



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Prairie Winds of St. Charles		
City Staff:	Russell Colby, Planning Division Manager Ellen Johnson, Planner		
PUBLIC HEARING 3/21/17	X	MEETING 3/21/17	X

APPLICATIONS:	Map Amendment Special Use for PUD PUD Preliminary Plan
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ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Plan Documents
Applications	Traffic Study

SUMMARY:

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 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.

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 285 surface parking spaces.
- Amenities including a clubhouse, pool, playground area, dog park, and outdoor grilling space.
- Primary and secondary access points from Bricher Rd.
- Emergency vehicle and pedestrian access connecting to the private drive between Lowe’s and Meijer.
- Two stormwater detention areas within the site.

SUGGESTED ACTION:

Conduct the public hearing on the Map Amendment and Special Use for PUD and close if all testimony has been taken. Staff has placed this item, along with the PUD Preliminary Plan, on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff suggests the Plan Commission seek feedback from the Applicant on the following items:

- The applicant’s intention regarding plans for the Clubhouse.
- The cross access connection to the property to the north.
- Provision of additional sidewalks (along Bricher Road and along internal streets).
- Whether a deviation is requested with respect to the landscape plan review comments, or if the plans will be revised to meet the requirements.
- Whether the applicant is agreeable to installing the right turn lanes on Bricher Road, as requested by the City of Geneva.

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.

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

INFO / PROCEDURE ON APPLICATIONS:

(See next page)

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

- 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).

Community & Economic Development
 Planning Division

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ST. CHARLES
 SINCE 1834

STAFF MEMO

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

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

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

DATE: March 17, 2017

I. APPLICATION INFORMATION:

Project Name: Prairie Winds of St. Charles

Applicant: Prairie Winds, LLC

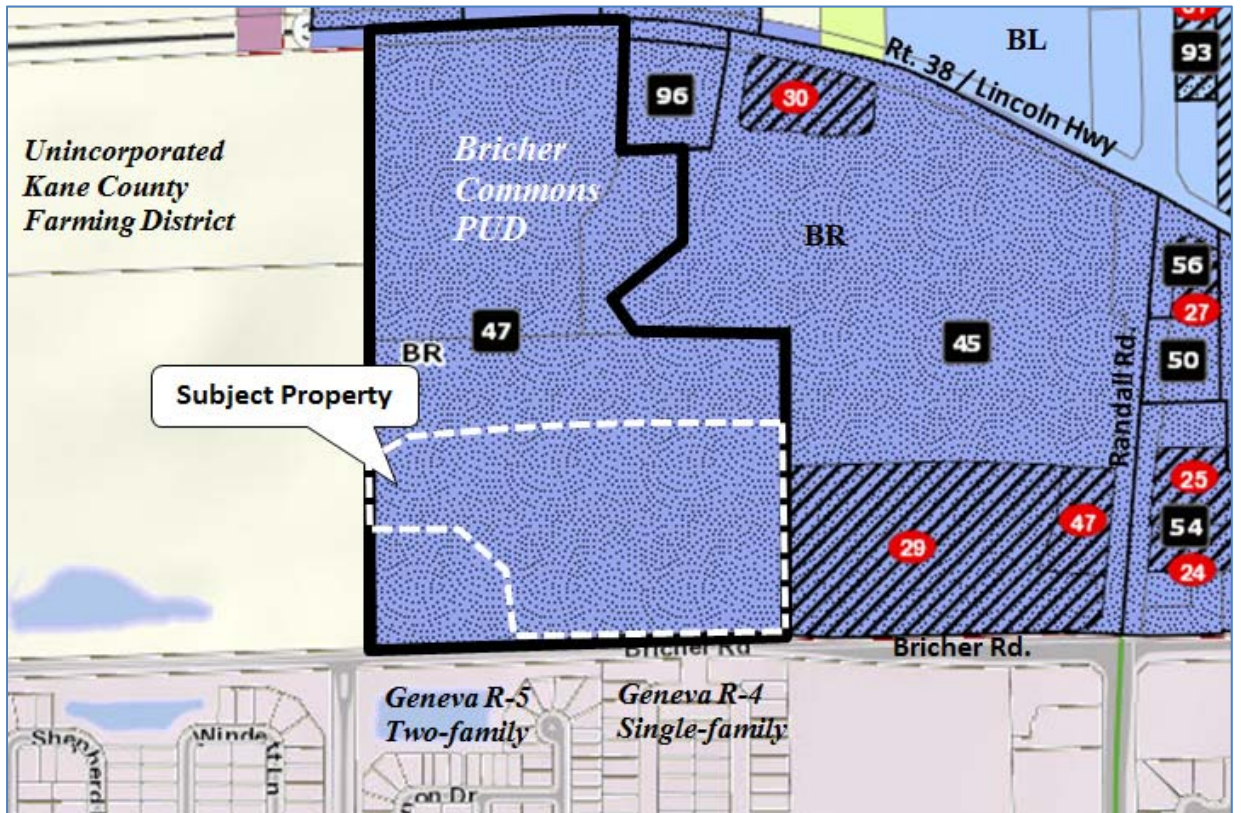
Purpose: To develop a multi-family residential complex

