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|--|--|--|----------------------------|----------|
|  <p>ST. CHARLES<br/>SINCE 1834</p>  | <b>PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b> |  |                            |          |
|  | <b>Project Title/<br/>Address:</b>                   | Corporate Reserve Multi-Family Residential Development                       |                            |          |
|  | <b>City Staff:</b>                                   | Matthew O'Rourke, Planner  |                            |          |
| <b>Please check appropriate box (x)</b>  |  |  |                            |          |
|  | <b>PUBLIC HEARING</b>                                |  | <b>MEETING<br/>6/19/12</b> | <b>X</b> |
| <b>APPLICATIONS UNDER CONSIDERATION:</b>   |  |  |                            |          |
| Application for a Zoning Map Amendment   |  | Application for an Amendment to a Special Use for a Planned Unit Development |                            |          |
| Application for a PUD Preliminary Plan   |  |  |                            |          |
| <b>ATTACHMENTS AND SUPPORTING DOCUMENTS</b>  |  |  |                            |          |
| Staff Report dated 6/15/12   |  |  |                            |          |
| <b>EXECUTIVE SUMMARY:</b>  |  |  |                            |          |
| <p>In the fall of 2011, Corporate Reserve Development, LLC. submitted an Application for a Concept Plan to seek feedback for a potential change to Lot 8 of the Corporate Reserve PUD from the approved office uses to multi-family rental units. The details of this proposal are as follows:</p> <ul style="list-style-type: none"> <li>• 331 multi-family units.</li> <li>• 15 total multi-family buildings. <ul style="list-style-type: none"> <li>○ All residential buildings are 3 stories tall.</li> <li>○ 5 buildings are shown as walk-outs.</li> </ul> </li> <li>• Fitness club/leasing office to the south of building # 12.</li> <li>• 526 total off-street parking spaces.</li> <li>• 2 monument identification signs. <ul style="list-style-type: none"> <li>○ 1 is located at the entrance to the development north of Woodward Drive.</li> <li>○ 1 is located at the intersection of Rt. 64 and Corporate Reserve Blvd.</li> </ul> </li> </ul> |  |  |                            |          |
| <b>RECOMMENDATION / SUGGESTED ACTION</b> <i>(briefly explain):</i>   |  |  |                            |          |
| Staff is recommending approval of the Application for a Map Amendment, the Application for an Amendment to a Special Use, and the Application for a PUD Preliminary Plan contingent upon resolution of any outstanding Staff Comments.   |  |  |                            |          |

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 Planning Division

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ST. CHARLES  
 SINCE 1834

**Staff Report**

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

**FROM:** Matthew O'Rourke, AICP  
 Planner

**RE:** Corporate Reserve Planned Unit Development (Multi-Family Residential)

**DATE:** June 15, 2012

**I. APPLICATION INFORMATION:**

**Project Name:** Corporate Reserve Multi-Family Residential Development

**Applicant:** Corporate Reserve Development, LLC. (Paul Robertson)

**Purpose:** Review of Proposed Changes to the approved Planned Unit Development from Office Development to Multi-Family Residential Development

| <b>General Information:</b>           |  |                                       |
|---------------------------------------|--|---------------------------------------|
| <b>Site Information</b>               |  |                                       |
| Location                              | Lot 8 located west of the existing office building and north of Woodward Drive, in the Corporate Reserve Business Park   |                                       |
| Acres                                 | 22.63  |                                       |
| Applications                          | <b>1) Amendment to Special Use for a Planned Unit Development</b><br><b>2) Map Amendment</b><br><b>3) PUD Preliminary Plan</b>   |                                       |
| Applicable Zoning Code Sections       | 17.04.430 Changes in Planned Unit Developments<br>17.12 Residential Districts<br>Table 17.12-2 Residential District Bulk Requirements                                  |                                       |
| PUD ORD-2008-Z-18                     | "An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Developed for Corporate Reserve of St. Charles PUD (A Portion of the West Gate Property)" |                                       |
| <b>Existing Conditions</b>            |  |                                       |
| Land Use                              | Vacant   |                                       |
| Zoning                                | OR- Office and Research (PUD)  |                                       |
| <b>Zoning Summary</b>                 |  |                                       |
| North                                 | Unincorporated Kane County/ PL Public Land   | Forest Preserve                       |
| East                                  | OR- Office and Research (PUD)  | Vacant Office Land / Office Buildings |
| South                                 | BC-Community Business (PUD)  | Vacant                                |
| West                                  | RM-1 Mixed Medium Density Residential District   | Remington Glen Townhomes              |
| <b>Comprehensive Plan Designation</b> |  |                                       |
| Business Enterprise                   |  |                                       |



