



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommend approval of a Map Amendment from RT-3 Traditional Single Family District to CBD-2 Mixed Use Business District (St. Charles Public Library)
Presenter:	Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – 7/11/11		City Council
	Public Hearing		

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

Executive Summary:

The St. Charles Public Library has identified the need for additional parking for their existing facility. The library is proposing to utilize a portion of the block south of Walnut Avenue for surface parking. The library is not moving forward with a building addition at this time.

The property south of Walnut Avenue is located within the RT-3 Traditional Single Family Residential District. To be utilized for parking for the library building, these lots must be rezoned to the CBD-2 Mixed Use Business district. Off-site parking is permitted in the CBD-2 district provided the lot is within 500 feet of the building.

A site plan has been prepared for the purpose of demonstrating zoning compliance for the property. This plan is for informational purposes only and is not being reviewed or approved as a part of this Map Amendment application. Any development on the properties will be required to comply with all applicable regulations.

Some of the existing residential buildings will remain on the property. The library may utilize the buildings for other library-related uses at some point in the future.

The Plan Commission recommended approval of the Map Amendment on July 5, 2011.

Attachments: *(please list)*

Staff Report
 Application and Attachments
 Site Plan for parking lot (informational only)
 Plan Commission Resolution

Recommendation / Suggested Action *(briefly explain):*

Staff recommends approval of the Map Amendment

<i>For office use only:</i>	<i>Agenda Item Number:</i>
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STAFF REPORT

TO: Chairman Cliff Carrigan
and the Planning and Development Committee

FROM: Russell Colby
Planner

RE: St. Charles Public Library – Map Amendment to CBD-2 for block south of Walnut Avenue

DATE: July 7, 2011

I. GENERAL INFORMATION

Name: St. Charles Public Library

Applicant: Diana Brown, Director, St. Charles Public Library District

Application: Map Amendment from RT-3 Traditional Single Family to
CBD-2 Mixed Use Business District

Purpose: Rezone the block south of the existing library parking lot to utilize the site for
additional parking for the library

Property Size:

Location: 104-112-118 S 6th Ave, 616 Illinois Ave, 605-615 Walnut Ave,
103-107-115 S 7th Ave
Block bound by S 6th Avenue, Walnut Avenue, S 7th Avenue, Illinois Avenue

II. ZONING:

- Existing zoning and land use:**
RT-3; Residential uses and vacant property
- Surrounding zoning and land use:**
North: CBD-2; Library and Parking Lot
South: CBD-2; Lincoln School
East: RT-3; Residential uses
West: CBD-2; St. Marks's Church
- Comprehensive Plan Future Land Use Designation:**
Medium Residential

III. BACKGROUND

In November 2009, the St. Charles Public Library presented a Concept Plan application for expansion of the existing library facility. The building expansion was proposed in the area of the existing library parking lot. The block of properties south of Walnut Avenue, which are owned by the library, were proposed to be surface parking. The building expansion was contingent on passage of a referendum, which was voted down in November 2010. The library has not set a timeline for proceeding with the building addition.

The Library has identified the need for additional parking for their existing facility. Properties located within the block south of Walnut Avenue were purchased for this purpose. The library is now proposing to move forward with utilizing a portion of the block for surface parking. A Map Amendment is required to allow for the establishment of an off-site parking lot to serve the library.

IV. ANALYSIS

ZONING AND LAND USE

The existing library facilities are located within the CBD-2 Mixed Use Business District. “Library” is a permitted use within the CBD-2 district. The Zoning Ordinance identifies the purpose of this district:

“...To provide for a properly scaled mixed-use transition between single-family residential neighborhoods and the retail core of the CBD-1 Central Business District. The CBD-2 district permits a mix of retail, office, service, and medium-density residential uses within buildings that are of a reduced height and scale than that permitted in the CBD-1 district. However, development in this district is also intended to retain a pedestrian-oriented character, similar to that of the CBD-1 district.”

Residential properties south of Walnut Avenue are located within the RT-3 Traditional Single Family Residential District. To be utilized for parking for the library building, these lots must be rezoned to the CBD-2 district. Off-site parking is permitted in the CBD-2 district provided the lot is within 500 feet of the building.

