



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Silverado Senior Living, Part of Lot 7 Pheasant Run Crossing		
City Staff:	Ellen Johnson, Planner		
PUBLIC HEARING 7/19/16	X	MEETING 7/19/16	X

APPLICATIONS: Map Amendment
Preliminary Plat of Subdivision

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Applications and Plans (received 6/28/16)
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SUMMARY:

The subject property is Lot 7 of the Pheasant Run Crossing subdivision, located north of E. Main St. at Pheasant Run Drive. The property is a vacant, 10.96 acre parcel directly west of Hilton Garden Inn.

Perry Devlin of Silverado Senior Living is proposing to subdivide Lot 7 of Pheasant Run Crossing into two lots, and to rezone Lot 1 to allow for development of a Silverado Senior Living facility. Details of the proposal are as follows:

- Subdivide Lot 7 into two lots:
 - Lot 1 (4.03 acres) for Silverado, directly west of Hilton Garden Inn with frontage along the private shared access drive.
 - Lot 2 (6.93 acres) behind Lot 1, which includes the stormwater detention area for the subdivision.
 - A cross access easement will be established along the west property line of Lot 1 to provide access to Lot 2.
- Rezone the proposed Lot 1 from BR Regional Business to O-R Office/Research District to permit the Assisted Living Facility use.
 - Develop Lot 1 with a single-story, 44,000 sf Silverado Senior Living facility.
 - The facility will provide memory care for 90 residents in 50 private and semi-private rooms with common living and dining areas.

The Land Use Plan designation for the property is Corridor/Regional Commercial.

SUGGESTED ACTION:

Conduct the public hearing on the Map Amendment and close if all testimony has been taken. Review the Preliminary Plat of Subdivision

Staff has placed the applications 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 has found the application materials to be complete. Upon resolution of outstanding staff comments, the proposal has the ability to meet City Code requirements.

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.

PRELIMINARY PLAT OF SUBDIVISION

- Approval of the division of property into two or more parcels, where the proposed new lots comply with existing zoning or concurrently proposed zoning, along with the provision of public infrastructure.
- Recommendation is based on conformance with the Comprehensive Plan and compliance with all code requirements (including Zoning and Subdivision Codes).
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.

Community & Economic Development
 Planning Division

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Staff Report

TO: Chairman Todd Wallace
 And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Silverado Senior Living, Part of Lot 7 Pheasant Run Crossing

DATE: July 15, 2016

I. APPLICATION INFORMATION:

Project Name: Silverado – Pheasant Run Crossing

Applicant: Perry Devlin, Silverado

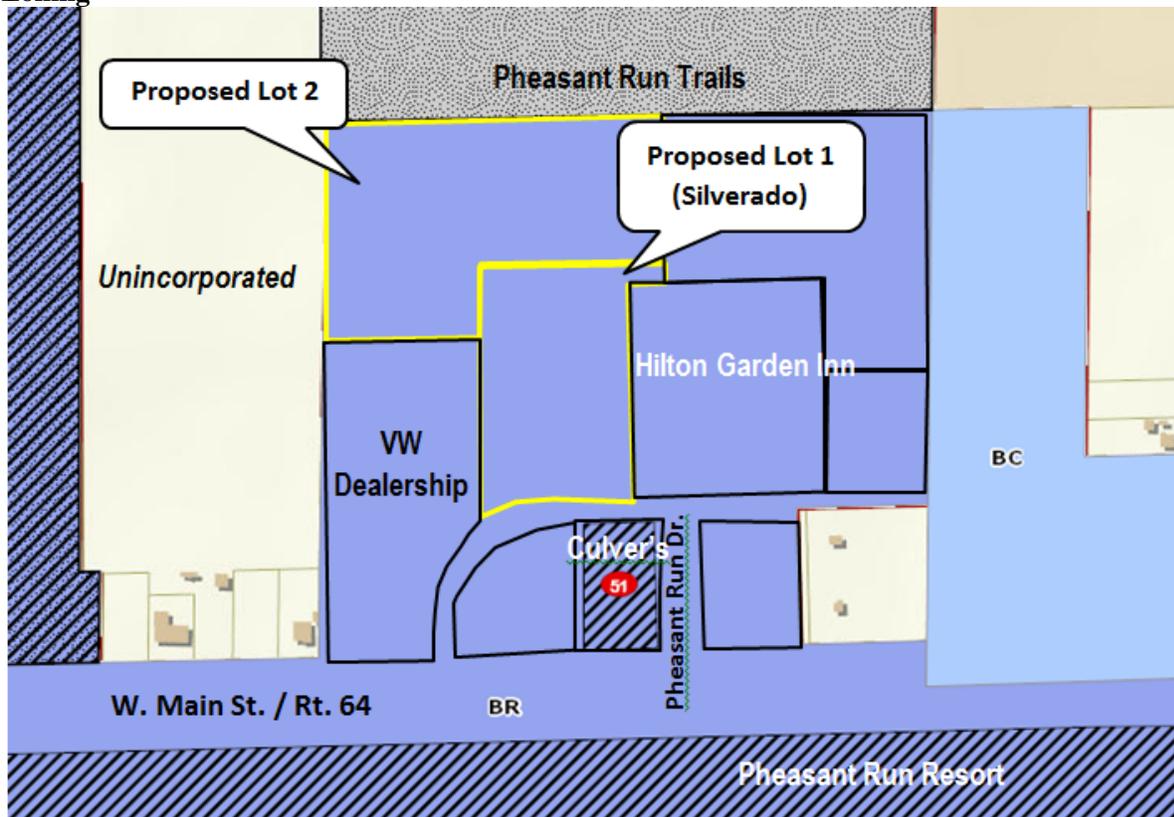
Purpose: Subdivide Lot 7 of the Pheasant Run Crossing Subdivision and rezone the property to allow development of an Assisted Living Facility