## **II. BACKGROUND:**

### **A. PROJECT HISTORY**

In 2008, the Corporate Reserve Business Park was approved by Ordinance 2008-Z-18 “An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Developed for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway Property)” on the former Cardinal Industries property. The 37.8 acre property was rezoned as follows:

- The portion of the property north of Woodward Drive was zoned OR – Office Research PUD (29.8 acres)
- The portion of the property south of Woodward Drive was zoned BC- Community Business PUD (8.00 acres)

In addition to the rezoning of the entire property, the development of the site was bifurcated into two phases in the following manner:

#### **Phase I**

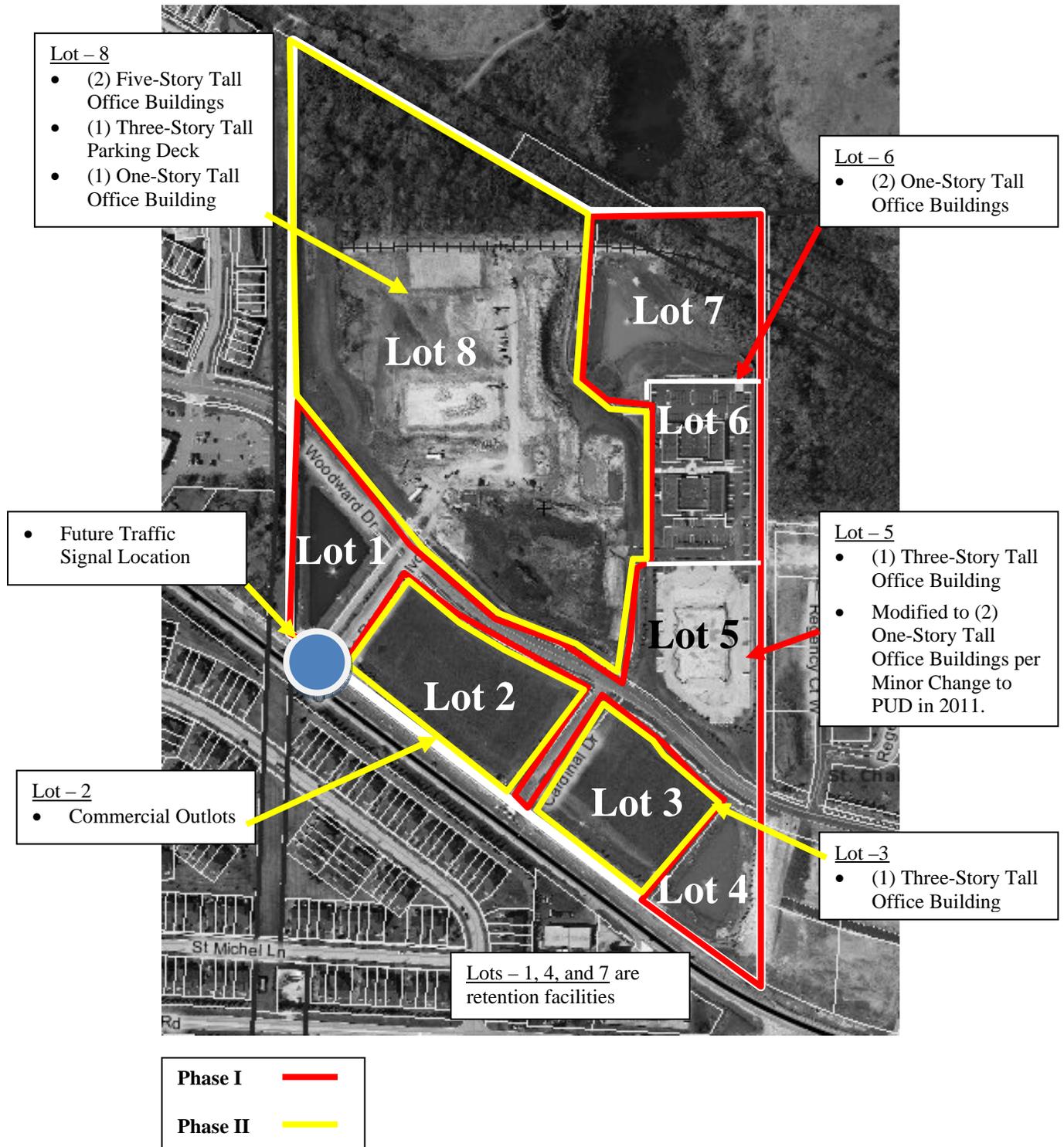
- A preliminary PUD Plan was approved for lots 1, 4, 5, 6, and 7 which included the majority of site infrastructure, retention ponds, and utility work. In Phase I, a combination of one and three-story offices building were approved on lots 5 and 6.
- At this time the 2 one story office buildings on lot 6, Woodward Drive, Corporate Reserve Blvd., and the retention ponds on lots 1, 4, 5, 6, and 7 have been constructed.