PARKING REQUIREMENTS FOR LIBRARY

- The Zoning Ordinance requires parking be provided at a rate of 2.5 spaces for 1,000 square feet of gross floor area of the building.
- Within the CBD-2 District, on-street parking within 300 ft. of the property may be credited up to 25% of the required parking.

Building Square Footage: 54,234 square feet
Required Parking: 136 parking spaces

Existing Parking Lots: 116 spaces

On-Street Parking: 10-15 spaces (approximate- Walnut & 6th Avenues)

Existing Parking Deficiency 20 spaces

PROPOSED SITE PLAN

A site plan has been prepared for the purpose of demonstrating zoning compliance for the property. This plan is for informational purposes only and is not being reviewed or approved as a part of this Map Amendment application.

The site plan shows a parking lot to be constructed on vacant properties located at the northeast corner of the block.

- The parking lot will need to be designed to comply with the Zoning Ordinance standards for parking lot design, layout, construction, landscaping and screening contained in Chapter 17.24 “Off-Street Parking and Loading” and Chapter 17.26 “Landscaping and Screening”. The requirements apply whether the lot is designed to be temporary or permanent.
- Stormwater detention will be required. A stormwater basin is proposed at the southeast corner of the block.

EXISTING STRUCTURES

Some of the existing residential buildings will remain on the property. Single-family and multi-family residential use is permitted in the CBD-2 zoning district. Both the existing RT-3 and proposed CBD-2 zoning districts have a minimum lot size of 5,000 sf for single-family residential use, therefore, the degree of any non-conformity of these properties will not be increased by the Map Amendment.

The library may utilize the buildings for other library-related uses at some point in the future. This will be permitted provided the use of the buildings complies with applicable zoning and building code/life safety requirements.

V. RECOMMENDATION:

The Plan Commission held a public hearing on July 5, 2011 and recommend approval of the application.

Staff recommends approval of the Map Amendment. Findings of Fact are attached.

FINDINGS OF FACT

MAP AMENDMENT

1. The existing uses and zoning of nearby property.

Properties to the north (Library and parking lot), west (St. Mark's Church) and south (Lincoln School) are institutional uses zoned CBD-2. A residential neighborhood is located east of 7th Avenue.

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

The existing zoning restrictions limit the use of the property to single-family residential use. The extent to which property values are diminished by this zoning is unknown.

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 existing zoning restrictions are not perceived to promote health, safety, morals or general welfare of the public.

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 properties are suitable for residential use under the RT-3 Traditional Single Family Residential District. The properties are impacted by increases in traffic and activity generated by institutional uses in the vicinity.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.

The library purchased residential properties within this block with the long-term goal of using the property for parking. The library has demolished houses and allowed the properties to remain vacant until the parking lot can be constructed.

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

The existing library facility is deficient in off-street parking spaces per the requirements of the City's Zoning Ordinance. The Map Amendment will facilitate the addition of an off-site parking lot.

The property is surrounded by long-established institutional uses (Lincoln School, St. Charles Public Library, St. Mark's Church, Trinity Vineyard Church). Physical enlargement of buildings and/or increased usage of these facilities increases the general demand for on and off-street parking in the neighborhood.

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

The Comprehensive Plan Future Land Use map designates the property for "Medium Residential". The CBD-2 Zoning District permits residential use in addition to limited commercial uses.

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

Not applicable.

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

Some of the existing residential buildings will remain on the property. Single-Family and multi-family residential use is permitted in the CBD-2 zoning district. Both the existing RT-3 and proposed CBD-2 zoning districts have a minimum lot size of 5,000 sf for single-family residential use, therefore, the degree of any non-conformity of these properties will not be increased by the Map Amendment.

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

The property is surrounded by long-established institutional uses (Lincoln School, St. Charles Public Library, St. Mark's Church, Trinity Vineyard Church). These facilities have in recent years been expanded or have been planned for expansion.