General Information:		
Site Information		
Location	Part of Lot 7 Pheasant Run Crossing, east of Volkswagen Dealership and west of Hilton Garden Inn	
Acres	4.03 acres (175,509 sf)	
Applications:	Map Amendment Preliminary Plat of Subdivision	
Applicable City Code Sections	Title 17, Chapter 17.16 Office/Research, Manufacturing and Public Lands Districts Title 16 Subdivisions and Land Improvement	
Existing Conditions		
Land Use	Vacant	
Zoning	BR Regional Business District	
Zoning Summary		
North	BR Regional Business District	Vacant
East	BR Regional Business District	Hilton Garden Inn
South	BR Regional Business District	Vacant, Culver's
West	BR Regional Business District	Volkswagen Dealership
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is part of a group of commercial properties located north of E. Main St. at Pheasant Run Drive. These properties were originally annexed into the City in the 1960s as part of the Pheasant Run Resort.

In July 2015 the City approved a Final Plat of Subdivision for Pheasant Run Crossing, which consolidated and resubdivided the properties into a single subdivision with shared access. New lots were created for the existing buildings including Culver's, the former DuPage Expo Center, and Hilton Garden Inn. New building lots for future development were also created. Lot 7, a 10.96 acre parcel, was created directly west of Hilton Garden Inn.

B. PROPOSAL

Perry Devlin of Silverado Senior Living is proposing to subdivide Lot 7 of Pheasant Run Crossing into two lots, and to rezone Lot 1 to allow for development of a Silverado Senior Living facility. Details of the proposal are as follows:

- Subdivide Lot 7 into two lots:
 - Lot 1 (4.03 acres) for Silverado, directly west of Hilton Garden Inn with frontage along the private shared access drive.
 - Lot 2 (6.93 acres) behind Lot 1, which includes the stormwater detention area for the subdivision.
 - A cross access easement will be established along the west property line of Lot 1 to provide access to Lot 2.
- Rezone the proposed Lot 1 from BR Regional Business to O-R Office/Research District to permit the Assisted Living Facility use.
 - Develop Lot 1 with a single-story, 44,000 sf Silverado Senior Living facility with a central courtyard.
 - The facility will provide memory care for 90 residents in 50 private and semi-private rooms with common living and dining areas.

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

1. **Map Amendment** to rezone the property from BR Regional Business to O-R Office/Research District.
2. **Preliminary Plat of Subdivision** for approval of the division of property and preliminary engineering plans.

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as "Corridor/Regional Commercial". The Plan states (p 39):

“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.”

The following item in the Commercial Areas Policies section relates to this project (p. 50):

- ***Focus retail development at key nodes/intersections along the City’s commercial corridors:*** *“...Retail development should be clustered near key intersections and activity generators, like Main Street & Kirk Road and Lincoln Highway & Randall Road. Although retail may be preferred, office, service, and possibly even multi-family uses can be complementary and supportive of retail nodes and considered appropriate in areas designated for commercial uses.”*

Although an assisted living facility is considered a commercial use rather than a residential use, the following Residential Land Use Policy applies to the proposed use of the property (p. 43):

- ***Seek opportunities to provide senior housing within the City considering locations that are within close proximity to recreation, public transit, healthcare, and daily goods and services:*** *“The City seeks to provide opportunities for residents to “age in place”, meaning that housing within the community accommodates all stages of life. As members of the community become older, and their lifestyles change, the City’s diverse housing stock should provide opportunities to remain in the City of St. Charles. Although the Residential Areas Plan does not call out specific locations for senior housing, the Plan does recognize the importance of developing additional senior housing within the community to accommodate the City’s existing and future senior population. From active living through assisted living, the City will continue to provide a wide range of housing types to accommodate its seniors.”*

B. LAND USE

The property is currently zoned BR Regional Business District. The applicant is proposing to rezone Lot 1 (Silverado lot) to O-R Office-Research District. The purpose of the O-R is stated as follows:

The O-R Office/Research District is designed to accommodate office and certain service uses that require a percentage of lower building coverage and larger setbacks than those types of office and service uses found within the commercial districts. The O-R district is designed to provide an open, landscaped appearance along public streets and to provide a buffer area between residential uses and other commercial or industrial uses.