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 285 surface parking spaces.

- Amenities including a clubhouse, pool, playground area, dog park, and outdoor grilling space.
- Primary and secondary access points from Bricher Rd.
- Emergency vehicle and pedestrian access connecting to the private drive between Lowe’s and Meijer.
- 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.

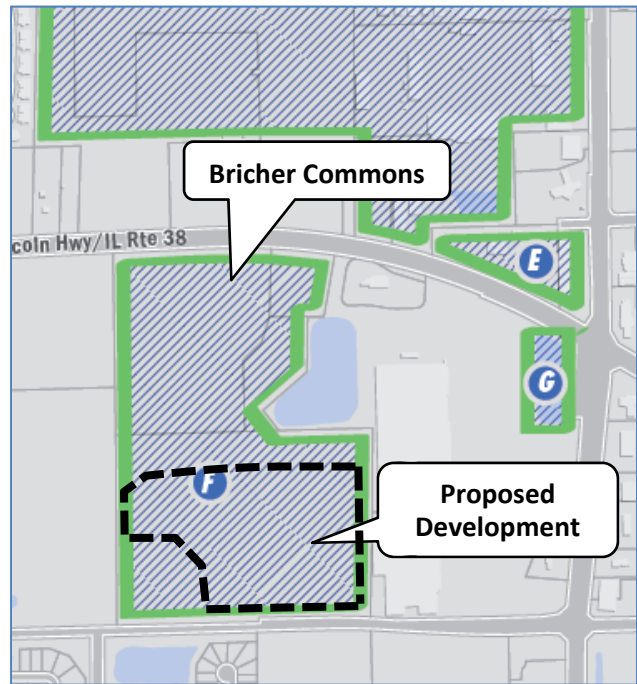
Continue to work with the St. Charles Park District to ensure the residential areas of the City are well served by neighborhood parks and recreation.

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:

