

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS August 21, 2012

MINUTES

Approved at the November 6, 2012 meeting.

1. Call to Order, Roll Call and Establishment of a Quorum.

Vice Chairman Van-der-Mey called the meeting to order at 6:04 p.m. Roll call found Commissioners Boyer, Van-der-Mey, Lannes, Mireault, Warbiany, Posadzy, and Laimins were present.

Also in attendance was City Planner Jeff Harris.

2. Pledge of Allegiance.

Everyone in attendance participated in the Pledge of Allegiance.

3. Chairman's Comments.

None.

4. Minutes.

Commissioner Lannes made a motion, seconded by Commissioner Boyer, to approve the minutes of August 7, 2012 as presented. Voting Aye: Commissioners Van-der-Mey, Lannes, Laimins and Boyer. Voting Nay: None. Commissioners Mireault, Warbiany and Posadzy abstained. Motion carried.

5. Continuation of Public Hearing Case PC 12-03, Text Amendment, Rezoning and Special Uses.

Mr. Harris provided an overview. The applicant, Ron D'Aversa of Central Development Corporation, is requesting approval of a text amendment to add nursing homes and senior housing as special uses in the B-2 zoning district, a rezoning upon annexation of property from the ER-1 zoning district to the B-2 zoning district, an amendment to a planned unit development for a nursing home and assisted living facility complex to be known as Renaissance Square and a special use to landbank required off-street parking for the nursing home and assisted living facility. The subject property is approximately 19.5 acres in area and is located on the east side of Joliet Street just south of Roosevelt Road (IL Route 38).

13 acres of the 19.5 acre site was previously zoned B-2 General Business district and used by the Wycliffe Bible Translators as a religious retreat. The Wycliffe representatives received zoning approval for a phased development PUD in 1991, but only built the first phase. The Wycliffe representatives vacated the site several years ago and have been leasing out the existing buildings to various permitted uses on-site ever since. The remaining 6.5 acres is currently unincorporated and undeveloped.

This entire project was also presented at a conceptual level to the City's Development Committee in January of 2012. The applicant indicated that the development would be operated as facilities targeted for veterans or persons with disabilities and not exclusive to seniors or the elderly. At that meeting two options relating to the rezoning request were presented; one rezoning the entire subject property to the R-6, Multi-family zoning district where nursing homes and assisted living facilities are already listed as special uses; or rezone the unincorporated portion of the subject property to the B-2, General Business zoning district to match the existing zoning of the Wycliffe property and apply for a text amendment to add nursing homes and assisted living facilities as special uses in the B-2 zoning district. City staff and the Development Committee recommended the applicant pursue the B-2 zoning and text amendment option. Also, the Development Committee gave positive feedback on the project as a whole.

The applicant is proposing to add nursing homes and senior housing (a.k.a. an assisted living facility) to the list of special uses allowed in the B-2 zoning district. Currently nursing homes are special uses in the R-1, R-2, R-3, R-4, R-5, R-6 and B-1 zoning districts. Currently senior housing is a special use only in the R-6 zoning district. Initially City staff was not in favor of the proposed amendment because nursing homes and senior housing, which are residential based uses in nature, do not meet the spirit and intent of the commercial based uses typically associated with the City's B-2 zoning district. To alleviate staff's concerns use restrictions are being proposed that will prohibit these uses from being located on property with street frontage on the City's major commercial corridors (State Routes 38, 59 and 64). Also a minimum lot area of 10 acres is being proposed to further limit the potential locations of these uses within the B-2 zoning district. Lastly, the existing definition of senior housing is proposed to be amended to remove the limitations on the number of dwelling units and residents allowed for such a use. Please note that the term "senior housing" is not associated with any type of designated age restriction and such a facility may be a non-senior use so long as it is providing some level of assisted or supportive living to the persons at the facility. The City has an existing definition of a nursing home that the applicant and staff feels is sufficient.

4.1 Construction of terms.

Senior housing (assisted and supportive living residences): Residential dwellings that resemble multi-family apartment structures that offer private rooms with kitchenettes and common living and dining areas for individuals that may need assistance or have functional limitations. Services vary, but often include: assistance with activities of daily living; administration of medicine; first-aid and medical care for minor ailments; and round-the-clock protective oversight.