#### **Phase II**

- Lots 2, 3, and 8 of the site were not included in the PUD Preliminary Plan approval. Phase II included a combination of 2 five-story tall office buildings, 1 one-story office building, 1 three-story office building, 1 three-story parking deck along the western property line, and commercial outlots along Rt. 64.
- The construction of a traffic signal at the intersection of Rt.64 and Corporate Reserve Blvd. and related improvements to Rt. 64 was also contemplated as part of Phase II.

Staff has incorporated an illustration indicating the locations of the phases and lots originally contemplated in the Corporate Reserve development. This illustration also indicates the type of uses planned on those lots.

### Original Corporate Reserve Lot Layout and Contemplated Uses



B. CONCEPT PLAN REVIEW

**1. Concept Plan Proposal**

In the fall of 2011, Corporate Reserve Development, LLC. submitted an Application for a Concept Plan to seek feedback for a potential change to Lot 8 of the Corporate Reserve PUD from the approved office uses to multi-family rental units.

**2. Plan Commission and Planning & Development Committee Concept Plan Comments**

The Plan Commission held a public meeting on November 8, 2011 and the Planning and Development Committee held a public meeting on November 14, 2011 to discuss the Corporate Reserve multi-family Concept Plan. The following is a bullet point summary of the both the Commission and Committee's comments:

- There was general support for residential use on this portion of the Corporate Reserve property.
- The site layout should be more cohesive and streets should be planned in a regular grid-like pattern.
- The surface parking should be more dispersed and less visually prevalent.
- More open/park space for families and useable open space is needed.
- Preserve views to Leroy Oaks Forest Preserve and the surrounding properties.
- The 60 foot tall height of the proposed 4-story buildings is too tall when compared to the surrounding neighborhoods.
- Building Architecture:
  - Members of the Plan Commission felt that the applicant should consider an architectural style that is more compatible with surrounding developments or representative of the Midwest such as "Prairie Style".
  - Members of the Planning and Development Committee felt that the architecture of the proposed buildings was well designed.
- The proposed buildings should be setback an adequate distance from the Remington Glen development to the west.
- There were concerns stated regarding the number of proposed units.
- There should be a new traffic study to ensure that any traffic generated by the development is properly mitigated.

C. PROPOSAL

Corporate Reserve Development, LLC., represented by Paul Robertson, has submitted applications to modify the approved Special Use for a Planned Unit Development for the Corporate Reserve Business Park. The applicant is proposing to change Lot – 8 (northwest 22.63 acres) of the property to multi-family residential.

The following table details the current proposal and provides a comparison to the fall 2011 Concept Plan:

| Development Category                   | Current Proposal | Concept Plan                         | Changes from the Concept Plan                           |
|--|------------------|--------------------------------------|---|
| Number of Units                        | 331              | 407                                  | Reduction from 407 to 331 units                         |
| Total Number of Multi-Family Buildings | 15               | 14 including two mixed-use buildings | Increase in total multi-family buildings from 14 to 15  |
| Maximum Building Height                | 45'              | 60'                                  | Reduction of all 4-story buildings to 3-story buildings |
| Off-Street Parking Spaces              | 526              | 786                                  | Reduction from 786 to 526 off-street parking spaces     |
| Mixed Use Buildings                    | 0                | 2                                    | Mixed-use buildings no longer proposed                  |
| Fitness Club                           | 1                | 1                                    | Changes to the proposed architecture of the building    |

**Other significant changes/additions to the current proposal from the Concept Plan:**

- The site plan layout has been reconfigured to link the buildings with proposed open spaces.
- Greater links have been created between all proposed open and green spaces.
- The layout has been modified to a more grid-like pattern.
- 2 monument development identification signs.
  - 1 is located at the entrance to the development north of Woodward Drive.
  - 1 is located at the intersection of Rt. 64 and Corporate Reserve Blvd.

Staff has attached the Site Plan Submitted with the Concept Plan Application for comparative purposes.