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

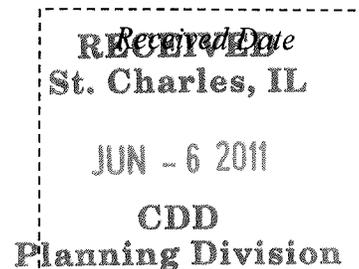


COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

ZONING MAP AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<u>St. Charles Public Library</u>
Project Number:	<u>2009 -PR- 014</u>
Application Number:	<u>2011 -AP- 016</u>



Instructions:

To request a zoning map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a Plan Commission public hearing or meeting date.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 09-27-472-001, 09-27-472-002, 09-27-472-003, 09-27-472-004, 09-27-472-005, 09-27-472-006, 09-27-472-007, 09-27-472-008, 09-27-472-009	
	Street Address (or common location if no address is assigned): Block bound by 6 th Ave, Illinois Ave, 7 th Ave, Walnut Ave. 104-112-118 S 6 th Ave, 616 Illinois Ave, 605-615 Walnut Ave, 103-107-115 S 7 th Ave	
2. Applicant Information:	Name Diana Brown	Phone 630-584-0076, ext. 228
	Address One South 6 th Avenue St. Charles, IL 60174	Fax 630-584-9262
		Email dbrown@stcharleslibrary.org
3. Record Owner Information:	Name Trustees, St. Charles Public Library District	Phone 630-584-0076
	Address One South 6 th Avenue St. Charles, IL 60174	Fax 630-584-9262
		Email
4. Billing: <i>To whom should costs for this application be billed?</i>	Name St. Charles Public Library District	Phone 630-584-0076
	Address One South 6 th Avenue St. Charles, IL 60174	Fax 630-584-9262
		Email

Zoning and Use Information:

Comprehensive Plan Land Use Designation of the property: Medium Residential

Current zoning of the property: RT-3

Is the property a designated Landmark or in a Historic District? No

Current use of the property: Single Family Residential, Vacant

Proposed zoning of the property: CBD-2

Proposed use of the property: On-Grade Parking

If the proposed Map Amendment is approved, what improvements or construction are planned? (An accurate site plan may be required to establish that the proposed improvement can meet the minimum zoning requirements)

The ultimate use for the property is on-grade parking as proposed in the master plan for library expansion which includes use of the right-of-way of Walnut Avenue which will ultimately be abandoned. Interim on-grade parking is planned which may require demolition of some existing residences.

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant.
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) A current title policy report; or
 - b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

- SITE PLAN:**

Simple site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)

- SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

□ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Victoria R. Harris 6-3-11
Record Owner Date

Liliana M. Berman 6-2-11
Applicant or Authorized Agent Date

Legal Description

~~Parcel One~~

~~Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Block 9 of the original town of St. Charles (except that part of said lots 4 and 5 lying westerly of the east line of a tract of land conveyed by document 1723758 and also except that part of said lot 4 lying westerly of the east line of a tract of land conveyed by document 96K038592); The north half of vacated Walnut Avenue lying between Fifth Avenue south and Sixth Avenue south (except the westerly 3.0 feet thereof); Vacated Sixth Avenue south lying southerly of the northerly line extended easterly of Block 9 in said original town of St. Charles and northerly of the southerly line extended easterly of said Block 9, and also; Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 in Block 15 of Minard, Ferson and Hunt's addition to St. Charles (except that part of lot 1 lying northeasterly of the southwesterly line of a tract of land conveyed by document 96K042195), All in the city of St. Charles, Kane County Illinois.~~

~~Parcel 2~~

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 16 of Minard, Ferson, and Hunt's addition to St. Charles, in the city of St. Charles, Kane County Illinois.

FINDINGS OF FACT SHEET – MAP AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.



As an applicant, the “burden of proof” is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to “make your case” by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate “not applicable” and explain why it does not apply.

One South 6th Avenue; St. Charles, IL 60174

Project Name or Address

_____ Date

From the Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property. *(Relate the proposed land use and zoning to the land use and zoning of other properties in the area)*

Property immediately to the south, north, and west are currently zoned CBD-2. Property immediately to the east is currently zoned RT-3; Single Family. Allowed principal uses for both Zoning districts include single family residential. So the proposed zoning use is compatible With the current use. The rezoned land will be used for on-grade library parking which is the current use of the land immediately north of the land in question.