10.3 B-2 General business district.

10.3-1 Use Restrictions.

(F) Nursing homes and senior housing

- (1) Shall be located on a zoning lot a minimum of ten (10) acres in area.
- (2) Shall not be located on a zoning lot have street frontage on Neltnor Boulevard (IL Route 59), North Avenue (IL Route 64) or Roosevelt Road (IL Route 38).

10.3-4 Special uses.

- (A) Nursing homes.
- (I) Senior housing.

City staff recommends approval of the proposed text amendments to the definition of senior housing, creation of use restrictions for nursing homes and senior housing in the B-2 zoning district and adding nursing homes and senior housing as special uses in the B-2 zoning district as proposed.

The applicant is proposing to rezone a 6.5 acre portion of the subject property from the ER-1, Estate Residential zoning district, which is the default zoning given to all property upon annexation to the City, to the B-2 General Business zoning district. The applicant is requesting B-2 zoning so that it will coincide with the B-2 zoning already existing for the remaining 13 acre portion of his proposed nursing home and assisted living facility development. The 6.5 acre lot is currently unincorporated and undeveloped. The proposed B-2 zoning is identical to the existing zoning of the properties to the north, east and west. Also, the proposed zoning is highly desired by the City given the property's frontage on Roosevelt Road, which is one of the City's major commercial corridors. The City's B-2 zoning district allows for typical commercial and office based uses. The applicant is proposing to develop a 1.6 acre portion of the lot that has frontage on Roosevelt Road with a future commercial use. The remaining 4.9 acre portion of the lot is proposed to be developed with a nursing home and assisted living facility development in conjunction with the adjacent 13 acre Wycliffe Bible Translators property pending zoning approval for such uses.

The City's Comprehensive Plan classifies the 13 acre Wycliffe Bible Translators portion of the subject property as Medium Density Residential. The proposed nursing home and assisted living facility uses are consistent with this current land use designation. The remaining 6.5 acre portion of the subject property is designated as Office Research and Light Industrial. The proposed 1.6 acre future commercial lot that fronts on Roosevelt Road is consistent with the current land use designation. The balance of the this portion of the subject property (4.9 acres) is proposed to be developed as part of the nursing home and assisted living facility portion of the project and is not consistent with the current land use designation. However, staff is not objectionable to this inconsistency because when the property was designated ORI it had to be designated one land use as a whole. Furthermore, the intent of the ORI land use designation was to encourage commercial development along the Roosevelt Road frontage of the property, which is proposed.

City Staff recommends approval of the requested rezoning from the ER-1, Estate Residential zoning district upon annexation to the B-2, General Business zoning district.

The subject property will be zoned B-2, General Business District pending City Council approval. The minimum lot area in the B-2 zoning district is 15,000 square feet and the minimum lot width is 100 feet. The subject property to be resubdivided has a total area of approximately 19.5 acres. The proposed subdivision consists of 9 developable lots and 9 non-buildable outlots. The 9 buildable lots range in area from 16,000 square feet to 129,600 square feet. There are existing structures located on Lots 7, 8, and 9 that will remain as part of the resubdivision. All existing structures in a subdivision are required to be in compliance with the City's Zoning Code and the existing structures do not comply with the current B-2 setback requirements. The applicant is requesting deviations as part of the proposed development's pending PUD approval to bring the existing structures into compliance with the City's B-2 zoning district bulk regulations. The 9 proposed outlots will be used for common area open spaces, internal private drives and regional stormwater detention facilities. The proposed plat of resubdivision complies with the City's Subdivision Code regulations pending approval of the building setback deviations for Lots 7, 8, and 9 that are associated with the PUD approval. City staff recommends approval of the plat Final Plat of Renaissance Square.

The applicant is proposing an 80 room, 83,500 square foot nursing home facility and a 144 room, 121,148 square foot assisted living facility. Both buildings will be 3 stories in height. The applicant is also proposing 6 new townhome buildings with each of the buildings containing 4 units. This is in addition to 4 total existing townhome buildings containing 13 units, a 2 story, 11,500 square foot recreation center/office building and a maintenance garage; all located at the northern end of the development. The entire development will be under unified private ownership and provide varying levels of housing for disabled or elderly persons. The entire development consists of approximately 18 acres (there will be a 1.6 acre commercial lot along Roosevelt Road that will not be part of the PUD). There will be a small private park and preserved wetland at the southern end of the development. The development will be built in 2 phases with the nursing home facility and its associated parking being built in the second phase.