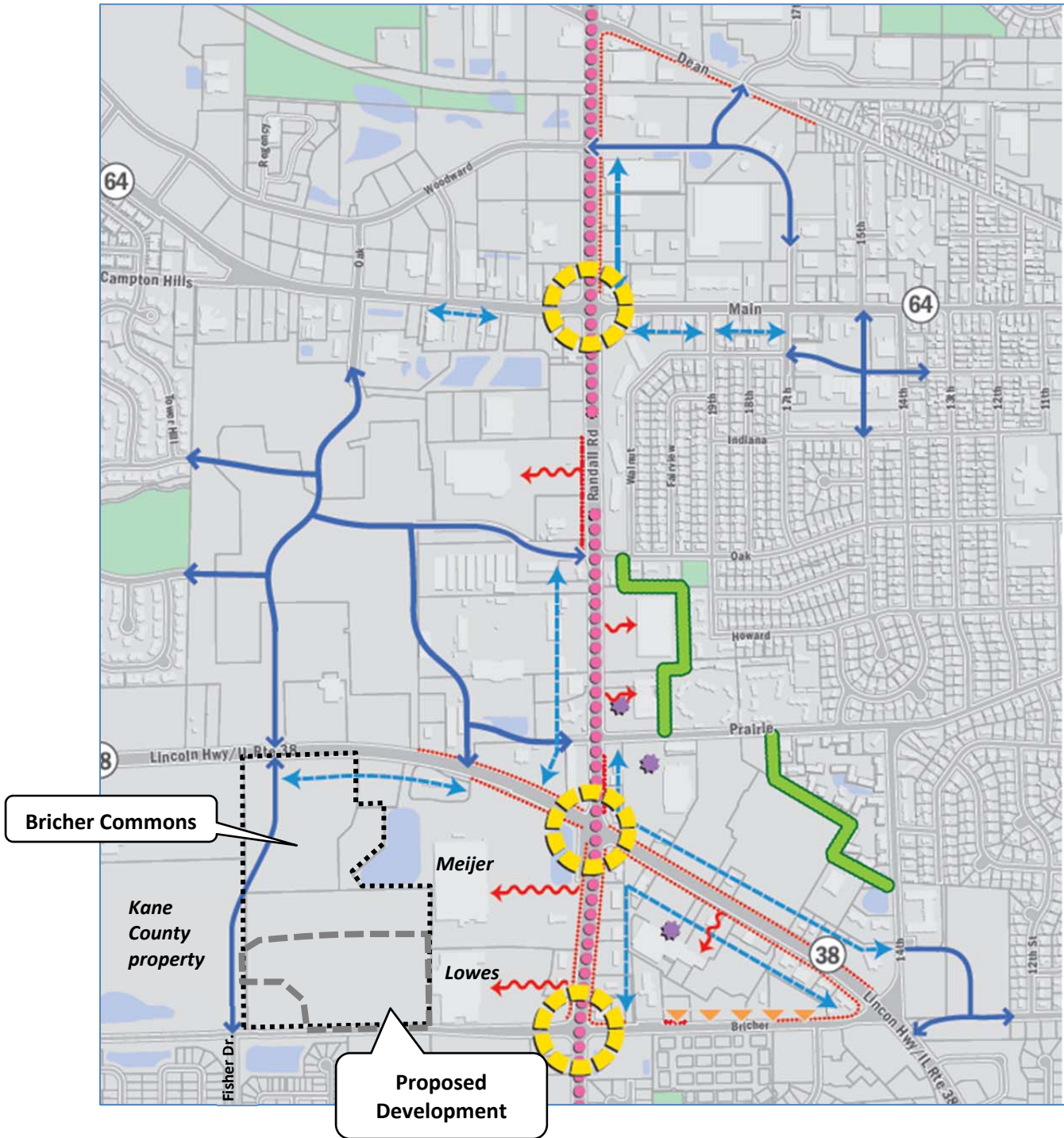
The entire Bricher Commons property is identified as a Catalyst Site in the West Gateway Subarea Plan (Site F). The plan recommends residential or office/commercial service uses at the interior and southern end of the property (p.97). The plan states:

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:

