



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Plan Commission recommendation to approve a Map Amendment, Amendment to Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision for Corporate Reserve – Lot 8 (Corporate Reserve PUD) and recommendation to direct staff to schedule a public hearing for an amendment to the Corporate Reserve Annexation Agreement.
Presenter:	Ellen Johnson

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (12/14/15)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES	NO	
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If NO, please explain how item will be funded:

**Executive Summary:**

The subject property, a 22.6 acre vacant parcel north of Woodward Drive, is Lot 8 of the Corporate Reserve of St. Charles PUD. The PUD ordinance identifies the property for use as an office park.

The applicant, Corporate Reserve Development Partners, LLC, is proposing to amend the PUD to permit a single-family residential development on Lot 8. Details of the proposal are as follows:

- Rezone the property from O/R Office/Research to RS-4 Suburban Single-Family Residential.
- Construct 78 single-family homes on lots of at least 5,200 sq. ft.
- Primary access provided by continuation of Corporate Reserve Boulevard, north of Woodward Dr.
- Secondary access provided via a private road that runs along the east property line.
- 1.02 acre park site and trail connection to the Great Western Trail.

The Land Use Plan designation for the property is Industrial/Business Park, however the Plan states this site, “may also be appropriate for residential uses, provided densities and built form are similar to that of adjacent residential parcels.” A Concept Plan similar to what is now proposed was reviewed in July 2015.

**Plan Commission Recommendation**

The Plan Commission held a public hearing on 11/17/15. The Commission recommended approval, upon resolution of outstanding staff comments, by a vote of 5-1, with the following conditions:

1. That the rear elevations of homes backing up to Woodward Dr. incorporate additional articulation.
2. That monotony code standards be adopted for the development.

The applicant has been asked to provide a list of the types of standards that the monotony code will address. This list will be included in the PUD ordinance. The builder will be required to provide the monotony code to the City for review by staff prior to the City signing the Final Plat.

Plan Commission Chairman Todd Wallace has provided a memo explaining the reasons for his dissenting vote.

**Annexation Agreement**

The property is subject to an annexation agreement. The annexation agreement has the existing PUD ordinance for the property attached as an exhibit; therefore the agreement must be amended in order for the City to approve the zoning applications. The amendment to the annexation agreement is outside the purview of the Plan Commission.

Amending the annexation agreement is an independent City Council consideration in addition to the Map Amendment and PUD amendment. Following a recommendation from the Committee, staff will proceed with scheduling a public hearing for an annexation agreement amendment. The Council has discretion to approve or deny the annexation agreement amendment.

<b>Attachments:</b> <i>(please list)</i>	
Plan Commission Resolution, Staff Report, Park District Letter, Memo from Todd Wallace, Applications for Map Amendment, Special Use, PUD Preliminary Plan, and Final Plat of Subdivision	
<b>Recommendation / Suggested Action</b> <i>(briefly explain):</i>	
Plan Commission recommendation to approve a Map Amendment, Amendment to Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision for Corporate Reserve – Lot 8 (Corporate Reserve PUD) and recommendation to direct staff to schedule a public hearing for an amendment to the Corporate Reserve Annexation Agreement.	
<i>For office use only:</i>	<i>Agenda Item Number: 4a</i>

**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 22-2015**

**A Resolution Recommending Approval of a Map Amendment, Amendment to Special Use for PUD, PUD Preliminary Plan and Final Plat of Subdivision for Corporate Reserve at St. Charles –Lot 8  
(Corporate Reserve Development Partners, LLC)**

**Passed by Plan Commission on November 17, 2015**

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review Map Amendments, Special Uses, PUD Preliminary Plans, and Final Plats of Subdivision; and,

WHEREAS, the Plan Commission has held a public hearing and has reviewed the petitions for Map Amendment, Special Use for PUD, PUD Preliminary Plan and Final Plat of Subdivision for Corporate Reserve at St. Charles –Lot 8 (Corporate Reserve Development Partners, LLC); and,

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

FINDINGS OF FACT FOR MAP AMENDMENT

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

The existing uses of nearby property include single family attached residential, open space, industrial business park, and undeveloped land. Zoning of nearby properties include RM1 – Mixed Medium– Density, PL - Public Land, OR- Office/Research, and BC - Community Business

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

The subject property value is diminished under the current zoning and will increase in value if the proposed zoning within the jurisdiction of the City of St. Charles is granted. Values of surrounding properties will not be diminished based on the proposed zoning amendment.

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

The current zoning for the subject property does not produce any perceptible public benefits.

**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 as O-R Office Research under the jurisdiction of the City of St.

Charles. The development of the property under the O-R Office Research zoning classification is physically feasible, however, the developer finds current market conditions to be more favorable to the development of single family homes rather than office/industrial use.

**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.**

Corporate Reserve north of Woodward was rezoned from BC Community Business to OR Office Research in 2008, when the PUD for the site was approved.

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

Market analyses of the subject property have determined that single-family housing would be a viable and desirable use for the property.

