal. Such appraisal shall show the fair market value of improved land in the area of the subdivision.*
- C. *Final determination of the fair market value per acre of land shall be made by the City Council, based upon the appraisal or appraisals, and upon other information which may be submitted by the Park District, School District, or others. The Subdivider shall pay all appraisal fees.”*

The applicant has submitted an appraisal of the property. This appraisal provides a current fair market value of the development site of \$112,304 per acre. However, the City Code requires an appraisal of “*improved land in the area of the subdivision*” to be provided for consideration by the City Council.

The City Attorney reviewed the information submitted and provided a letter to the applicant stating that the appraisal submitted is not sufficient to support the request for a reduction in the per-acre land value.

I. INCLUSIONARY HOUSING

The City’s Inclusionary Housing Ordinance, Title 19 of the City Code, requires either the provision of affordable units within new residential projects, or payment of a fee-in-lieu for units.

The Inclusionary Housing worksheet has been submitted, indicating the applicant’s intent to pay the full fee in-lieu rather than providing affordable units. City Council has the authority to accept affordable units or a fee-in-lieu.

J. ANNEXATION AGREEMENT

Property within the Bricher Commons PUD is subject to the provisions of an annexation agreement between the City and property owner, expiring in 2019. The annexation agreement will need to be amended to incorporate the changes to the Bricher Commons PUD.

Staff has prepared a draft annexation agreement and PUD ordinance based upon the applications as submitted. A public hearing to consider the annexation agreement has been scheduled for the upcoming City Council meeting on April 17, pending a recommendation from the Planning & Development Committee.

VI. PLAN COMMISSION RECOMMENDATION

The Plan Commission conducted a public hearing on 3/21/17.

The Commission voted 8-0 to recommend approval of the Map Amendment to rezone the property from BR Regional Business to RM-3 General Residential.

The Commission voted 7-1 to recommend approval of the Special Use for PUD and PUD Preliminary Plan, subject to resolution of outstanding staff comments prior to City Council action, and with a suggestion that the developer consider connection to a future north/south roadway.

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

VII. ATTACHMENTS

- Letter from St. Charles Park District, dated 1/31/17



ST. CHARLES PARK DISTRICT

101 South Second Street • St. Charles, IL 60174 • Ph: 630-584-1055 • Fax: 630-584-1396 • stcparks.org

January 31, 2017

Mr. Russell Colby
Planning Division Manager
City of St. Charles
Community Development Department
2 East Main Street
St. Charles, IL 60174

RE: Concept Plan for Prairie Winds

Dear Russell:

The St. Charles Park District has received and reviewed the concept plans for Prairie Winds. We have met with the development's representative, Mr. Jeff Ratzner, to discuss his concerns regarding the Land Cash Ordinance. Mr. Ratzner has said he would like to receive credit for the recreational amenities that he is providing for the residents of Prairie Winds. Specifically, he has requested the square footage allocated for a dog park, playground, walking trails, pool and indoor fitness area be subtracted from the 5.27 acres owed to the St. Charles Park District as calculated by the Land Cash Worksheet.

In accordance with ordinance 16.10.050, Dedication of Park Land, the Park District has requested that Mr. Ratzner supply detailed plans of the recreational areas identified on the exhibit that includes the amenities and specifications of the developer's intention. In other words, shop drawings of the playground so we could review the size and age group it accommodates, the features included in the dog park, length and width of walking trail, etc.

This approach to the Land Cash Ordinance is foreign to us; we are unaware of another example where land cash credit was given for *private* amenities or we were asked to consider an opportunity without detailed plans. We would expect a plan set from the developer in advance of any further discussion or formation of a position by the St. Charles Park District Board of Commissioners on this topic.

We look forward to continued discussions on incorporating public open space at Prairie Winds development.

Sincerely,

Laura Rudow, Superintendent of Parks and Planning
ST. CHARLES PARK DISTRICT

Cc: Holly Cabel, Director
Park District Board of Commissioners