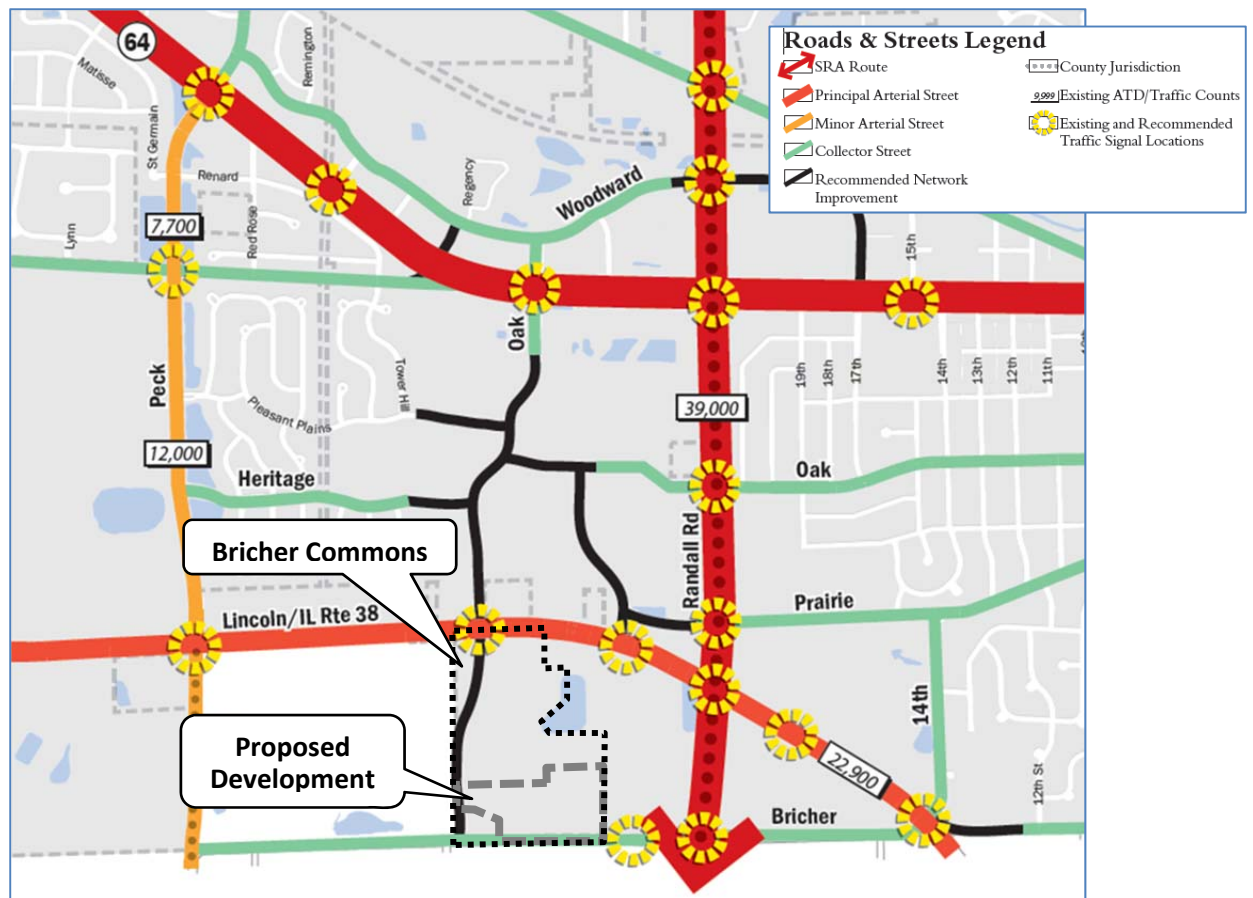
Street network and connectivity improvements, including the connection between Bricher Rd. and Main St., are described in more detail in the Transportation Plan (p.75; see map on next page). The plan states:

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	Requested: up to 42 ft. Shown on plans: 35’9” (See Staff Comments)
Min. Front Yard	30 ft.	41 ft. building <i>11 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	585 spaces (300 garage stalls 180 garage tandem stalls 75 resident surface stalls 30 clubhouse stalls) (See Staff Comments)
Parking Stall Dimensions	9 ½ ft. x 18 ft.	<i>9 ft. x 18 ft.</i>

Staff Comments:

- Building height is marked at 35’9” on the building elevations, but the applicant has requested a building height of up to 42 ft. The building elevations approved with the PUD Preliminary Plan are what will be permitted to be constructed on the site. Any substantial changes to the elevations will require City Council approval.

- The plans state 180 garage tandem stalls are provided. It appears that spaces in front of some of the garages are not deep enough to allow for a stall; stalls need to be at least 9'x18' and cannot block access to other garages or parking stalls in order to count as a stall. A total of 415 parking spaces are required for the development, and 405 are provided without the 180 garage tandem stalls. The tandem stalls that can apply towards the off-street parking count need to be identified.
- The applicant has requested a deviation to allow the location of buildings to be adjusted by up to 16 ft. without amending the PUD. A note is included on the plans indicating that the buildings may be shifted. The note needs to be modified to state that all buildings must meet zoning setback and separation requirements, as well as utility separation standards. The building locations will need to be finalized upon approval of Final Engineering plans.

B. LANDSCAPING

A landscape plan has been submitted. The plan does not label the number and specific types of plantings shown, however 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 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***. These deviations can be granted through PUD approval.