2. The extent to which property values are diminished by the existing zoning restrictions. *(Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.)*

Not applicable

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. *(If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)*

Not applicable

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. *(Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)*

The property is currently used in part for the use for which it is zoned (single family residential).
Some of the residences have been purchased by the library for use as on-grade parking and are
therefore vacant.

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. *(If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)*

The vacancies on the land in question were created by the purchase by the library of these
properties in anticipation to use the land for on-grade parking for the proposed library
expansion.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district. *(Development trends, market forces, and the Comprehensive Plan may be considered.)*

A large percentage of St. Charles residents have expressed a desire to expand and improve the
current library facilities which will require additional parking.

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

Since the land in question is now surrounded by the desired CBD-2 land use, and the rezoning
will permit single family residential dwellings without special permission, the rezoning is
appropriate for the land in question.

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

Not applicable

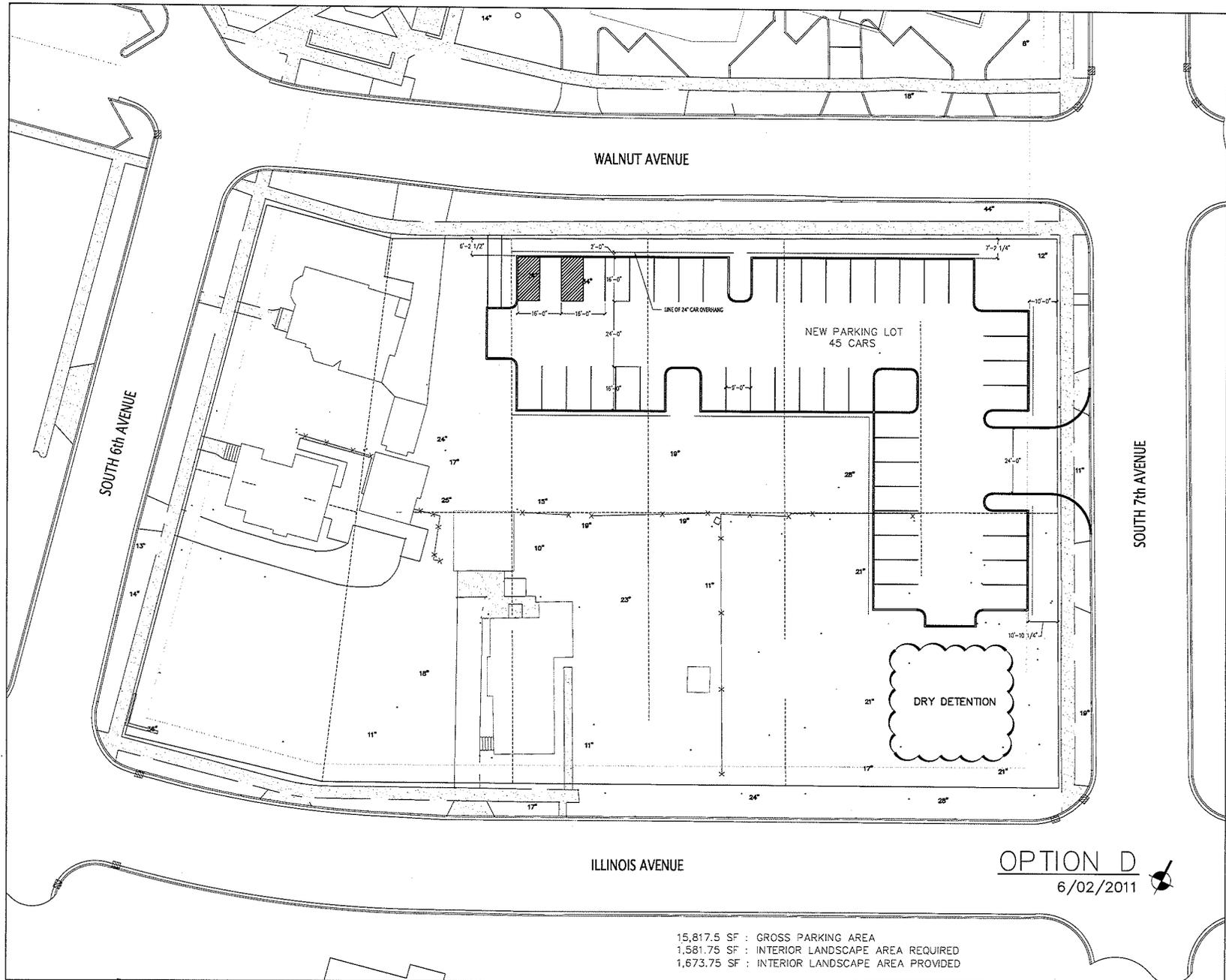
9. The extent to which the proposed amendment creates nonconformities. *(Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)*