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

The City's Comprehensive Plan calls out Industrial/Business Park for the subject property, however, lists Single Family Detached Residential as an alternative land use to Industrial/Business Park, which is consistent with the proposed amendment.

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

The proposed amendment does not correct an error or omission in the Zoning Map.

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

The proposed amendment will create minor nonconformities with the new zoning. Please see the attached "Summary of Code Standards & Departures" for proposed departures from the new zoning

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

The frontage between IL Route 64 and Woodward Drive, from Peck Road to Oak Street, has been slow to develop. To west of the site, north of Woodward Drive, is Remington Glen, a townhome development, approved as RM-1 zoning in 2004. To the east of the site, north of Wood Drive, is Regency Estates. Regency Estates was originally approved in 2006 as a townhome development, however, construction of the townhomes units halted. The development was then acquired by a new homebuilder and a PUD change to single family was approved in 2011 (the zoning district remained RM-1). The home builder executed a complete buildout of small lot residential with minimum lot sizes of 5,000 square feet. Remington Glen, however, still has remaining lots where townhomes have not been built. The most recent and successful trend of development in the area is for small lot single family residential homes.

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

CRITERIA FOR PLANNED UNIT DEVELOPMENT

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

*See attached "The Corporate Reserve Public Benefits" document provided by applicant.*

- ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
  - A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
  - B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements**

Lot 8 of the Corporate Reserve provides a 1.0 acre community park space, landscaping, buffering, and screening, and efficient site design that conformance to the standards listed above. With the requested minimal variations from a few of the RS-4 standards, the development will still comply with the spirit and intent of the above listed standards. The residential development as proposed provides usable internal open space and access to nearby off-site amenities via regional trail connections.

- 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.**

The proposed Special Use will serve the public convenience through the addition of community park space. The proposed Lot 8 of the Corporate Reserve will provide a 1.0 acre park as part of the site improvements. The park is intentionally located at the southeast corner of the site, exterior to the proposed street network, to allow residents from nearby subdivisions, such as Remington Glen and Regency Estates, to easily access the proposed park.

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

Adequate and sufficient utilities, access roads, drainage, and other necessary facilities will be provided as part of the site improvements to the property.

- 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 proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. Values of surrounding properties will not be diminished based on the proposed special use.

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The establishment of the proposed special use will not impede the normal and orderly development and improvement of the surrounding property.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The establishment, maintenance, and operation of the proposed special use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

- 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.**

The proposed Special Use for Lot 8 of the Corporate Reserve 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.

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

Lot 8 of the Corporate Reserve brings an increased density of residents to a concentration of retailers and commercial establishments in the City. This provides a great deal of additional revenue opportunities for local businesses to help invigorate local retailers in the area as well as increased future tax revenue to the City.

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

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

The City's Comprehensive Plan calls out Industrial/Business Park for the subject property, however, lists Single Family Detached Residential as an alternative land use to Industrial/Business Park, which is consistent with the proposed amendment.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Map Amendment from O/R Office/Research District to RS-4 Suburban Single-Family Residential District, Amendment to Special Use for PUD, PUD Preliminary Plan and Final Plat of Subdivision for Corporate Reserve at St. Charles –Lot 8 (Corporate Reserve Development Partners, LLC) subject to resolution of all staff comments prior to City Council action, and subject to the following condition:

1. That rear elevations of the homes backing up to Woodward Drive have additional detail and that monotony code standards be adopted for the development.

Roll Call Vote:

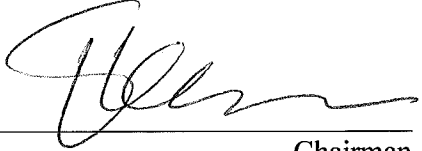
Ayes: Kessler, Frio, Pretz, Doyle, Spruth

Nays: Wallace

Absent: Holderfield, Schuetz, Macklin-Purdy

Motion Carried: 5-1

PASSED, this 17th day of November 2015.



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Chairman  
St. Charles Plan Commission

Community & Economic Development  
 Planning Division

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



**Staff Report**

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

**FROM:** Ellen Johnson, Planner

**RE:** Map Amendment, Amendment to Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision for Corporate Reserve at St. Charles – Lot 8 (Corporate Reserve PUD)

