



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	1500 Rt. 38 – CVS Pharmacy		
City Staff:	Russell Colby, Planning Division Manager		
PUBLIC HEARING 8/4/15	X	MEETING 8/4/15	X

APPLICATION: Special Use for PUD (amendment)
PUD Preliminary Plan
Preliminary/Final Plat of Subdivision

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	PUD Preliminary Plans, dated 7/1/15
Applications for Special Use, PUD Preliminary Plan, Preliminary Plat of Subdivision, received 7/10/15	Final Plat of Subdivision, dated 7/6/15
Building Elevations, dated 6/1/15 & 7/31/15	Sign Renderings, dated 7/31/15

SUMMARY:

The subject property, 1500 Rt. 38/Lincoln Hwy, contains a vacant bank/office building. The building was constructed in 1989 as part of the St. Charles Commercial Center PUD.

TCM Illinois, applicant, is proposing to redevelop the property for the purpose of constructing a CVS Pharmacy and a multi-tenant commercial building. The applicant is proposing to amend the PUD to establish new development standards for the property. The proposal includes the following:

- Demolish the existing structure.
- Subdivide the lot into two lots.
- Proposed Lot 1 will contain a 13, 225 sf CVS store with drive-through and 72 parking spaces.
- Proposed Lot 2 will contain a 4,620 sf, retail building with up to four units and 19 parking spaces.
- Landscaping throughout the site.
- New freestanding sign.

The proposal necessitates applications for Special Use for PUD to amend the St. Charles Commercial Center PUD and replace it with a new PUD ordinance, approval of a PUD Preliminary Plan, and a Preliminary/Final Plat of Subdivision.

SUGGESTED ACTION:

Conduct the public hearing on the Special Use for PUD Amendment and close if all testimony has been taken.

Staff has placed this item, along with the PUD Preliminary Plan and Preliminary/Final Plat of Subdivision, on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff has found the application materials to be complete.

(INFO/PROCEDURES ON APPLICATIONS: see next page)

INFO / PROCEDURE ON APPLICATIONS:

Applications are listed in order of consideration

SPECIAL USE FOR PUD AMENDMENT

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

PUD PRELIMINARY PLAN

- Approval of plans for development of property within a PUD- includes building elevations, site, landscape, 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).

PRELIMINARY/FINAL PLAT OF SUBDIVISION

- A Preliminary Plat application is required for subdivisions that are not considered “Minor”.
- Combined Preliminary/ Final Plat review process may be requested by the applicant. Only a Final Plat must be submitted for this type of review.
- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
- Recommendation is based on conformance with the approved PUD Preliminary Plan and compliance with all other code requirements (including Zoning & Subdivision Codes). Staff has provided an analysis in the Staff Report.
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.

Community and Economic Development
 Planning Division

Phone: (630) 377-4443
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Staff Report

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

FROM: Russell Colby, Planning Division Manager

RE: 1500 Rt. 38 – CVS Pharmacy (St. Charles Commercial Center PUD)

