

27555 DIEHL ROAD – LITTLE FRIENDS, INC.

May 9, 2019

Project Number

2019-0213

Applicant

Little Friends, Inc.

Property Owners

Burnham Cantera, LLC

Location

27555 Diehl Road

Zoning

S-D Special Development District

Existing Land Use Designation

Light Industrial Park Use Area

Existing Improvements

Office Building and Parking Lot

Comprehensive Plan

Office/Research

Requested Approvals Summary

- Site Specific Amendment
- Major Amendment to PUD plans

Subject Property

7.1 Acres



LOCATION MAP

INTRODUCTION AND BACKGROUND

Little Friends, Inc. (the Applicant), a not-for-profit organization, plans to operate their programs for children and adults challenged by developmental disabilities and autism on the Subject Property. The existing building would accommodate Little Friends Center for Autism, three school programs, vocational services, residential services, and administrative offices. Proposed site improvements include construction of a playground facility in the courtyard area and modification of the parking lot to accommodate two drop off areas for busses.

The Subject Property is improved with a 74,051-square foot single-story office building, 367 parking spaces, along with landscaping improvements constructed in accordance with

the PUD plans and documents approved by Ordinance #1772 in July 1999.

In 2000, the Plan Commission approved a Minor Amendment to the Final PUD plans to allow installation of development entry signs. In 2003, the Property owner modified the approved PUD Site Plan and Landscape Plans to reduce landscape area on the site and construct a smoking shelter and a patio area. In 2006, the Plan Commission approved a Minor Amendment to allow modification of the development entry signs.

On January 10, 2019 the Plan Commission conducted a Courtesy Review of the Applicant's initial concept plan for the Subject Property. The Plan Commission expressed overall support for the proposed project, provided the Applicant addresses in a satisfactory manner various site traffic-related issues and concerns outlined in the staff review memo dated January 10, 2019, which is attached as Exhibit B.

Copies of staff reports, ordinances, resolutions and minutes related to previous City approvals regarding the final PUD plans for the Subject Property are available on the City's website at <http://www.warrenville.il.us> and upon request from the Community Development Department.

The legal notice of public hearing was published in the Daily Herald newspaper on April 24, 2019. The public hearing for this request will be held May 9, 2019. It is important to note that this staff report does not currently reflect any public input that might be provided at the May 9, 2019, public hearing, and therefore should be reviewed with this fact in mind. Any additional information concerning the application that might be provided at the public hearing needs to be reviewed by staff before a revised recommendation can be made.

ANALYSIS

The application documents attached as Exhibit A have been distributed to the Plan Commission with the May 9, 2019 Plan Commission agenda packets and are posted on the City website at <http://www.warrenville.il.us> .

Land Use/Use Area Designations

The Applicant is requesting approval of a site specific amendment to the Cantera Development Control Regulations to allow a "schools, public and private use" on the Subject Property with a Light Industrial Park Land Use Designation. The Applicant is proposing to operate three separate private special education schools on the Property, with students ranging in ages of five to early twenties. There would be approximately 170 teachers and staff, along with 128 students.

Schools are not allowed on properties with Light Industrial Park land use designation. Other land use designations permitted in Subarea K in accordance with the Cantera Development Control Regulations (DCRs), Office Park and Commercial Center do not list "schools, public and private" use as permitted.

Parking and Site Circulation/Traffic

The Applicant is requesting approval of a major amendment to the previously approved PUD plans to allow a decrease in the number of parking spaces of ten per cent or more to allow for two drop off areas and a playground.

The proposed two drop off areas would be located at the southeast and southwest building entrances. The existing parking spaces directly north and south of these entrances would be eliminated and converted into sidewalks and drop-off areas. Five handicapped parking spaces will be relocated to the northern entrance of the building. The staging area will accommodate 62

small busses, SUV's and cars, with an optional area for 12 additional vehicles located directly north of the building. Detailed information on site circulation is in the traffic circulation study, provided by the Applicant.