**DATE:** December 8, 2015

**I. APPLICATION INFORMATION:**

**Project Name:** The Corporate Reserve at St. Charles – Lot 8

**Applicant:** Corporate Reserve Development Partners, LLC

**Purpose:** Residential subdivision consisting of 78 single-family lots

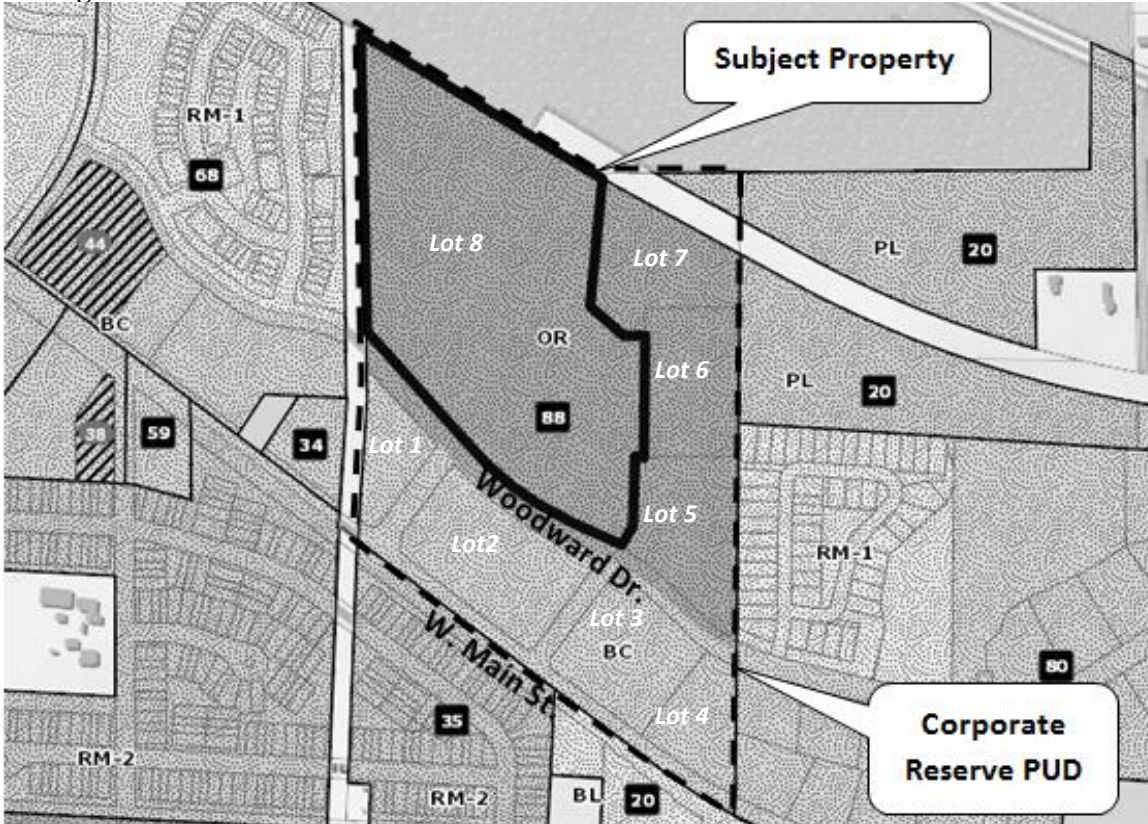
<b>General Information:</b>		
<b>Site Information</b>		
Location	Woodward Dr. at Corporate Reserve Blvd. and Cardinal Dr. (north side of Woodward Dr.)	
Acres	22.6 acres (985,724 sf)	
Application:	Map Amendment Special Use (PUD) PUD Preliminary Plan Final Plat of Subdivision	
Applicable City Code Sections	Title 17, Chapter 17.12 - Residential Districts Title 16 Subdivisions and Land Improvement	
<b>Existing Conditions</b>		
Land Use	Vacant	
Zoning	O/R- Office/Research District & PUD (Corporate Reserve of St. Charles)	
<b>Zoning Summary</b>		
North	N/A – unincorporated	Kane County Forest Preserve
East	O/R- Office/Research District & PUD (Corporate Reserve of St. Charles)	Stormwater detention area, two office buildings, vacant parcel
South	BC- Community Business & PUD (Corporate Reserve of St. Charles)	Vacant parcels
West	RM-1- Mixed Medium Density Residential & PUD (Remington Glen)	Townhome development
<b>Comprehensive Plan Designation</b>		
Industrial/Business Park		



**Aerial Photo**



**Zoning**



## II. OVERVIEW

### A. PROPERTY HISTORY

The subject property, a 22.6 acre vacant parcel, is Lot 8 of the Corporate Reserve of St. Charles Planned Unit Development (PUD). The PUD was approved in 2008 under Ordinance No. 2008-Z-18, “An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD).”

A total of eight (8) lots are within the PUD (see zoning map on page 2 for lot locations). The four (4) lots north of Woodward Dr., constituting approximately 34 acres, were designated for office use and zoned O/R- Office/Research District. The four (4) parcels south of Woodward Dr., constituting approximately 12 acres, were zoned BC-Community Business and were intended for commercial use.

The PUD Ordinance included approval of a PUD Preliminary Plan for the following lots:

- Lots 1, 4, and 7- open space/stormwater detention (constructed).
- Lot 6- two single-story office buildings (constructed).
- Lot 5- two single-story office buildings (yet to be constructed).

A PUD Preliminary Plan has not been approved for the remaining lots. These lots are currently vacant. However, a conceptual “sketch plan” was approved with the PUD Ordinance, which illustrated the following:

- Lot 3- one single-story office building.
- Lot 2- commercial/retail space fronting Rt. 64.
- **Lot 8-** two five-story office buildings, two single-story office buildings, and three parking decks.