The applicant is requesting several building setback related deviations in conjunction with the proposed development. The specific deviations are outlined in detail on the Deviations List provided by the applicant. All of the building setback related deviations originate from the creation of a new interior lot line within the development in relation to a proposed building or an existing building. City staff supports these deviations because if these new interior lot lines did not exist the deviations would not be required. The applicant is adding all of these new interior lot lines in order to separate out the lots with buildings on them from the common area outlots. The applicant is also requesting a deviation to allow multiple buildings on a single lot for Lots 4-8. These are the 5 lots that contain all of the existing and proposed townhome buildings. In a typical multi-family development (i.e. townhomes, apartments, etc.) it can be commonplace to have multiple buildings on a lot given the nature of the development. City staff supports this deviation request because the entire development will be under unified ownership. The applicant could create additional lots so that each building is on its own lots, but that would necessitate additional building setback deviations to be granted.

There are 4 different parking requirements that have to be applied to the various components of the proposed development. City Code required 1 parking space per dwelling unit for the townhomes. There are 37 total townhome units and the applicant is proposing 37 total parking spaces; one per unit. There is also an additional 1 parking space in the driveway for each dwelling unit. City Code requires 170 parking spaces for the nursing home. City Code also requires 77 parking spaces for the assisted living facility. The applicant is requesting a special use to landbank 71 of the total combined 247 required spaces for the nursing home and assisted living facility. Please refer to the landbank parking special use portion of this staff report for further details. The applicant is also requesting a deviation for the number of parking spaces required for the recreation center/office building located on Lot 9. City Code requires a minimum of 46 spaces on-site and only 43 spaces are provided. City staff supports this deviation because there are an additional 9 parking spaces that were designed for this building, but are now located on the adjacent Outlot I because of the creation of a new interior lot line.

Due to the uniqueness and complexity of this development compliance with the City's landscaping requirements had to be evaluated based on the development as a whole and not on an individual lot by lot basis as what is typically done. Per the City's B-2 zoning district regulations a landscape setback between 10 and 20 feet is required along all lot lines. Because there are so many lots and outlots within the outer boundaries of the proposed development it was not feasible for the applicant to provide all of the required landscape setbacks for each lot. The applicant did however provide all of the required landscaping within those setbacks even though the setback widths are substantially reduced in many areas. This was accomplished by clustering the landscaping around the perimeter of the development and in the outlot areas to be utilized as open/green space. The applicant is proposing to minimally enhance the northern portion of the development due to the fact that this portion of the development contains a substantial amount of mature landscaping. The applicant is requesting several landscape related deviations with respect to the required width of the landscape setbacks. City staff supports these deviations because the applicant is still providing all of the required landscaping within the setbacks. The applicant is also requesting a deviation to reduce the caliper size for all of the proposed shade trees from a minimum of 3 inches to 2.5 inches to help reduce the overall cost of the development. City staff supports this deviation because the 3 inch minimum caliper size is the requirement for commercial development and 2.5 inches is the minimum caliper size for residential development and even though this development will have an underlying commercial zoning it is more residential in nature.

The plan shows two (2) access points into the development; both off of Joliet Street. The development will not have direct vehicular access to Roosevelt Road. The northern entrance is existing and the southern entrance is proposed. There will be an internal private drive system that will service all aspects of the development; all of which is designed for two way traffic flow. There is also an existing private drive loop at the north end of the development that will remain as it exists. There are no improvements (i.e. turn lanes) proposed to Joliet Street.

The proposed exterior of nursing home and assisted living buildings will be constructed primarily of vinyl siding and composite masonry materials with asphalt shingle roofs. Each of these buildings will have varying architectural features with decorative EFIS canopies over both of the main entryways on each building. The buildings maximum height will be 51 feet (3 stories). The trash

enclosures will be located on the east side (rear) of the nursing home building and on the south side of the assisted living building and will be constructed of materials that match the building.