	Zoning Ordinance Standard	Proposed
Overall Landscape Area	20%	Appears to meet requirement (See Staff Comments)
Landscape Buffer	30 ft. (Bricher Rd.)	Meets requirement (See Staff Comments)
Public Street Frontage Landscaping	75% (Bricher Rd.)	79%
Street Frontage Trees	1 tree per 50 lineal ft. (19 trees required)	13 trees
Interior Parking Lot Landscape Area for lots with 20+ spaces	10% (applies to clubhouse parking lot)	Does not meet
Interior Parking Lot Shade Trees	# of required shade trees = area of required interior parking lot landscaping / 160 (6 trees required)	4 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)	3 trees & 21 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)	6 trees & 110 shrubs/bushes/perennials
Foundation Landscaping – Clubhouse		
<i>Front wall</i>	75% of wall length; 8 ft. wide planting beds extending from wall	100%; 66% to required width of 8 ft.
	# of plantings = 2 trees & 20 shrubs/bushes/perennials every 50 ft. (9 trees & 86 plants required)	5 trees & 115 shrubs/bushes/perennials
<i>Remaining walls</i>	50% of wall length; 8 ft. wide planting beds extending from wall	54%; 34% to required width of 8 ft.
	# of plantings = 2 trees & 20 shrubs/bushes/perennials every 50 ft. (13 trees & 129 plants required)	4 trees & 88 shrubs/bushes/perennials

Staff Comments:

- A total of 20% of the site must be landscaped (including planting areas, turf grass, and stormwater detention areas). It appears this requirement is met, but the total landscaped area of the site needs to be quantified.

- 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. However, additional landscape screening should be provided along the eastern frontage parking stalls.
- A development sign is not indicated on the plans. If a development sign is proposed, landscaping extending 3 ft. from the sign base on all sides will be required.
- The location of mechanical equipment is not indicated. If mechanical equipment will be outside, it must be screened from view of public streets and adjoining residential buildings by landscaping, berming, walls or fencing.
- The location of refuse containers is not indicated. If outdoor refuse containers will be provided, screening must be provided on all sides by a masonry screen wall or opaque fence.

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 have been submitted. The table below compares the submitted residential building elevations with the Design Standards of Section 17.06.050.

Category	Zoning Ordinance Standard	Proposed CVS
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	Location of mechanical equipment not identified
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	Appears to meet requirement (See Staff Comment)

Staff Comments:

- A photograph depicting the intended design of the clubhouse has been submitted. However, scaled elevations with materials indicated are needed. If the developer does not anticipate having 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.
- There are a number of Design Guidelines related to façade articulation and reduction of mass and scale. Per these guidelines, the following comments should be considered:
 - Trim detailing is inconsistent on some of the windows. Trim should be provided around all windows unless the wall material is stone.
 - It is recommended to add a dormer in the middle of Elevation IV between the gables to break up the expanse of roof.

- Stucco is labeled on the drawings. Confirmation that real stucco will be used and not EIFS is needed. If EIFS is proposed, use of the material in excess of the ordinance limitations could be requested as a PUD deviation.

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 private drive between Lowe's and Meijer which stubs at the east property line of the subject property connects to the site. Based on Concept Plan feedback from Planning and Development Committee, this access point is limited to emergency vehicles only and will be gated. A sidewalk has been provided allowing for pedestrian access.

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. Potential locations for the cross-access should be identified on the plans. A cross-access easement can be included on the Plat of Subdivision, or it can be stated in the PUD ordinance that an easement will be required upon development of the north parcel.

Pedestrian and Bike Circulation

Public sidewalk is provided along Bricher Rd. to the primary development entrance. The sidewalk along Bricher Rd. should be extended along the full property frontage to connect with the sidewalk at the secondary development entrance.

Sidewalks are provided on one side of the internal streets through part of the development. If possible, sidewalk should be provided on both sides of the internal streets. At a minimum, sidewalk should be added along the northern buildings (#8-17) and along buildings #23 and #8 to connect to the rest of the sidewalk network. Sidewalk should also be provided along building #1.

A sidewalk connection to the clubhouse area from the western side of the site, through the playground/open space should also be considered.