**D. COMPREHENSIVE PLAN**

**1. Land Use Designation**

The current Comprehensive Plan Land Use designation for this property is Business Enterprise. Business Enterprise is defined as follows:

*“Business Enterprise. Includes older manufacturing areas in transition and/or in need of rehabilitation. Uses include light assembly, processing or other uses suitable for rehabilitation of the area. The maximum Floor Area Ratio is 0.40.”*

**2. West Gateway Planning Component**

This property is located in the West Gateway – Planning Component 18 subarea of the Chapter 13, Land Use of the Comprehensive Plan. The pertinent 2003 Future Land Use Directions from this component are:

- *Consider development of this area as a unified whole, maintaining the overall average residential density with strong relationships and transitions between different residential neighborhoods.*
- *The macro scale development pattern is retail commercial development along Randall Road; business enterprise, office and fairgrounds use in the next tier; and further west, higher density residential then lower density residential blending into county subdivisions.*

- *Behind the Randall Road frontage property west to the NiGas right of way should be developed for business enterprise uses. Support desired land uses with an interconnected network of streets west of Randall Road.*

### 3. Regency Estates Approval

In 2006, the City Council approved the Pine Ridge/Regency Estates PUD. The Regency Estates portion of this PUD is a residential development north of Woodward Drive.

It is important to note that the Regency Estates residential portion of that site is also designated as Business Enterprise in the Comprehensive Plan. However, the Staff Report dated 4-8-05, composed at the time of the original project and PUD approval, indicated that the Plan Commission and City Council considered the residential component appropriate during the concept plan review of this PUD. It was further stated that, given the site’s unique development challenges, that residential units would act as a catalyst and fuel retail and business enterprise development in this area.

## III. ANALYSIS

Staff performed a detailed plan review and analysis of the submitted plans. The following is a description of Staff’s analysis:

### A. SITE DESIGN

Staff analyzed the proposed plans, dated 5-14-12, to ensure that they comply with the standards listed in **Table 17.12-2 Residential District Bulk Requirements** for the RM-3 General Residential Zoning District. The following table details that review:

| ZONING CATEGORY   | ZONING ORDINANCE STANDARD (RM-3)                 |                              | SUBMITTED PLANS  |
|---|--|------------------------------|--|
| <b>Minimum Lot Area (Acres)</b>   | Multi-Family 2,200 Square Feet per Dwelling Unit |                              | 2,671 Square Feet per Dwelling Unit                                |
| <b>Minimum Lot Width (Feet)</b>   | 65’  |                              | 749’   |
| <b>Maximum Building Coverage</b>  | 40%  |                              | 21%  |
| <b>Setbacks</b>   |  |                              |  |
| <i>Minimum Front Yard Parking and Building Setbacks from Woodward Drive</i>           | 30’  |                              | 12’ ( <i>variance requested</i> )                                  |
| <i>Minimum Side Yard Building Setback from West Property Line</i>                     | 25’  |                              | 25’  |
| <i>Minimum Side Yard Building Setback from East Property Line</i>                     | 25’  |                              | 45’  |
| <i>Minimum Rear Yard Building Setback from North Property Line (Detention Parcel)</i> | 30’  |                              | 10’ ( <i>variance requested</i> )                                  |
| <b>Maximum Building Height</b>  | 45’  |                              | 45’  |
| <b>Required Parking Spaces</b>  | Studio   | 1.2 Spaces per Dwelling Unit | <b>526 Total Spaces Proposed</b><br><br><i>476 Spaces Required</i> |
|   | 1 Bed Room                                       | 1.2 Spaces per Dwelling Unit |  |
|   | 2 Bed Room                                       | 1.7 Spaces per Dwelling Unit |  |

## Proposed Site Design Variances

The applicant has requested two setback variances as follows:

1. Front Yard setback reduction from 30' to 12'.
2. Rear Yard setback reduction from 30' to 10'.

### B. ARCHITECTURE

Staff has reviewed the proposed building elevations for conformance with the design standards stated in **Section 17.06.050 Standards and Guidelines – RM1, RM2, and RM3 Districts**. The following is summary of Staff's review:

- The buildings have been designed to include balconies, dormers, overhangs, and bump-outs to avoid the appearance of blank walls.
- Staff has reviewed the proposed exterior materials with the standards listed in **Section 17.06.050.F.2 Prohibited Materials**. None of the proposed materials indicated on the building elevations are prohibited.
- The building elevations indicate a uniform look and similar rooflines with enough variation to maintain visual interest.

### C. LANDSCAPING

Staff reviewed the proposed Landscape Plan, dated 5-16-12, to ensure conformance with the applicable standards of **Chapter 17.26 Landscaping and Screening** of Title 17 the Zoning Ordinance. The following table summarizes that review:

The landscaping shown along Woodward Drive was approved as part of the 2008 Corporate Reserve PUD and has already been installed by the applicant.