In 2012, zoning applications were submitted for a multi-family residential development on Lot 8. This plan included 231 residential units. Plan Commission recommended approval of the applications with a vote of 4-3. Planning & Development Committee unanimously recommended denial of the application. The applications were withdrawn before going to City Council for vote.

### B. 2015 CONCEPT PLAN

In June 2015, the Plan Commission reviewed a concept plan submitted by Corporate Reserve Development Partners, LLC, to develop 81 single-family homes on the property.

Both the Plan Commission and Planning and Development Committee expressed support for the change in land use to single-family residential, and also stated that a zoning designation of RS-4 would be more appropriate than the proposed RT-3 zoning. Both groups also expressed concern that the lots may be too small, and that a larger backyard should be provided.

### C. PROPOSAL

Corporate Reserve Development Partners, LLC, applicant and owner, is proposing to amend the Corporate Reserve PUD ordinance to permit a single-family residential development on Lot 8 of the PUD. Details of the proposal are as follows:

- Rezone the property from O/R Office Research to RS-4 Suburban Single-Family Residential District.

- Construct 78 single-family homes on lots at least 5,200 sq. ft.
- Primary access provided by continuation of Corporate Reserve Boulevard, north of Woodward Dr.
- Secondary access provided via an extension of Cardinal Drive, an existing private road that runs along the east property line and also provides access to the office buildings adjacent to the east.
- Dedicate a 1.02 acre park to the St. Charles Park District.
- Internal network of sidewalks on both sides of the streets.
- Trail connection to the Great Western Trail.

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

1. **Map Amendment** to rezone the property from O/R Office Research to RS-4 Suburban Single-Family Residential District.
2. **Special Use for PUD** to amend the Corporate Reserve of St. Charles PUD ordinance to permit single-family residential on the subject property and to create unique development standards for development of the property.
3. **PUD Preliminary Plan** for approval of the preliminary engineering and landscape plans, and preliminary plat of subdivision.
4. **Final Plat of Subdivision** to approve the plat that will be recorded with the County to formally plat the development.

### III. ANALYSIS

#### A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the site 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 along” 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” (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.***

#### *Staff Comments*

- A map illustrating the location and densities of nearby residential developments is attached. The density for the proposed development is 3.5 units per acre. The densities of the three nearest residential developments range from 3.7 to 5.9 units per acre (including open space and stormwater detention).

**B. ZONING REVIEW**

The applicant is proposing to rezone the property to the RS-4 Suburban Single-Family Residential District as the underlying zoning for the subject portion of the PUD. The Zoning Ordinance states the purpose of the RS-4 district is as follows:

*“To accommodate medium to high-density single-family residential development in the City.”*

**Staff Comments:**

- The RS-4 zoning is consistent with the zoning of newer single-family developments west of Randall Rd., such as Reneaux Manor (RS-3) and Harvest Hills (RS-4).

The table below compares the RS-4 zoning requirements with both the Concept Plan and the proposed plan. Deviations from the RS-4 district that are required to accommodate the development as proposed are denoted in ***bold italics***.

	<b>RS-4 District</b>	<b>Concept Plan</b>	<b><u>Proposed Plan</u></b>
<b>Min. Lot Area</b>	6,600 sf	<b><i>5,200 sf</i></b>	<b><i>5,200 sf</i></b>
<b>Min. Lot Width</b>	60 ft.	<b><i>52 ft.</i></b>	<b><i>43.65 ft.</i></b> (Lot 16) (Typical lot width: 52 ft.)
<b>Max. Building Coverage</b>	30%	<b><i>50%</i></b>	<b><i>38.5%</i></b>
<b>Max. Building Height</b>	34 ft. or 2 stories, whichever is less	TBD	TBD
<b>Min. Front Yard</b>	20 ft.	20 ft.	20 ft.
<b>Min. Interior Side Yard</b>	Combined width of 14 ft., neither less than 5 ft.	<b><i>5 ft.</i></b>	<b><i>6 ft.</i></b>
<b>Min. Exterior Side Yard</b>	15 ft.	15 ft.	25 ft.
<b>Min. Rear Yard</b>	30 ft.	<b><i>20 ft.</i></b>	30 ft.
<b>Off-Street Parking</b>	2 per unit	2 per unit	2 per unit

The applicant is requesting deviations from the lot area, lot width, building coverage, and interior side yard requirements.

**C. SITE LAYOUT**

Principal features of the site layout include the following:

- Primary access to the site is provided from Woodward Dr. via an extension of Corporate Reserve Blvd., which connects to W. Main St.
- Secondary access is provided via an extension of Cardinal Drive, an existing private road that runs along the east property line and also provides access to the office buildings adjacent to the east. The Homeowners Association will be responsible for maintenance of this road.