The existing parking spaces inside the courtyard would be eliminated to allow for construction of a playground, which would include a variety of sports courts and playground equipment. All of these improvements will decrease the total number of parking on the Subject Property from 367 to 287 spaces. The resulting number of parking spaces still exceeds the minimum spaces required per Appendix F *Required Number of Off-Street Parking Spaces* of the DCRs. The table below shows parking calculations for the site.

Use	Parking ratio per DCR	Required parking per DCR	Proposed total parking
School	1 per staff, .10 per student	183	
Office	4 per 1,000 SF	88	
Total		271	287

Landscaping

The proposed drop off and playground additions would result in a decrease of site landscape coverage to 33%. The site landscape coverage still exceeds the minimum 30% coverage required by Section V.C.10 of the DCRs. The additions would not affect parking lot area greenspace.

The proposed revised Landscape Plan illustrates three new shade trees, shrubs and perennials to supplement the loss of foundation landscaping.

Storage Shed

The Applicant is proposing to construct an approximately 290-square foot storage shed, next to the garbage enclosure on the southern portion of the property. The shed is in compliance with the height and setbacks required by Section V.C of the DCRs.

CITY OF WARRENVILLE PUD APPROVAL CRITERIA

In recommending approval or conditional approval of a General Site Plan for an SD District Development (including Development Control Regulations associated therewith), a Revised Preliminary/Final Plan for a Planned Unit Development (PUD), or Site Specific Amendments to the Cantera Development Control Regulations, the Cantera Development Control Regulations require the Plan Commission transmit to the City Council written findings of fact that the application meets all of the criteria below, or will meet them when the Commission's conditions are complied with. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are complied with

1. Superior Design

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

2. Meets PUD Requirements

The PUD meets the requirements for Planned Unit Developments set forth in this Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

3. Consistent with City Plan

The PUD is generally consistent with the objectives of the City Comprehensive Plan, as viewed in light of any changed conditions since its adoption.

4. Public Welfare

The PUD will not be detrimental to the public health, safety, morals, or general welfare.

5. Compatible with Environs

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

6. Natural Features

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

7. Circulation

Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size capacity, and design to ensure safe, efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate, without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

8. Open Spaces and Landscaping

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of the total public and common open space provided in residential areas render it useable for recreation purposes.

9. Covenants

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium association, or the like for:

- a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body.
- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

10. Public Services

The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

11. Phasing

Each development phase of the PUD can, together with any phases that precede it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein, even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities--or the provision of financial sureties guaranteeing their improvement--is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

CONCLUSION

Once the May 9, 2019 public hearing for this project has been conducted, Community Development Department staff and City consultants will finalize and distribute an updated staff report and detailed recommendation on the Applicant's request.

Staff recommends the public hearing for this project be continued to the June 6, 2019, Plan Commission Meeting.

ATTACHMENTS

Exhibit A: Submitted Documents

Exhibit B: January 10, 2019 Staff Courtesy Review Memorandum

Exhibit A

Submitted Documents

1. General Application, prepared by Mikel S. Briggs, dated 04/17/19
2. Major Amendment Application, prepared by Mikel S. Briggs, dated 04/16/19
3. Site Specific Amendment Applications, prepared by Mikel S. Briggs, dated 04/17/19
4. Storage Shed Elevations, prepared by Wight & Company, dated 04/17/19
5. General Site and Circulation Plan, submitted by Little Friends, Inc., dated 04/17/19
6. Zoning Submittal Set, prepared by Wight & Company, dated 04/17/19
7. Cantera Survey, prepared by Marchris Engineering, Ltd., dated 07/28/00
8. Impervious Exhibit, prepared by Wight & Company, dated 04/25/19
9. Traffic Circulation Study, prepared by Kenig, Lindgren, O'Hara, Aboona, Inc., dated 03/01/19