#### 1. Apartment Buildings and Overall Site

| Category                              | Zoning Ordinance Standard                                       | Proposed  |
|---------------------------------------|---|---|
| <b>Required Site Greenspace</b>       | 20%   | 41%   |
| <b>Foundation Landscaping</b>         |   |   |
| <i>Trees</i>                          | 2 per every 50 lineal feet of building wall - (381 Required)    | 242<br><i>(Variance Requested)</i>  |
| <i>Bushes, Shrubs, and perennials</i> | 20 per every 50 lineal feet of building wall - (3,807 required) | 6,008   |
| <b>Parking Lot Screening</b>          | 50% of lineal footage from a public street up 30" in height     | The appropriate screening has been provided in locations where proposed parking lots abut Woodward Drive. |
| <b>Parking Lot Greenspace</b>         | 10%   | 18.5%   |
| <b>Interior Parking Lot Trees</b>     | 168   | 112   |

## 2. Club House

| Category                              | Zoning Ordinance Standard                                     | Proposed |
|---------------------------------------|---|----------|
| <b>Foundation Landscaping</b>         |   |          |
| <i>Trees</i>                          | 2 per every 50 lineal feet of building wall - (19 Required)   | 39       |
| <i>Bushes, Shrubs, and perennials</i> | 20 per every 50 lineal feet of building wall - (189 required) | 872      |

## 3. Requested Variances

The applicant has requested the following variances to the standards of **Chapter 17.26 Landscaping and Screening**:

1. Reduction in the number of shade trees located in the interior of the proposed off-street parking lot areas from 168 to 112.
  - While there are a reduced number of trees shown in the interior area of the parking lots, there are a total of 366 proposed shade and evergreen trees distributed throughout the parking lot and site. This results in an increase of 198 more trees than required by the Zoning Ordinance.
  - The trees have been distributed throughout the greenspaces and boundaries of the site as opposed to placing them strictly in the interior of the parking lot.
2. Reduction in the number of ornamental, shade, or evergreen trees located around the foundation of the proposed apartment buildings from 381 to 242.
  - To accommodate the lack of required foundation trees, the applicant is proposing to distribute more bushes, shrubs, and perennials throughout the entire site. There are 3,996 bushes, shrubs, and perennials required around the foundations of all buildings in this development. The proposed Landscape Plans indicate that a total of 6,238 bushes, shrubs, and perennials will be distributed throughout the site.

### D. SIGNS

The applicant is proposing two monument signs for this development. The design of the proposed signs is consistent with the standards of **Chapter 17.28 Signs**.

### E. INCLUSIONARY HOUSING

Per the standards established in **Chapter 17.18 Inclusionary Housing**, the applicant is required to provide a total of 15% of the total unit count as affordable units. This would equate to a total of 50 affordable units.

Per **Section 17.18.050 Fee-In-Lieu of Affordable Units**, the applicant has the option to request that 50% of the required units be paid as a fee-in-lieu to the Housing Trust Fund and that 50% of the required units be constructed onsite. Based on the current fee-in-lieu amount of \$104,500 per unit, this would result in a total fee-in-lieu amount of \$2,612,500 and the construction of 25 onsite units.

### *Variance Request*

The applicant is requesting a variance from the provisions of **Chapter 17.18 Inclusionary Housing** to provide zero onsite units as part of the application for an Amendment to the PUD. Paul Robertson, representing Corporate Reserve Development, LLC., has stated in an email dated 6-1-12 that they are able to make a reduced contribution of \$50,000 to the Housing Trust Fund.

## F. INFRASTRUCTURE

In order to ensure that adequate facilities exist or will be constructed as part of this development proposal, sanitary sewer capacity and traffic impact studies were conducted. The following is brief explanation of the two studies findings:

### 1. **Sanitary Sewer Capacity Study**

Wills, Burke, Kelsey and Associates (WBK) examined the sanitary sewer network to ensure that there is sufficient capacity to convey waste from the proposed development site. WBK examined the sewer pipes, lift stations, and total west side treatment plant facility capacity as part their study. WBK has determined that there is adequate sewer capacity to serve the full build out of the proposed development within the existing system. A draft copy of the study is attached to this memo.

### 2. **Traffic Study**

In 2008, when the Corporate Reserve PUD was approved, Hampton, Lenzini, and Renwick (HLR) studied the traffic impacts of the proposed office and retail uses contemplated at that time. That study (dated 1-8-2008) recommended certain improvements to the street network based on the original proposed uses.