E. ENGINEERING

A summary of the engineering review has been provided in the attached memo from Chris Bong, dated 3/17/17. 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. The following comments should be noted:

- A significant amount of retaining wall is shown on the plans. The applicant has requested a deviation from the requirement that retaining walls over 4 ft. in height be terraced to allow for a planting area. However, it appears that much of the retaining wall can be eliminated through site grading. This would be preferred.
- WaterCAD analysis will need to be conducted to ensure that the water main network is sufficient to provide adequate fire flow.

F. TRAFFIC STUDY

A Traffic Impact Study prepared by V3 Companies has been submitted by the applicant. The study does not recommend any additional improvements to Bricher Road. WBK Engineering has reviewed the study at the City's request. A review memo from WBK can be found attached. The review memo recommends conducting a turn lane warrant analysis for traffic turning right into the development.

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 has received a copy of the Traffic Impact Study and has provided comments regarding the study and the site plan. Geneva has requested protected right turn lanes be installed at both site entrances along Bricher Rd.

G. PLAT OF SUBDIVISION

A Preliminary Plat of Subdivision has been submitted. 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.

The following comments regarding the Preliminary Plat of Subdivision will need to be addressed prior to City Council approval:

- The area of Bricher Rd. labeled "To be dedicated to others" will need to be conveyed to the City of Geneva., either in the form of a Plat of Dedication or a deed, as deemed acceptable by the City of Geneva.
- A blanket easement for all utilities is preferred. As an alternative to a blanket easement, provide 10 ft. perimeter public utility and drainage easements along the property lines, and designate consistent utility easement corridors along all the internal streets. All public utility easements shown should be changed to public utility and drainage easements.
- Provide easement provisions for the PU&DE and stormwater detention easement. The provisions provided in Appendix B of Title 16 should be used.
- Restrictor structures should be shown within the detention easements.
- The clubhouse parking lot is smaller on the plat than on the engineering plans.
- The off-site sanitary easement should be 20 ft. wide.

H. SCHOOL & PARK DISTRICT

The project is required to comply with the Dedications Chapter of the City’s Subdivision Code (Chapter 16.10), as 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.

The applicant is engaged in ongoing discussions with St. Charles Park District regarding the park portion of the land-cash requirement. The applicant has proposed the following:

- Credit for private recreational amenities to be provided on the site. The Park District has requested the applicant provide detailed plans of the amenities that could be counted toward the credit, including the open spaces areas, dog park and the fitness facility. The Park District has not yet reviewed this information.
- Dedication of an off-site land area to the Park District for a park site. The applicant has suggested a portion of the off-site property located to the southwest corner of the project site. The Park District has not yet reviewed a plan for this potential off-site dedication.
- Payment of the remainder of the requirement as a cash donation.

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.

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.

VI. 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 suggests the Plan Commission seek feedback from the Applicant on the following items:

- The applicant's intention regarding plans for the Clubhouse.
- The cross access connection to the property to the north.
- Provision of additional sidewalks (along Bricher Road and along internal streets).
- Whether a deviation is requested with respect to the landscape plan review comments, or if the plans will be revised to meet the requirements.
- Whether the applicant is agreeable to installing the right turn lanes on Bricher Road, as requested by the City of Geneva.

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

VII. ATTACHMENTS

- Preliminary Engineering Review Summary from Chris Bong, dated 3/17/17
- Traffic Impact Study Review Memo from WBK Engineering, dated 3/17/17
- Letter from St. Charles Park District, dated 1/31/17

**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: March 17, 2017

To: Russell Colby

From: Chris Bong, P.E.

RE: Prairie Winds Preliminary Engineering Review Summary

Staff has reviewed the preliminary engineering plans and has provided the applicant with comments. Staff is anticipating a resubmittal of the preliminary engineering plans for further review. The preliminary plans are not fully approved; however, they appear feasible and we see no reason to delay Plan Commission review. Below is a summary of the status of the engineering elements.

Stormwater

The developer is proposing two onsite detention ponds located toward the west end of the site. The site is adjacent to wetlands directly west of the property. All proposed work is shown to be outside of any wetland buffers. On a preliminary level, the size of the stormwater detention facilities appears to be adequate.