Assisted Living Facility is a permitted use in the O-R district. Assisted Living Facility is defined in **Ch. 17.30 Definitions** as follows:

A facility providing residential accommodations and daily assistance for elderly or disabled residents that meets the definition of assisted living established in the Assisted Living and Shared Housing Act (210 ILCS 9/1 et seq.)

C. ZONING STANDARDS

Site plan approval is not required for the Map Amendment or Preliminary Plat of Subdivision applications. However, a site plan has been submitted to illustrate the development intended for the property upon approval of the zoning applications. The table below compares the O-R district requirements with the proposed site plan for Silverado (Lot 1). The proposal conforms to all zoning requirements.

	O-R District	Proposed Lot 1 (Silverado)
Min. Lot Area	20,000 sf	175,509 sf
Min. Lot Width	100 ft.	321 ft.
Max. Building Coverage	50%	25%
Max. Building Height	60 ft.	32 ft.
Building Setbacks:		
<i>Front</i>	30 ft.	121 ft.
<i>Interior Side</i>	10 ft.	18 ft. (east side) 71 ft. (west side)
<i>Rear</i>	30 ft.	59 ft.
Parking Setbacks:		
<i>Front</i>	30 ft.	31 ft.
<i>Interior Side</i>	0 ft.	6 ft. (east side) 5 ft. (west side)
<i>Rear</i>	0 ft.	5 ft.
Landscape Buffer Yard	30 ft. along lot line abutting residential zoning	Not required
Parking Requirement	0.25 spaces per unit	74 spaces (13 required)
Parking Stall Dimensions	9 x 18 ft. (9 x 16 with 2 ft. overhang where stalls abut green space)	9 x 18 ft.

Lot 2 will continue to be zoned BR Regional Business District. Unless the property is rezoned, future development will need to conform to the bulk requirements applicable to BR district. The lot meets the basic requirements of the BR district, as shown in the table below:

	BR District	Proposed Lot 2
Min. Lot Area	1 acre	6.93 acres

Min. Lot Width	None	N/A – front lot line to be determine when property is developed
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D. LANDSCAPE PLAN & TREE PRESERVATION

The site plan indicates that all landscaping requirements of **Ch. 17.26 Landscaping and Screening** will be met, including overall percentage of the site devoted to landscaping, building foundation landscaping, street frontage landscaping, and parking lot screening. A landscape plan specifying the types and sizes of plantings will be reviewed at the time of building permit.

A Tree Preservation Plan is not required because no trees 6” or more DBH exist on the property.

E. BUILDING DESIGN

Building elevations will be reviewed at the time of building permit. The building will be subject to the Design Review requirements of **Section 17.06.030 Standards and Guidelines – BL, BC, BR, and O/R Districts**.

F. ENGINEERING REVIEW

Engineering review is ongoing. The applicant will be provided with detailed engineering review comments following that review.

G. PLAT OF SUBDIVISION

A Preliminary Plat of Subdivision has been submitted showing division of Lot 7 of Pheasant Run Crossing into two lots. Lot 1 (175,509 sf / 4.03 acres) will encompass the Silverado development and Lot 2 (301,996 sf / 6.93 acres) will remain available for future development.

Staff has reviewed the Preliminary Plat of Subdivision for compliance with Subdivision Code requirements. The following review comments have been provided to the applicant and will need to be addressed prior to City Council action:

1. All topographic and utility information should be removed in order to provide a more legible document which only shows lots and easements.
2. 10 ft. public utility and drainage perimeter easements are needed along all new lot lines. Existing 10 ft. perimeter easements should also be noted (see comment below).
3. Differentiate between easements that already exist and new easements to be dedicated. Existing easements should be labeled with the document recording number for the Pheasant Run Crossing plat of subdivision.
4. It is unclear what easement will be vacated at the north end of Lot 1. Add reference to the document recording number of the easement to be vacated.
5. Add “St. Charles” to the legal description under the title.
6. The square footage/acreage for Lots 1 and 2 are switched in the PIN box.

7. Add the dimensions of the north property line of Lot 2 and the far east property line of Lot 1.
8. Add “to Lot 2” to the 27’ cross access easement label.

IV. SUGGESTED ACTION

Conduct the public hearing on the Map Amendment and close if all testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider. Review the Preliminary Plat of Subdivision.

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

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

V. ATTACHMENTS

- Applications for Map Amendment and Preliminary Plat of Subdivision; received 6/28/16
- Plan documents
- Final Plat of Subdivision Pheasant Run Crossing