HLR was hired to study the traffic impacts of the proposal for multi-family units, and analyze how this change in use would affect the improvements recommended as part of the 2008 Study. A draft of this study dated 5-11-12 is attached to this Memo. The following is a summary of those findings:

- HLR confirmed that the overall improvements contemplated in the 2008 study will be adequate to serve the proposed residential development.
- The proposed change from 490,000 square feet of office space to 331 multi-family units on lot 8 will result in a reduction in the total number of trips generated by the Corporate Reserve development.
- A traffic signal will be warranted at the intersection of Rt. 64 and Corporate Reserve Blvd. once all phases of the development are constructed.
- Additional through lanes in the east and westbound directions should be considered on Rt. 64 at the intersection with Peck Rd. Only a very small portion of the traffic at this intersection (1.8%) can be attributed to the Corporate Reserve proposal.
- The contemplated future traffic signal at Woodward Drive and Randall Road will divert some of the traffic from the proposed development away from Rt. 64 and Peck Rd. Traffic from the Corporate Reserve development will contribute to the justification of this signal.

These improvements will require review and approval from outside government agencies including the Illinois Department of Transportation and the Kane County

Department of Transportation. Based on the need for outside agency approval, the timing of these improvements has not yet been determined.

G. SCHOOL AND PARK DISTRICT CONTRIBUTIONS

The applicant is proposing to provide both the School and Park Districts with a cash contribution in lieu of physical land per the standards established in **Section 16.32.090 Criteria for requiring a cash contribution in lieu of park and school land of Title 16 Subdivisions and Land Improvement.**

The applicant has submitted a land cash worksheet that indicates the following contributions will be owed to the School and Park Districts:

- Park District - \$1,439,762.87.
- School District - \$270,705.12.

IV. **RECOMMENDATION**

Staff is recommending approval of the Application for a Map Amendment, the Application for an Amendment to a Special Use, and the Application for a PUD Preliminary Plan contingent upon resolution of any outstanding Staff Comments.

Staff has attached draft Findings of Fact to support this recommendation.

## **VI. PROPOSED FINDINGS OF FACT**

### **MAP AMENDMENT TO REZONE PROPERTY FROM OR OFFICE RESEARCH TO RM-3 GENERAL RESIDENTIAL**

#### **1. The existing uses and zoning of nearby property.**

The subject property is surrounded by a mix of residential, open space, office, and commercial uses. The property to the north is park land and forest preserve. The property to the west is zoned RM-1 Mixed Medium Density and is an attached single-family residential development. The property immediately to the east is a part of the Corporate Reserve Business Park and is zoned OR Office/Research. This property is developed or planned to be developed as office. East of the Corporate Reserve property is the Pine Ridge/Regency Estates development and is zoned a combination of BC- Community Business and RM-1 Mixed Medium Density. The Regency Estates portion (north of Woodward Drive) of this development is being developed as a single-family detached residential development. The properties to the south are zoned as BC- Community Business and BR-Regional Business. These properties are in various stages of commercial/retail development.

The surrounding properties consist of commercial/retail uses located along Rt. 64 and residential uses located north of Woodward Drive.

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

The extent to which the property values are diminished by the existing zoning is not known. The subject property is located in an area west of Randall Road that is currently in transition. There are several approved developments both north and south of Rt. 64 (Pine Ridge Business Park and the Zylstra Development) that are in various stages of completion. However, there has been a lack of sustained commercial and office development for the last several years. Given the amount of available similarly zoned properties, the lack of development activity may diminish the value of this property as currently zoned.

#### **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 property is currently graded and ready to be developed, but due to the lack of demand for new office space has remained dormant. Under the existing zoning, the site will continue to have unfinished site improvements, landscape installation, and no permanent structures, until there is greater demand for office uses.

#### **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 property is currently zoned OR-Office Research PUD and is part of a development that is specifically approved as an office park. The site is suitable for this use; however, due to the lack of demand for office development in the area, the feasibility of this land developing as office has been significantly diminished.

#### **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 land was rezoned in 2008 as part of Ordinance 2008-Z-18 “An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Developed for Corporate Reserve of St. Charles PUD (A Portion of the West Gate Property)” Since that approval the property has remained vacant.

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

The continued lack of commercial and office development on the subject and surrounding properties highlights the decreased demand for the current permitted uses. The infusion of increased residential units could act as a catalyst to spur development for the adjacent and nearby undeveloped commercial and office properties.

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

The Comprehensive Plan land use designation for this property is Business Enterprise. This designation is geared towards a mix of light manufacturing, distribution, offices, hospitality, and business services and does not include residential uses.