Traffic

The applicant provided a traffic impact study that was reviewed by staff's traffic consultant. The applicant's study recommends the following:

- Installing pavement striping of eastbound left turn lanes on Bricher Road at each of the two entrances. --Staff concurs with this recommendation.
- A signal is not warranted at the proposed entrances. --Staff concurs with this recommendation.

Remaining Traffic Questions

- Is a westbound right turn lane on Bricher Road at the main entrance warranted? --
--Staff is requesting a turn lane warrant analysis.
- It's important to note that Bricher Road is under the City of Geneva's jurisdiction and any roadway improvements would need Geneva's approval.

Watermain

City staff is requesting a WaterCAD analysis to verify that watermain sizing will provide fire flows to meet code. It's anticipated that flows will be adequate; however, because the proposed site watermain is at the far west end of the system, flows need to be verified.

Sanitary System

The closest sanitary sewer main connection point is on Lincoln Highway. In order to make this connection the applicant will be installing a sanitary sewer through the northern property.

March 17, 2017

Mr. Chris Bong
Development Engineering Division Manager
City of St. Charles
2 E Main Street
St. Charles, IL 60174-1984

Subject: Prairie Winds of St. Charles Preliminary Engineering – First Submittal
Executive Capital Corporation (WBK Project 17-0146.A)

Dear Mr. Bong:

WBK Engineering, LLC. (WBK) has reviewed the submitted documents for the Prairie Winds of St. Charles project. We received the following information:

- Preliminary Traffic Impact Study prepared by V3 Companies, dated February 27, 2017 and received on March 3, 2017
- Preliminary Stormwater Report prepared by V3 Companies, dated March 1, 2016 and received on March 3, 2017.
- ALTA Land Survey prepared by V3 Companies, dated February 28, 2017 and received on March 3, 2017
- Preliminary Plat of Subdivision prepared by V3 Companies, dated February 28, 2017 and received on March 3, 2017
- Preliminary Engineering Plans prepared by V3 Companies dated March 1, 2017 and received on March 3, 2017

We have reviewed the plans for conformance with the City of St. Charles ordinances and requirements. The following items require resolution prior to our recommendation for preliminary plan approval.

Traffic Impact Study

1. Page 4 - More clearly define where the speed limit changes along the frontage.
2. Page 10 (Figure 6) - Proposed Lane Configuration: Complete a turn lane warrant analysis for westbound right turning traffic to confirm a right turn lane is not warranted at either of the proposed entrances, since one is not proposed in the study.
3. Page 11 - Please define how the traffic was split between the entrances, appears to be 60/40 leaving between the main and secondary entrances, respectively and 67/33 entering. Seems to be inconsistent with the vehicles leaving and entering.
4. Page 12 - 'Background Traffic Volumes' – Build out year is 2017, not 2016. Please revise.

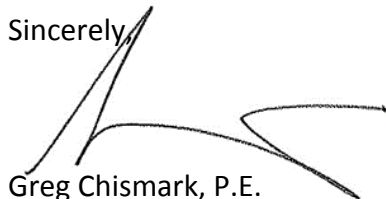


5. Page 13 (Figure 7) - The 75/25% split is consistent with existing AM counts, but not in the PM. The proposed PM peak hour movements should be revised to match the existing traffic which is approximately 45% (east) / 55% (west).
6. Page 13 (Figure 7) - The turns into the site should add up to 26 total in the AM is indicated in Table 1. Currently equal 27.
7. Page 15 (Figure 9) - See comment 3 and incorporate any changes, if necessary.
8. Pages 17-18 - Recommend using IDOT 3R criteria for storage and taper lengths as indicated in BLR Figure 34-3D for the proposed improvements. Storage length should be 115' and taper length 132' or 156' depending on the posted speed limit.
9. Page 19 - Agree, signal is not warranted at the proposed site entrances.
10. Page 20 - Recommend completing a right turn lane warrant analysis for both entrances before concluding no additional improvements are recommended. Pending result of the westbound right turn lane analysis, we are in agreement that the proposed improvements should not adversely impact Bricher Road.
11. General - Capitalize AM and PM when referring to peak hours

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

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,



Greg Chismark, P.E.
Municipal Practice Principal

CC:



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