- Five parcels will be owned by the Homeowners Association. These parcels cover the detention area; common area along Woodward Dr; private drive extension and common area adjacent to the east property line; and landscape area at the southeast corner of “B Street” and “C Drive”.
- Lots will be accessed from the internal road network, which includes a ring road and additional road splitting the center portion in two.
- Roads will be 33 ft. in width, allowing for on-street parking on both sides of the street.
- Garages will be attached and front loaded.
- The existing bike path along Woodward Dr. will remain and an internal network of sidewalks will be provided on both sides of the internal roads.
- The existing detention pond access trail at the northeast corner of the site will be relocated to the east, towards the detention pond to provide room for the new lots.
- An additional trail at the northwest side will connect to the existing trail that runs north of Woodward Drive and connects to the Great Western Trail.
- Landscaping is provided along Woodward Dr. and Corporate Reserve Blvd., and along the eastern property line, adjacent to the office buildings.
- A 1.02 acre park is provided at the southeast corner of the property.
- A development identification sign is shown at the entrance of Corporate Reserve Blvd., however this sign is not reflected on the engineering plans.

***Staff Comments***

- The development identification sign must be a monument-style sign and must meet the requirements of **Ch. 17.28 Signs**.
- The applicant has been asked to add the sign to the engineering plans and provide a design rendering.

**D. LANDSCAPE PLAN**

A landscape plan has been submitted which includes trees lining the streets and landscaping of the HOA-owned areas.

- The plan does not include the detention area at the north end of the site. A landscape plan for this area was previously approved by the City when the pond was created.
- A variety of evergreen trees are provided along the east property line adjacent to the office buildings to provide screening.
- The street trees will be subject to spacing and species requirements as determined by Public Works.
- An 8 ft. wooden privacy fence is proposed along the rear lot lines of the properties backing up to Woodward Dr.

***Staff Comments***

- Per **Section 17.22.020.C Fences and Walls**, fences on lots in residential districts abutting a nonresidential use or vacant property zoned for nonresidential use may be up to 8 ft. tall. A 6 ft. fence may be considered as an alternative to soften the appearance of the fence from Woodward Dr. Existing nearby residential developments have a more open appearance along Woodward Dr.
- The PUD ordinance and/or the covenants for the project will specify that fences along Woodward Dr. must be of a unified design.

#### E. BUILDING DESIGN

Architectural elevations have not been submitted as part of the PUD proposal, as a builder for the development has yet to be identified. The Zoning Ordinance does not include any design standards or guidelines for single-family homes in RS Suburban Residential zoning districts.

#### F. ENGINEERING REVIEW

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.

#### G. TRAFFIC STUDY

The applicant has submitted a Traffic Impact Study prepared by KLOA. The study assessed existing traffic conditions and the impact of the proposed development on traffic conditions in the area to determine any necessary improvements. The study concludes that no traffic control or geometric improvements are needed to accommodate the proposed development.

The City commissioned HLR, Inc. to review the KLOA Traffic Impact Study. This review compares the findings of the KLOA study with two previous traffic studies that had been prepared for Corporate Reserve based on past development proposals. HLR found that the traffic generated from the proposed single-family development is significantly less than the anticipated traffic generated from the two previous development proposals: office park (2008) and apartment complex (2012).

HLR found the methodology and findings of KLOA's study to be reasonable and that the existing infrastructure is sufficient to absorb the traffic expected to be added by the proposed development.

#### H. PLAT OF SUBDIVISION

A Final Plat of Subdivision has been submitted. 78 single-family lots are proposed, along with a park outlot that will be conveyed to the Park District, and five parcels that will be owned by the HOA, covering the common areas. Minor comments regarding the Plat have been provided to the applicant and will need to be addressed prior to City Council approval.

#### I. INCLUSIONARY HOUSING

The Inclusionary Housing Ordinance is currently suspended, meaning the requirement to provide affordable units or fee in-lieu thereof is set a zero. A proposal to amend the Inclusionary Housing Ordinance has been discussed, but no action has been taken by City Council. Based on the Planning and Development Committee discussion on 11/9/15, it is likely that if the Inclusionary Housing Ordinance is reinstated, developments for which zoning applications have already been filed, such as Corporate Reserve Lot 8, will be exempt from the requirements.

#### J. SCHOOL AND PARK CONTRIBUTIONS

School and Park Land-Cash worksheets have been completed and submitted. Copies of the worksheets and plans have been forwarded to the school and park districts for comment.

The applicant is proposing a combination land/cash donation to the St. Charles Park District, which includes dedication of a 1.02 park site at the southeast corner and a 0.17 acre parcel on the northwest side covering the trail connection to the existing asphalt trail running along the west property line. The Park District has submitted a letter stating that the Board is agreeable to the proposal.

#### K. ANNEXATION AGREEMENT

Property within the Corporate Reserve PUD is subject to the provisions of an annexation agreement between the City and property owner. Staff has consulted with the City Attorney and has determined that the Annexation Agreement should be terminated in respect to Lot 8, as the agreement is no longer relevant to the proposed development of the property. A public hearing will be held at a City Council meeting regarding this termination.