The proposed exterior of the 6 new townhomes buildings will be vinyl siding with an asphalt shingle roof. These will be two story structures with one car attached garages. Each townhome will also have its own covered front entryway and patio in the rear yard. Also, the applicant will utilize alternating building material colors between adjacent townhome buildings to discourage a monotonous appearance. The applicant is not proposing any exterior changes to the 4 existing townhome buildings, the existing recreation center/office building, or maintenance garage located at the north end of the development.

The applicant is proposing a large masonry monument sign at the main entrance off of Joliet Street. The sign will be non-illuminated and 10 feet tall by 25 feet in width. The applicant is also proposing 2 smaller masonry monument signs; one at each main entrance of the nursing home and assisted living facilities. Those signs will be identical to each other and to the larger monument signs, be non-illuminated and 7 feet tall by 11.5 feet in width.

Final Engineering has not been approved as of the completion of this staff report due to the large scale of the project. However, final engineering will be approved prior to the issuance of a building permit for the site. Also, City staff does not foresee any outstanding issues that would limit or cause dramatic modifications to the site design or layout.

City staff recommends the approval of the requested PUD amendment for Renaissance Square, subject to the following conditions:

1. The site shall be developed in conformance with the Geometric Plans C-2 through C-2.4 prepared by Watermark Engineering Resources, LTD., consisting of 5 total sheets dated May 9, 2012 with a final revision date of August 14, 2012.
2. The site shall be developed in conformance with the Landscape Plans L-1 through L-1.4 prepared by Watermark Engineering Resources, LTD., consisting of 5 total sheets dated May 9, 2012 with a final revision date of August 14, 2012.
3. The building elevations shall be developed in conformance with the Building Elevation Plans prepared by Gleason Architects., consisting of 5 total sheets dated August 14, 2012.
4. The site signage shall be developed in conformance with the Monument Signage Plans prepared by Aurora Sign Co., consisting of 2 total sheets dated May 29, 2012.
5. The deviations outlined on the Deviations List prepared by Watermark Engineering Resources, LTD., consisting of 14 total pages dated July 23, 2012 are hereby approved.

The applicant is proposing an 80 room, 83,500 square foot nursing home facility and a 144 room, 121,148 square foot assisted living facility. The City's current parking regulations require 2 parking spaces for every 1,000 square feet of floor area for nursing homes and 0.5 parking spaces per room for assisted living facilities. Both uses also have some ancillary administration/office space that has a parking ratio of 4 spaces for every 1,000 square feet of floor area. Based on those parking

Plan Commission/Zoning Board of Appeals

August 21, 2012

Page 6 of 9

requirements the nursing home and assisted living buildings are required to have a minimum of 247 parking spaces combined on-site; 77 for the assisted living facility and 170 for the nursing home. The applicant is proposing to landbank a total of 71 of those required spaces between the two uses. The spaces to be landbanked are those located around the rear of the buildings and those furthest away from the buildings main entrances that will be most utilized.

The applicant has indicated that the proposed 83 parking spaces for the assisted living facility and the proposed 98 parking spaces for the nursing home (181 total proposed parking spaces combined) are more than adequate to accommodate their proposed business needs based on the expected number of employees that will be working at the facilities at any given time, the average number of expected daily visitors (base upon the parking information provided from other existing facilities) and some additional overflow parking for random events.

The City's engineering staff has no objections to the proposed landbank parking special use request because the applicant has provided sufficient engineering to verify that the landbank parking can be installed, if necessary. The applicant will have to submit final engineering plans prior to the installation of the landbanked spaces in the future.

Staff recommends the approval of the special use to landbank 71 required parking spaces within the Renaissance Square PUD, subject to the following condition:

1. The applicant shall install the 71 landbanked parking spaces in conformance with the attached Overall Geometric Plan Sheets C-2, C-2.2 and C-2.3 prepared by Watermark Engineering Resources, LTD. consisting of one sheet each, dated May 9, 2012 with a final revision date of August 14, 2012 if the City, at any time, determines that there is inadequate parking provided for the nursing home or senior living facility.

Ron D'Aversa of Central Development Corporation introduced himself and his development team to the Commission.

Grant Shumway of Revere Healthcare gave a small presentation on Revere's background and their specific involvement with this project.