DATE: July 31, 2015

I. APPLICATION INFORMATION:

Project Name: 1500 Rt. 38 – CVS

Applicant: TCM Illinois, LLC

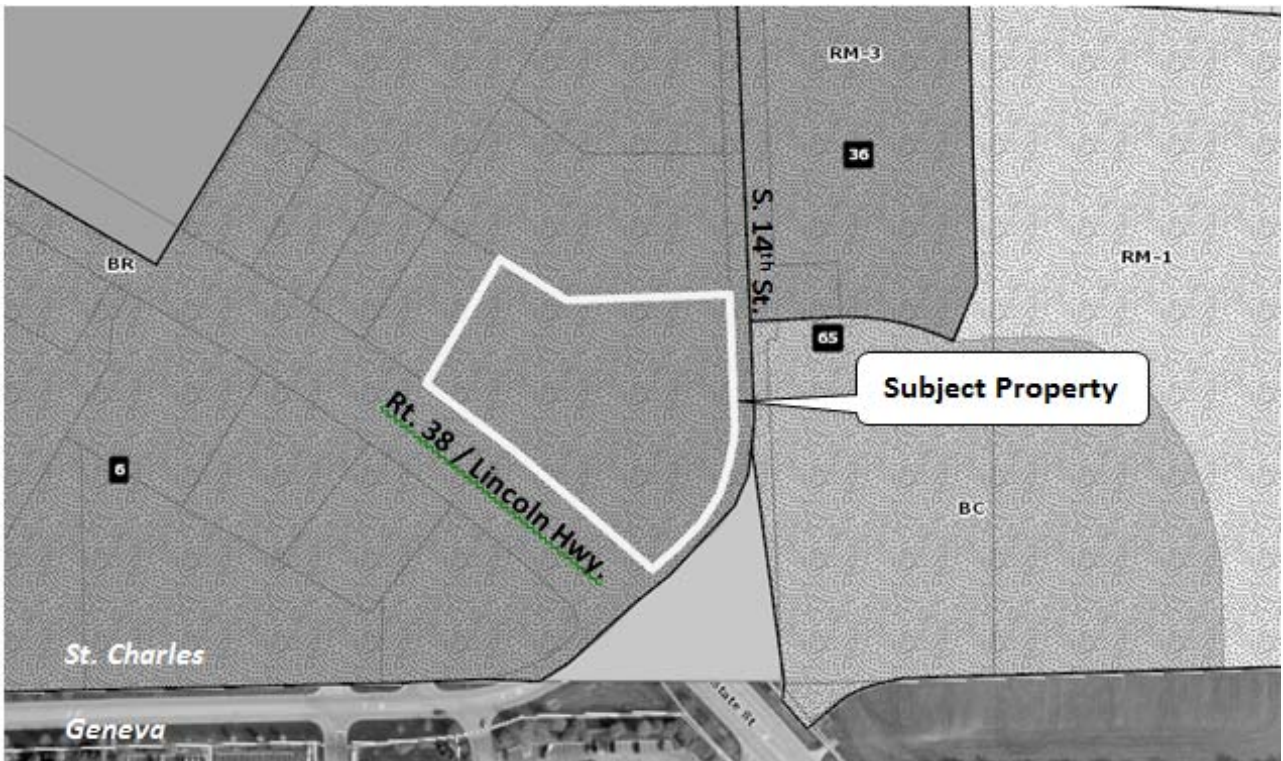
Purpose: To redevelop the site for a CVS Pharmacy and multi-tenant retail building.

General Information:		
Site Information		
Location	1500 Rt. 38 (northwest corner of Rt. 38 and S. 14th St.)	
Acres	2.73 acres	
Applications	Special Use (Amendment to PUD) PUD Preliminary Plan Preliminary & Final Plat of Subdivision	
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.06 Design Review Standards & Guidelines Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Title 17 Subdivisions and Land Improvement Ordinance 1982-Z-6 “An Ordinance Rezoning Property to the R-4 Multiple Residence District and the B-3 Service Business District and Granting a Special Use as a PUD for the St. Charles Commercial Center Property”	
Existing Conditions		
Land Use	Commercial (vacant office/former bank building)	
Zoning	BR- Regional Business (PUD)	
Zoning Summary		
North	BR- Regional Business (PUD)	Commercial
East	RM-3 General Residential & BC Community Business (PUD)	Carriage Oaks, undeveloped farmland
South	BR- Regional Business (PUD)	Commercial
West	BR- Regional Business (PUD)	Commercial
Comprehensive Plan Designation		
Neighborhood Commercial		

Aerial



Zoning



I. BACKGROUND

Property History

The subject property, 1500 Rt. 38 (Lincoln Hwy) is located at the northwest corner of Rt. 38 and S. 14th St. The property contains a vacant bank/office building.

The property is located within the St. Charles Commercial Center PUD. As such, development of the property is regulated under Ordinance No. 1982-Z-6 “An Ordinance Rezoning Property to the R-4 Multiple Residence District and the B-3 Service Business District and Granting a Special Use as a PUD for the St. Charles Commercial Center Property”.

A PUD Preliminary Plan to develop the property as a drive-through bank was approved in 1988 under Resolution No. 1988-32 “Resolution Approving the Preliminary Plan for St. Charles Commercial Center Unit No. 7 (First National Bank of Geneva)”. The existing building was constructed as a drive-through bank in 1989. It has most recently been used for office space, but is currently vacant.