However, in 2005, The City Council approved the Regency Estates portion of the Pine Ridge /Regency Estates PUD, which is also designated as Business Enterprise by the Comprehensive Plan. At that time, it was stated that residential units would act as a catalyst and fuel retail and business enterprise development along Rt. 64 and Randall Road. Therefore, this amendment will continue this trend by permitting construction of new residential units north of Woodward Drive.

The Comprehensive Plan does not designate this site for residential use; therefore, no density level is specified for this property. The proposed RM-3 Zoning District will permit a density up to a maximum of 19.8 dwelling units per acre. Comprehensive Plan Chapter 13 Land Use, Subsection II, Subsection B, Section Residential Density states that, Most new development should fall within the 10 du/acre limitation. However this section further states, “Exceptions may be made for unique projects which demonstrate a substantial benefit to the Community.” The Comprehensive plan recommends that all such higher density projects should be subject to a Special Use (PUD) so that any impacts on adjoining properties, traffic, utilities, and other factors can be assessed and controlled.

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

Not Applicable

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

The site is currently vacant; therefore, the proposed amendment will not create any nonconformities.

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

The general trend of the adjacent properties is for the location of commercial and office uses along Rt. 64 and residential uses north of Woodward Drive.

**AMENDMENT TO SPECIAL USE FOR A PUD ORDINANCE**  
**2008-Z-18 “AN ORDINANCE REZONING PROPERTY AND GRANTING A SPECIAL USE AS**  
**A PLANNED UNIT DEVELOPED FOR CORPORATE RESERVE OF ST. CHARLES PUD**  
**(A PORTION OF THE WEST GATEWAY PROPERTY)”**

From the St. Charles Zoning Ordinance, Section 17.04.410.D.3:

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

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

The proposed PUD advances the following purposes stated in Section 17.04.400.A Purposes:

Purpose # 2 states the following, “To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable opens space, and recreation facilities for the enjoyment of all.” The proposed multi-family residential development incorporates a variety of greenspaces and clubhouse facility to promote social and physical activity for potential residents. The site plan includes a network of sidewalks and bicycle paths to connect the site to an existing network of bike trails and surrounding properties. This layout will encourage residents to walk or bike to nearby park and open space facilities such as Leroy Oaks, Renaux Manor Park, and James O. Breen Park. This location may also encourage walking to adjacent businesses.

Purposes #3 states the following, “To encourage a harmonious mix of land uses and a variety of housing types and process.” The proposed development encourages the continued development pattern of residential uses north of Woodward Drive. This development will create an additional housing type that does not currently exist west of Randall Road in St. Charles.

**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**

The proposed development does comply with the standards established per the proposed underlying RM-3 General Residential Zoning District except for the following proposed deviations:

Site Plan Design Variances:

1. Front Yard setback reduction from 30’ to 12’.
2. Rear Yard setback reduction from 30’ to 10’.

These variances are being proposed to create a more “grid-like” layout of the proposed multi-family residential buildings. This layout will help facilitate efficient pedestrian and

vehicular traffic flow as well as accommodate larger vehicles such as fire and garbage trucks.

Landscape Variances:

1. Reduction in the number of shade trees located in the interior of the proposed off-street parking lot areas from 168 to 112.
2. Reduction in the number of ornamental, shade, or evergreen trees located around the foundation of the proposed apartment buildings from 381 to 242.

The requested variances will allow a more creative landscape design and result in a greater amount of landscape materials placed throughout the site in a comprehensive manner. Per Chapter 17.26 Landscaping and Screening, the vegetation is required to be concentrated in the interior of the parking lot and around the foundation of the multi-family buildings. The proposed landscape plan indicates that a significantly increased amount of vegetation from 3,996 to 6,238 bushes, shrubs, and perennials is proposed to be spread throughout the entire site. This will enhance the visual aesthetics of the entire site as opposed to just concentrating the landscaping in limited areas.

- 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 art, pedestrian and transit facilities.**

The proposed PUD Preliminary plans show a number of internal green and open spaces that can be used for passive recreation. The plan also includes a number of pedestrian and bike path facilities that will connect to the regional park system and Leroy Oaks Forest Preserve.

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

The site is currently graded and ready for development. 41% of the proposed multi-family residential layout will be dedicated to greenspace. The Zoning Ordinance requires that 20% of the site be dedicated to greenspace.

3. **To encourage a harmonious mix of land uses and a variety of housing types and prices.**

The proposed multi-family residential uses will continue the surrounding area's land use trend of commercial and office uses being located adjacent to Rt. 64 and residential uses located north of Woodward Drive. The proposed multi-family residential use will create a new type of residential housing than the surrounding residential developments. The proposed use will create an appropriate land use transition from the commercial uses to the south and east with the residential uses to the west.