#### IV. **PLAN COMMISSION RECOMMENDATION**

The Plan Commission held a public hearing on 11/17/15. The Commission voted 5-1- to recommend approval, subject to resolution of staff comments, with the following conditions:

1. That the rear elevations of homes backing up to Woodward Dr. incorporate additional articulation.
2. That monotony code standards be adopted for the development.

The applicant has been asked to provide a list of the types of standards that the monotony code will address. This list will be included in the PUD ordinance. The builder will be required to provide the monotony code to the City for review by staff, along with other covenants that pertain to the development, prior to the City signing the Final Plat of Subdivision.

After the 11/17/15 meeting, Plan Commission Chairman Todd Wallace provided a memo explaining the reasons for his dissenting vote.

#### V. **ATTACHMENTS**

- Map of surrounding residential densities
- HLR review memo of Traffic Impact Study, dated 11/13/15
- Letter from Park District, dated 12/3/15
- Memo from Plan Commission Chairman Todd Wallace, dated 11/25/15
- Applications for Map Amendment, Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision; received 10/15/15
- Plan documents
- KLOA Traffic Study, dated 8/7/15

## Surrounding Residential Developments

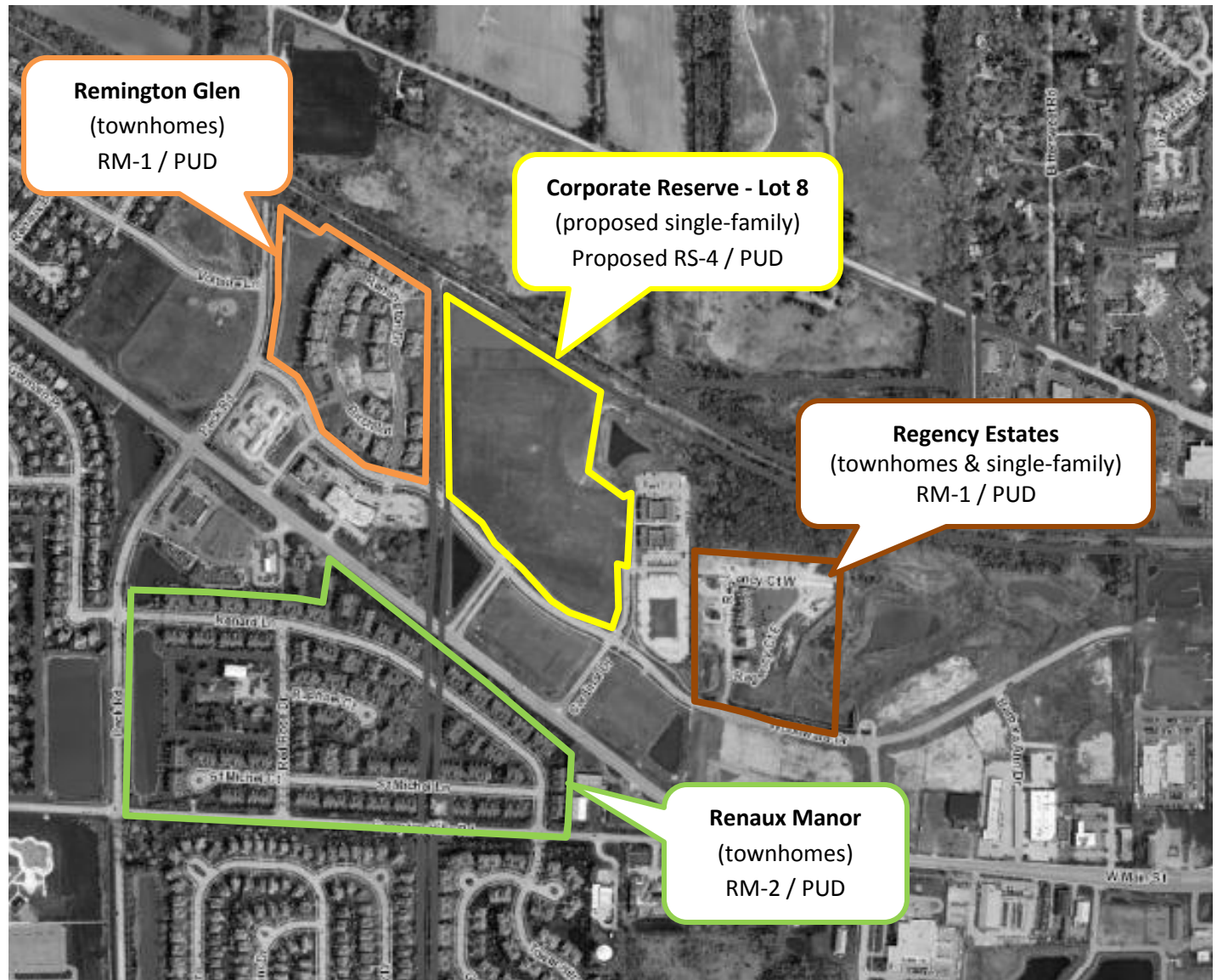
### Densities:

#### Gross calculation w/ detention areas:

Corporate Reserve- 3.5 units/acre  
Regency Estates- 3.7 units/acre  
Remington Glen- 5.9 units/acre  
Reneaux Manor- 5.4 units/acre

#### Net calculation w/out detention areas:

Corporate Reserve- 3.9 units/acre  
Regency Estates- 4.8 units/acre  
Remington Glen- 7.4 units/acre  
Reneaux Manor- 5.9 units/acre







## Memorandum

**To:** City of St. Charles, ATTN: Chris Bong, PE  
**From:** Alexander S. Garbe, PE, PTOE  
**Date:** 11/13/2015  
**Re:** Corporate Reserve Residential Development Traffic Impact Study Review Comments

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Hampton, Lenzini and Renwick, Inc. (HLR) has reviewed the August 2015 Traffic Impact Study prepared by KLOA for the proposed Corporate Reserve Residential Development to be located north of Woodward Drive between Cardinal Drive and the Great Western Trail in St. Charles, Illinois. Review Comments are provided below.

Note that HLR has prepared Traffic Impact Studies on behalf of the City of St. Charles relative to several previous iterations of development plans for this site. The Traffic Impact Studies include one for Cardinal Property in 2008 and one for Corporate Reserve in 2012. Per direction of the City, HLR has kept these previous studies under consideration while reviewing the current study.

### General Comments

1. No substantial issues were found with the report. The assumptions, analyses, and conclusions appear to be reasonable.
2. Signal warrant analyses should be included in the appendix of the report for reference. However, a check revealed that the analyses by KLOA were correct based on the provided traffic volume data.

### Comparison to Previous Studies

The development of the site in question has been presented in several iterations in recent years. In 2008, it was referred to as the Cardinal Property and was proposed to consist of 490,000 SF of office space. The office space never developed, and in 2012, the proposal was revised. The Corporate Reserve became the new name, and the site was to consist of 331 residential apartments. Again, the apartment space never developed. Currently, the Corporate Reserve name has been retained, but the site is planned to consist of 78 single family homes.

At each iteration, the key difference has been the reduction in anticipated traffic generation. The proposed office space was expected to generate between three and four times the traffic that was expected from the proposed apartments, depending on the peak hour observed. The current proposal of single family housing results in a further reduction to about 40% of the traffic expected from the apartments or about 10 to 15% of the originally planned 490,000 SF of office space. The table on the next page summarizes the changes in generated traffic. Each reduction in expected traffic further reduces the expected impact of the development on the surrounding roadway network.

There is additionally one significant difference between the current study and the one performed in 2012. In 2012, HLR was asked to consider the full development area, including outlots, as a future analysis scenario. That analysis resulted in recommendations for widening IL 64 and signaling its intersection with Corporate Reserve Boulevard. The reduction of the expected traffic from the particular site in question in the current study may impact the conclusions of the 2012 study. However, those findings have not been reevaluated. The volume of traffic generated by the single family housing is relatively low compared to the expected outlot uses. HLR recommends reevaluating the full development impact when the outlots are expected to be developed, as their uses will have the greater impact on the roadway network.

## Comparison of Development Generated Traffic by Proposed Use

Study Year	Land Use	Independent Variable	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
2008	General Office	490,000 SF	572	78	650	104	520	624
2012	Apartments	331 Dwelling Units	34	135	169	133	72	205
2015	Single Family Housing	78 Dwelling Units	16	50	66	55	32	87

**Conclusion**

HLR finds the presented methodology and findings of KLOA's August 7, 2015, Traffic Impact Study for The Corporate Reserve Residential Development to be reasonable. The recommendation that no traffic control or geometric improvements are needed outside of the site is reasonable. The existing infrastructure is sufficient to adequately absorb the traffic expected to be added by this development.

If you have any questions, please contact us at 847.697.6700.



**ST. CHARLES PARK DISTRICT • PARKS DEPARTMENT**

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December 3, 2015

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

RE: Corporate Reserve

Dear Mr. Russell:

In response to your request for comment and our review of the concept plan rendering for the Corporate Reserve dated November 13, 2015, the Park District has the following comments and request with regard to the proposed plan.

The Park District Board of Commissioners has verbally agreed to the concept of a combination land and cash donation related to the Corporate Reserve subdivision. The 1.02 acre site identified by the developer in the southeast corner of the development at Cardinal and Woodward Drive is acceptable to the Park District for the land portion of the Land Cash Ordinance. In addition, we understand that a smaller parcel on the northwest corner of the development (.17 acres) would also be included in the land donation, providing access to the existing asphalt trail and a link to the Great Western.

Park staff would like to coordinate grading and seeding requirements for the site with the developer to ensure that land is suitable for public use and appropriate for the park amenities to be installed by the Park District at a later date.

We understand the balance of the land donation required would be paid in cash, approximately 1.41 acres.

If you have any questions or comments, or if the developer would be interested in meeting to discuss, please contact me at your convenience. Thank you.