Proposal

TCM Illinois, LLC, applicant, is proposing to redevelop the site for the purpose of constructing a CVS Pharmacy and a multi-tenant commercial building. The applicant is also proposing to establish new PUD development standards for the subject property. A subdivision is also proposed to divide the property into two lots.

The proposal includes the following:

- Demolish the existing structure.
- Subdivide the lot into two lots.
- Proposed Lot 1 will contain a 13,225 sf CVS store with drive-through and 71 parking spaces.
- Proposed Lot 2 will contain a 4,620 sf, retail building with up to four units and 19 parking spaces.
- Landscaping throughout the site.
- New freestanding sign.

II. STAFF ANALYSIS

The applicant is proposing to create new PUD development standards for the subject property. Therefore, staff has performed an analysis of the submitted PUD Preliminary Plan to identify compatibility with the Zoning Ordinance, Title 17 of City Code. The following is a description of staff’s analysis.

A. PROPOSED USES

Retail Sales is a permitted use in the BR zoning district. The pharmacy use would be considered Retail Sales under the Zoning Ordinance. Specific tenants have not been identified for the retail building.

The proposed CVS store includes a drive-through pharmacy. A Drive-Through Facility is a Special Use in the BR zoning district and would therefore require Special Use approval to operate on the site. However, the applicant is proposing to include “Retail Pharmacy/Drug Store with Drive-Through Facility” as a permitted use on proposed Lot 1, as well as Multi-Tenant Retail/Office as a permitted use on proposed Lot 2.

B. ZONING STANDARDS

The table below compares the submitted plans vs. the requirements of the BR zoning district only. Current PUD requirements are not included due to the applicant’s request to create new PUD standards for the subject property. Deviations from the zoning district requirements that are being requested as part of the proposal are indicated in *bold italics*.

Category	Zoning Ordinance Standard	Proposed	
		Lot 1 (CVS)	Lot 2 (retail bldg.)
Min. Lot Area	1 acre	2.17 acre	<i>0.55 acre</i>
Lot Width	None	-	-
Building Coverage	30%	14%	19%
Building Height	40 ft.	22’4”	20’4”
Building Setbacks:			
<i>Front (14th St.)</i>	20 ft.	138.8 ft.	20 ft.
<i>Interior side</i>	15 ft.	<i>6 ft.</i> (north side)	39 ft. (south side)
<i>Exterior side</i>	20 ft.	75ft. (Rt. 38)	32 ft. (north side)
<i>Rear (west side)</i>	30 ft.	115 ft.	52 ft.
Parking Setbacks:			
<i>Front (14th St)</i>	20 ft.	20 ft.	20 ft.
<i>Interior side</i>	None	None (north side)	None (south side)
<i>Exterior side</i>	20 ft.	20 ft. (Rt. 38)	27 ft. (north side)
<i>Rear (west side)</i>	None	30 ft.	None
Parking Stall Size	9’ x 18’ OR 9’x16’ w/ 2 ft. bumper overhang	9’x18’ & 9’x18.5’	9’x18’ & 9’x18.5’
Drive-Aisle Width	12’ (One Way), 24’ (Two Way)	30’ & 30.5’	30’ & 30.5’
[*] T e Parking Requirement	53 spaces (Lot 1) 18 spaces (Lot 2) (Retail: 4 spaces per 1,000 sf)	72 spaces	19 spaces

Staff Comments:

- The applicant is requesting deviations from the lot size requirement for Lot 2 and the interior side yard building setback for Lot 1.
- The applicant is also proposing parking stall size and drive-aisle width in excess of the zoning requirements. This is permitted, however it increases the impervious area of the site and reduces space available for building foundation landscaping (see landscaping analysis).

C. DRIVE-THROUGH FACILITY REQUIREMENTS

A Drive-Through Facility is proposed for the CVS Pharmacy. The table below represents staff’s review of the relevant standards of **Ch. 17.24.100 Drive-Through Facilities**.