Mr. D'Aversa then gave a presentation highlighting some of the main aspects of the development.

Todd Howell of 1438 Joliet Street, West Chicago, asked how potential flooding would be controlled as part of this development.

Bill Perry of Watermark Engineering responded by stating that the development had several detention basins designed in compliance with the DuPage County Stormwater Ordinance. The detention basins would release the water into the existing drainage ditch along the east side of Joliet Street.

Mr. Harris then read an email from Court Airhart of Airhart Construction in West Chicago stating his support of the proposed project.

Commissioner Warbiany asked the developer about the revenue and tax impact this development would have on the City.

Mr. D'Aversa and his development team responded by stating that the proposed development would increase the value of the property and thus generate more property tax revenue for the City. Mr. D'Aversa also stated that this development would create 186 new jobs for the local economy.

Commissioner Warbiany asked when the project would break ground and in what phases.

Mr. D'Aversa stated that groundbreaking would occur first quarter next year with the skilled nursing facility as part of phase II to begin a few months later with the entire project being completed within 24 to 30 months.

Commissioner Warbiany asked why the nursing home and assisted living facilities were only 3 stories tall.

Thad Gleason of Gleason Architects stated that making the building larger would require additional staff and not make the project as cost effective as desired.

Commissioner Laimins asked if this development will be affiliated with any local hospitals.

Mr. Shumway stated that it will most likely be affiliated with several area hospitals.

No one else was in the audience to speak in favor of or against the petition.

Commissioner Lannes made a motion, seconded by Commissioner Mireault, to approve the text amendment for Case PC 12-03 as presented by staff. Voting Aye: Commissioners Lannes, Van-der-Mey, Mireault, Warbiany, Posadzy, Boyer and Laimins. Voting Nay: None. Motion carried.

Commissioner Mireault made a motion, seconded by Commissioner Warbiany, to approve the rezoning from ER-1 to B-2 for Case PC 12-03 as presented by staff. Voting Aye: Commissioners Lannes, Van-der-Mey, Mireault, Warbiany, Posadzy, Boyer and Laimins. Voting Nay: None. Motion carried.

Commissioner Laimins made a motion, seconded by Commissioner Posadzy, to approve the final plat of Renaissance Square Subdivision for Case PC 12-03 as presented by staff. Voting Aye: Commissioners Lannes, Van-der-Mey, Mireault, Warbiany, Posadzy, Boyer and Laimins. Voting Nay: None. Motion carried.

Commissioner Laimins made a motion, seconded by Commissioner Mireault, to approve the final PUD amendment known as Renaissance Square for Case PC 12-03 as presented by staff. Voting Aye: Commissioners Lannes, Van-der-Mey, Mireault, Warbiany, Posadzy, Boyer and Laimins. Voting Nay: None. Motion carried.

Commissioner Lannes made a motion, seconded by Commissioner Mireault, to approve the landbank parking special use for Case PC 12-03 as presented by staff. Voting Aye: Commissioners

Lannes, Van-der-Mey, Mireault, Warbiany, Posadzy, Boyer and Laimins. Voting Nay: None. Motion carried.

Commissioner Boyer made a motion, seconded by Commissioner Mireault, to close the public hearing for case PC 12-03. Voting Aye: Commissioners Lannes, Van-der-Mey, Mireault, Warbiany, Posadzy, Boyer and Laimins. Voting Nay: None. Motion carried.

6. Review of Case PC 12-03, Text Amendment, Rezoning, Subdivision and Special Uses.

The review of Case PC 12-03 was conducted under the public hearing.

7. Other Commission Business.

Mr. Harris stated that a new Community Development Director has been hired and will be starting on August 22nd.

8. Previous Petitions and General Development Update.

Mr. Harris informed the Commission that the City Council approved the deviations for the new fire stations as presented that was discussed at the August 7th Plan Commission meeting.

9. Adjournment.

Commissioner Warbiany made a motion, seconded by Commissioner Boyer, to adjourn the August 21, 2012 Plan Commission/Zoning Board of Appeals meeting at 7:32 p.m. The Commissioners unanimously agreed. Motion carried.

Respectfully submitted,

Jeff Harris, City Planner

PlanComm/ZBA.MIN082112/jh