Sincerely,

*Laura M. Rudow*

Laura Rudow  
Superintendent of Parks and Planning

PC:

John Wessel, Assistant Superintendent of Planning, Construction and Design  
Board of Park Commissioners

To: Todd Bancroft, Chairman  
St. Charles Planning & Development Committee

From: Todd Wallace, Chairman  
St. Charles Plan Commission

Re: Corporate Reserve at St. Charles – Lot 8  
Application for Map Amendment  
Application for Special Use for PUD  
Application for PUD Preliminary Plan  
Application for Final Plat of Subdivision

Date: November 25, 2015

On November 17, 2015, a public hearing was conducted by the Plan Commission for the above-referenced applications. The public hearing was closed and the Applications were considered for action. The Plan Commission voted to approve the Applications and I provided the only dissenting vote. Since that meeting, it has been requested that I provide reasoning for my dissention.

As a preliminary note, it is unusual that reasoning is not provided on the record when a member of the Plan Commission votes against an application. However, this was an unusual situation and I offered to provide my reasoning in the form of this memorandum.

First, it is incumbent on the Plan Commission to consider applications within the context of the City's Comprehensive Plan. For this particular property, the Comprehensive Plan clearly states that the intended development use is as Industrial/Business Park. I believe that the City carefully considered the long-range goals of growth and development in arriving at this determination.

Countering this designation is the fact that properties to the east and west are residential in character. However, I think that it is important to consider that both of these properties were intended to be attached townhome-like developments. The property to the west is Remington Glen, which followed the intent of the City's plan. However, the property to the east is Regency Estates, which was intended to be attached properties as well. However, as you know, the nature of this property was changed when the applicant for that property proposed, and ultimately built, single family detached houses. I was opposed to the use for that property for similar reasons to my opposition to the development plans for this property.

In short, I believed that the change of character for the Regency Estates property from attached to detached housing did not fit into the City's overall goal for the area of allowing more intense multi-family housing adjacent to commercial uses along the City's main thoroughfare. My feelings on this change of use continued as a basis for my negative vote on the present applications.

However, that feeling is tempered by my belief that property owners should not be unduly restricted in the development of their properties by a governmental authority. That is, if a change of use is necessitated by market conditions (where requiring an applicant to conform with previously-approved use would render the property valueless), then the governmental authority should be reasonable in facilitating that change of use, within reason.

It is that final clause that caused me to have concern about the proposed change in use for this property. I believed, and continue to believe, that allowing the change in use for the Regency Estates property was a mistake by the City. Allowing an adjoining property owner (the present Applicant) to rely on that surrounding use as a basis for a change in use serves only to compound that mistake.

As I look at this area and subsequent development of the City into the future, I believe that if we follow our Comprehensive Plan, this will be an odd pocket of low-quality, high-density detached single-family residential development that we will regret for decades to come. The City should be sensitive to market conditions to an extent, but more importantly, the City should remain committed to a long-term plan for growth and orderly development and the latter goal should generally transcend the former.

Evidencing that opinion is the fact that the Applicant in this case has created their plan to almost completely isolate this development from the surrounding parcels. Similar to Regency Estates, there is only one point of access into the development, and the plan calls for the development to be almost completely screened from the surrounding properties. I believe that this demonstrates my belief that this use is inappropriate for this site – if the applicant believed that detached single-family houses should exist on this site, then why would it be necessary to screen the property and limit access in such a manner?

Specifically, the Applicant's plans call for 8-foot stockade fencing along the entirety of Woodward Drive. In contrast, the adjoining properties utilize berming and landscaping to shield the residential units from this collector street. In addition, the applicant could not provide specifics on the units themselves. It was discussed at Plan Commission that the development should include a variety of unit types and facades. The problem with this is that the lot sizes are so small and the lot coverages so large, that regardless of a variety of front-facing facades, the rear faces of the units as viewed from Woodward Drive will result in a row of "boxes" stacked next to one another, absent of articulation or interest. Coupled with an 8-foot stockade fence and a single entry point, this development will appear more like a compound than a residential neighborhood.

I was not present at the meeting where the concept plan for these applications were discussed. To avoid unfairness to the applicant, I elected to foster discussion among the other Plan Commission members who were at that meeting and reserve what may have been an ill-informed opinion in favor of evidence presented by the applicant. However, the evidence presented did

not serve to sway my opinion, and only bolstered my resolve in opposing these applications, for the reasons set forth above.

In moving forward in your consideration of these applications, my opinion would be that if the Planning and Development Committee approves the requested development, conditions should be placed on the approval of the applications that require:

1. That additional points of entry/connection be explored and attempted.
2. That fencing along Woodward Drive as well as adjoining residential neighborhoods be dissuaded in favor of landscaping and berming.
3. That a restrictive requirement for variation of units be implemented.
4. That the rear faces of units abutting roadways or other residential uses have articulation/mixed materials, etc.
5. That the variance requested for excessive lot coverage be denied.

I hope that this memorandum provides you with the information requested. If you have any questions or if I can be of further assistance, please feel free to contact me.