Category	Zoning Ordinance Standard	Proposed
Required Stacking Spaces- General Drive-Through	5	Adequate space for 7 spaces
Required Stacking Space Size	9' x 20'	Stacking spaces are not dimensioned on the site plan
Screened from Public Street	Concealed from view from public streets to greatest extent possible, by their orientation, design, or screening	Concealed due to location at interior side of the building
Stacking Space Obstruction of Required Parking Spaces	Cannot obstruct access to required parking spaces	No parking spaces are obstructed

Staff Comments:

- The five required drive-thru stacking spaces, 9 ft. x 20 ft. in size, must be dimensioned on the site plan. There is adequate space to fit the required number of stacking spaces.

D. LANDSCAPING

A landscape plan has been submitted for the property. The table below compares the submitted plan to the requirements of **Ch. 17.26 Landscaping and Screening**. Deviations from the zoning ordinance standards that would be required to accommodate the development as proposed are denoted in **bold italics**.

Category	Zoning Ordinance Standard	Proposed	
		Lot 1 (CVS)	Lot 2 (Retail Bldg)
Overall Landscape Area	15%	29%	
Interior Parking Lot Landscape Area	10%	8.4% - Deviation Requested Final Calculation TBD based on defining the interior parking lot area calculation	
Bldg. Foundation Landscaping			
Front wall (public entrance)	75% of wall length	<i>None</i>	<i>None</i>
Remaining walls	50% of wall length	<i>None</i>	Does not meet (some foundation landscaping is shown on north and 14 th St. sides, but does not satisfy the requirement)
Width of planting beds	8 ft.	<i>N/A</i>	Does not meet (some foundation landscaping is provided, but is less than 8 ft. wide)
Public Street Frontage Landscaping	75%	Rt. 38: Meets requirement 14 th St.: Meets requirement	
Parking Lot Screening	50% to a height of 30 in.	Rt. 38: Meets requirement 14 th St.: Meets requirement	
Street Frontage Trees	1 tree per 50 lineal ft. (Rt. 38: 8 trees 14 th St.: 8 trees)	Rt. 38: 8 trees 14 th St.: 10 trees	
Interior Parking Lot Shade Trees	# of required shade trees = area of required interior parking lot landscaping / 160	Deviation requested Final Calculation TBD based on defining the interior parking lot area calculation	
Monument Sign Landscaping	3 ft. around sign	Meets requirement- minimum 9 ft. around sign	<i>N/A</i>

Staff Comments:

- The Building Foundation Landscaping requirement could be met, or closely met, by reducing the width of all drive aisles down to the minimum requirement of 24 ft. for a two lane drive aisle. Parking stalls could also be reduced to 16 ft. in depth with a 2 ft. overhang.
- Trash enclosures are proposed at the rear of the CVS and near the southwest corner of Lot 2. Trash enclosures must be designed to meet the requirements of **Ch. 17.26.120.A Refuse Dumpsters and Recycling Containers.**
- A 4 ft. wide sidewalk should be added on the west side of the retail building.

E. BUILDING ARCHITECTURE

Building elevations have been submitted for the CVS and retail building.

The table below compares the submitted plans for CVS to the design requirements of **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**. Deviations from the zoning ordinance standards that would be required to accommodate the building design as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed CVS
Building Articulation	3 ft. wall projections/recesses over 20% of façades over 100 ft.	<i>Does not meet</i> (requirement applies to Rt. 38 side)
Architectural Features #1	50% of façade comprised of architectural features	Appears to meet, calculation TBD (requirement applies to Rt. 38 & 14 th St. sides)
Architectural Features #2	Street-facing facades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	Meets requirement (requirement applies to Rt. 38 & 14 th St. sides)
Window Transparency	60% of façade from a height of 18 in. to 7 ft. covered with transparent windows.	<i>Does not meet</i> (requirement applies to Rt. 38 & 14 th St. sides)
Public Entrance	Public entrance must face primary street frontage	Meets; entrance angled to face corner of Rt. 38 & 14 th St.
Entrance Articulation	Public entrances must be articulated from building	Meets; entrance is set at an angle and articulated with a canopy and accent feature
Roof Design	Roof mounted mechanical equipment must be screened	Parapet provided
Building Materials	A list of approved & prohibited materials is provided. *EIFS may not cover more than 10% of any building wall	Primary building material is brick and split face CMU (permitted). Proposed EIFS <i>Does not meet</i> requirement.