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

The proposed architecture of the multi-family residential and clubhouse buildings is consistent with the requirements established in **Section 17.06.050 Standards and Guidelines – RM1, RM2, and RM3 Districts**. The proposed elevations show a mix of materials and interesting design features.

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

Energy efficiency standards for the buildings have not been identified.

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

The PUD Preliminary Plans include a stormwater management system in compliance with City Code requirements.

**7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA).**

The proposed buildings will comply with the standards of the Americans with Disabilities Act. The applicant has stated at the public hearing that the required number of accessible units will be provided.

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

The applicant has requested a deviation from the provisions of Chapter 17.18 Inclusionary Housing and will not be providing affordable housing units onsite and will not be paying a fee-in-lieu at the level required by the ordinance.

Instead, the applicant has proposed to contribute \$50,000 to the Housing Trust Fund to support the City of St. Charles' affordable housing efforts.

**9. The PUD preserves historic building, 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.**

A Special Use for a Planned Unit Development is already approved on this site. The proposed amendment will permit the construction of a multi-family residential development.

The addition of new residential units within a close proximity to employment and shopping destinations will create new potential customers for existing business and may foster the development of the surrounding commercial and office properties.

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

The utilities and infrastructure already exist on or immediately adjacent to the site. These improvements were constructed as part of the overall Corporate Reserve Planned Unit Development.

As part of this proposal, the impacts to both the surrounding road system and sanitary sewer system have been studied to compare the impacts of the proposed residential use to the approved office uses. Both studies have determined that there are sufficient road and sanitary sewer capacity, existing and planned, to accommodate the proposed residential use.

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

The amendment to the existing Special Use for the PUD will permit the development of multi-family homes as opposed to office buildings and multi-story parking deck structures which could be built to a maximum of five-stories tall. The visual intensity of the proposed use will be less than the use that is currently permitted on this site.

The proposed multi-family residential use will generate a decreased number of peak hour traffic trips when compared to the current permitted uses.

- 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 surrounding properties are already developed or located within PUDs that contain specific development standards and entitlements. This amendment to the Special Use for a PUD will not affect the orderly development of those properties as they are already developed or entitled to develop. The proposed use will create an appropriate land use transition from the commercial uses to the south and east with the residential uses to the west.

The proposed residential uses will also create an increased number of residents in the area that may help spur the development of the surrounding properties.

- 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 property is currently graded and ready to be developed, but due to the lack of demand for new office space the site has remained dormant. This amendment to the Special Use for a PUD will provide for the timely development of the site.

- 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.**

This Special Use for a PUD amendment will conform to all applicable regulations with the exception of the variances requested as part of this amendment.

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

The office development has remained inactive for three years. The change to permit multi-family units as opposed to office buildings will result in the continued physical development of the site. The modification to the permitted uses will add to the diversity of residential uses west of Randall Road. Continued development of the site will ultimately add to the tax base and economic well-being of the City, as opposed to a vacant property.

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

The Comprehensive Plan land use designation for this property is Business Enterprise. This designation is geared towards a mix of light manufacturing, distribution, offices, hospitality, and business services and does not include residential uses.

However, in 2005, The City Council approved the Regency Estates portion of the Pine Ridge /Regency Estates PUD, which is also designated as Business Enterprise by the Comprehensive Plan. At that time, it was stated that residential units would act as a catalyst and fuel retail and business enterprise development along Rt. 64 and Randall Road. Therefore, this amendment will continue this trend and further act as a catalyst for commercial development by permitting the construction of new residential units.

The Comprehensive Plan does not designate this site for residential use; therefore, no density level is specified for this property. The proposed RM-3 Zoning District will permit a density up to a maximum of 19.8 dwelling units per acre. Comprehensive Plan Chapter 13 Land Use, Subsection II, Subsection B, Section Residential Density states that, Most new development should fall within the 10 du/acre limitation. However this section further states, “Exceptions may be made for unique projects which demonstrate a substantial benefit to the Community.” The Comprehensive plan recommends that all such higher density projects should be subject to a Special Use (PUD) so that any impacts on adjoining properties, traffic, utilities, and other factors can be assessed and controlled.

The density requested through the Amendment to the Special Use for a Planned Unit Development is 14.62 dwelling units per acre. The traffic and utilities have been studied and it has been determined that there is adequate capacity to serve the proposed development. The proposed residential development is located within close proximity to land uses (park/recreation areas, commercial services, employment centers) and infrastructure (regional arterial roadways – Rt. 64 and Randall Road.) which can support the requested density.