Staff Comments:

- The applicant should confirm that all roof-mounted mechanical equipment will be screened by the parapet.
- For the Rt. 38 elevation, staff suggests using the taller windows shown on the 14th St. elevation (or alternately providing spandrel glass panels to create windows openings of the same size)

The table below compares the submitted plans for the retail building to the design requirements of **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**. Deviations from the zoning ordinance standards that would be required to accommodate the building design as proposed are denoted in *bold italics*.

Category	Zoning Ordinance Standard	Proposed Retail Bldg.
Building Articulation	3 ft. wall projections/recesses over 20% of façades over 100 ft.	N/A
Architectural Features #1	50% of façade comprised of architectural features	14 th St. and south sides meet, <i>does not meet</i> for north side. (requirement applies to 14 th St., south and north sides)
Architectural Features #2	Street-facing façades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	Will meet on 14 th St. and south sides if glass is transparent; <i>does not meet</i> for north side. (requirement applies to 14 th St., south, and north sides)
Window Transparency	60% of façade from a height of 18 in. to 7 ft. covered with transparent windows.	Meets requirement (requirement applies to 14 th St. and south sides)
Public Entrance	Public entrance must face primary street frontage	<i>Does not meet</i> ; primary street frontage is 14 th St. and entrances faces Rt. 38
Entrance Articulation	Public entrances must be articulated from building	Meets; entrances are articulated with canopies
Roof Design	Roof mounted mechanical equipment to be screened	Parapet provided, meets requirement.
Building Materials	A list of approved & prohibited materials is provided. *EIFS may not cover more than 10% of any building wall	Primary building material is structural brick (permitted). Proposed EIFS <i>Does not meet</i> requirement.

F. SIGNAGE

A freestanding sign is proposed at the corner of Rt. 38 and 14th St. Sign materials are not indicated on the rendering. It is recommended that sign materials are similar to the materials used on the building.

Per the requirements of **Ch. 17.28 Signs**, four wall signs are permitted on the CVS building (based on four street frontages). A total of four wall signs are permitted for the retail building, however eight wall signs are shown (two per tenant).

G. LIGHTING

A photometric plan has been submitted. The plan meets the light intensity regulations of **Ch. 17.22.040 Site Lighting**. The applicant should provide specification information on the luminaries selected for the buildings and site to ensure compliance with this chapter.

H. ENGINEERING REVIEW

Engineering review comments from consulting engineer, WBK, are attached.

I. FINAL PLAT OF SUBDIVISION

Subdivision of the property into two lots is proposed, one lot for the CVS (“Lot 1”) and one lot for the retail building (“Lot 2”). The applicant has requested a combined Preliminary-Final Plat of Subdivision review process. The required Final Plat of Subdivision has been submitted and is under review.

Review comments will be provided to the applicant once staff’s review is complete, however it should be noted that the standard 10 ft. perimeter utility and drainage easement is not provided along the common property line between Lots 1 and 2. However, based on the layout of the subdivision, this easement may be unnecessary.

J. SITE TRIP GENERATION

The applicant has provided an analysis comparing the trip generation of the previous development vs. the proposed development. The analysis concludes that the surrounding roadway network is adequate for the proposed use.

III. SUGGESTED ACTION

Conduct the public hearing on the Special Use for PUD and close if all testimony has been taken.

Staff has placed this item, along with the PUD Preliminary Plan and Preliminary/Final Plat of Subdivision, on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff has found the application materials to be complete.

IV. ATTACHMENTS

- Engineering Comments from WBK
- Application for Special Use for PUD; received 7/10/15
- Application for PUD Preliminary Plan; received 7/10/15
- Application for Preliminary Plat of Subdivision; received 7/10/15
- Application for Final Plat of Subdivision, received 7/31/15
- PUD Preliminary Plans, dated 7/1/15
- Landscape Plan, dated 8/4/15
- Final Plat of Subdivision, dated 7/6/15
- Building Elevations, retail building- dated 6/1/15; CVS- 7/31/15
- Sign Renderings, dated 7/6/15
- Trip Generation Comparison



July 31, 2015

Ms. Ellen Johnson
City of St. Charles
2 E. Main St.
St. Charles, IL 60174

Subject: 1500 IL Rte. 38 - CVS
St. Charles, IL (WBK Project No. 15-0152E)

Dear Ms. Johnson:

Wills Burke Kelsey Associates, Ltd. (WBK) has reviewed the resubmitted documents for the subject project. WBK received the following information:

- ALTA Survey prepared by V3, dated April 18, 2015 and received July 13, 2015
- Preliminary Layout Plan and Preliminary Plat prepared by V3, dated July 1, 2015 and received July 13, 2015
- Preliminary Stormwater Management Report prepared by V3, dated July 7, 2015 and received July 13, 2015.
- Engineering Plans prepared by Tebrugge Engineering, dated May 26, 2015 and received May 29, 2015.

The following comments are offered for the petitioner's consideration and require resolution prior to recommendation for approval.

Preliminary Plan

1. Consider reducing parking stall depth to 16.5 feet providing for 2 foot overhang. This will reduce the impervious surface and cost of parking construction.
2. A sidewalk exists on the south side of Vanderbilt Drive (private) west of the subject site. Consider an extension across this property connecting to 14th Street sidewalk.

Final Plat of Subdivision

3. It appears that easement rights between Lots 1 and 2 need to be provided for
 - a. Reciprocal Access
 - b. Reciprocal Storm sewer
 - c. Sanitary service for Lot 2 on Lot 1
4. An easement is required over the stormwater vaults.

5. It is recommended to provide a 10 foot perimeter public utility and drainage easement around the outside boundary of the subdivision (not the common Lot 1 / Lot 2 property lines). If there are existing easements that provide this purpose please refer us to those documents. If not, please provide the recommended easement.

Preliminary Stormwater Management Report

6. Please provide documentation of the City discussion regarding off-site storage volume.
7. Provide some detail of the stormwater storage vault related to type and materials.
8. It appears some storm sewer catchments will have overflows that bypass the storage facility. Rather than revise grading it is suggested to size the storm sewer for the 100 year event. The HGL can be above top of pipe but not above any rim for the 100 year event analysis.

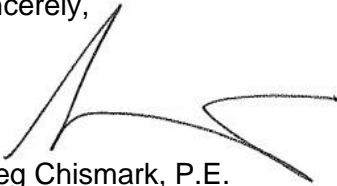
Preliminary Engineering Plans

9. Will all utilities and pavement be constructed at one time or will there be phasing of site improvements based on Lot build out. For example, will the full access for the proposed 4,600 sf retail be constructed with Lot 1 / CVS or be delayed until the 4,600 retail building is constructed. Depict phasing if proposed.
10. Revise the inlet type and grading to create as much a catchment as possible for the inlet at the northwest corner of the Lot 2 retail building. This can be done at final engineering.
11. The existing water main north and east of the proposed retail building on Lot 2 is less than 10 feet away from the proposed building. A minimum of 10 feet is recommended. This item should be discussed further with the Water Department.
12. It is recommended to televise the existing sanitary sewer west of the proposed CVS building to verify and document the pipe condition prior to any demolition or proposed utility construction or grading. This will protect all parties involved.
13. The existing building water service shall be removed to the public main including service valve. The existing building sanitary sewer service not utilized shall be removed. This can be done at final engineering.
14. Use City standard details where applicable with final engineering. Details can be found here: <http://www.stcharlesil.gov/departments/public-works-engineering/policy-manual>.

It does not appear that any work within the IL 38 ROW is proposed and therefore an IDOT permit is not required. It also appears there is no public water main proposed so an IEPA water main construction permit is not required. An IEPA sanitary sewer connection permit may be required if projected P.E. for the project exceeds 15 P.E.

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,

A handwritten signature in black ink, appearing to read 'G. Chismark', with a stylized flourish at the end.

Greg Chismark, P.E.
Municipal Practice Principal
Wills Burke Kelsey Associates, Ltd.

CC: Chris Bong
Karen Young