Not applicable

10. The trend of development, if any, in the general area of the property in question. *(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)*

The land in question is now surrounded by the desired CBD-2 land use.

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.



City of St. Charles, Illinois
Plan Commission Resolution No. 10-2011

**A Resolution Recommending Approval of a Map Amendment
From RT3 Traditional Single-Family Residential District to
CBD2 Mixed Use Business District
(St. Charles Public Library)**

Passed by Plan Commission July 5, 2011

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review all requests for Map Amendments; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the Map Amendment request for St. Charles Public Library; and

WHEREAS, the Plan Commission finds approval of a Map Amendment from RT3 Traditional Single-Family Residential District to CBD2 Mixed Use Business District to allow construction of an additional parking lot for the library to be in the best interest of the City of St. Charles based upon the following findings of fact:

Findings of Fact for Map Amendment

1. The existing uses and zoning of nearby property.

Properties to the north (Library and parking lot), west (St. Mark's Church) and south (Lincoln School) are institutional uses zoned CBD-2. A residential neighborhood is located east of 7th Avenue.

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

The existing zoning restrictions limit the use of the property to single-family residential use. The extent to which property values are diminished by this zoning is unknown.

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 existing zoning restrictions are not perceived to promote health, safety, morals or general welfare of the public.

Resolution No. 10-2011

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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 properties are suitable for residential use under the RT-3 Traditional Single Family Residential District. The properties are impacted by increases in traffic and activity generated by institutional uses in the vicinity.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.

The library purchased residential properties within this block with the long-term goal of using the property for parking. The library has demolished houses and allowed the properties to remain vacant until the parking lot can be constructed.

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

The existing library facility is deficient in off-street parking spaces per the requirements of the City's Zoning Ordinance. The Map Amendment will facilitate the addition of an off-site parking lot.

The property is surrounded by long-established institutional uses (Lincoln School, St. Charles Public Library, St. Mark's Church, Trinity Vineyard Church). Physical enlargement of buildings and/or increased usage of these facilities increases the general demand for on and off-street parking in the neighborhood.

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

The Comprehensive Plan Future Land Use map designates the property for "Medium Residential". The CBD-2 Zoning District permits residential use in addition to limited commercial uses.

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

Not applicable.

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

Some of the existing residential buildings will remain on the property. Single-Family and multi-family residential use is permitted in the CBD-2 zoning district. Both the existing RT-3 and proposed CBD-2 zoning districts have a minimum lot size of 5,000 sf for single-family residential use, therefore, the degree of any non-conformity of these properties will not be increased by the Map Amendment.

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

The property is surrounded by long-established institutional uses (Lincoln School, St. Charles Public Library, St. Mark's Church, Trinity Vineyard Church). These facilities have in recent years been expanded or have been planned for expansion.

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NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the application for Map Amendment from RT3 Traditional Single-Family Residential District to CBD2 Mixed Use Business District to allow construction of an additional parking lot for the library, based upon the foregoing findings of fact and resolution of all staff recommendations prior to final City Council action.

Voice Vote:

Ayes: Kessler, Wallace, Amatangelo, Schuetz, Henningson,

Nays: None

Absent: Pretz, Doyle

Motion Carried.

PASSED, this 5th day of July 2011.

Chairman
St. Charles Plan Commission

Secretary
St. Charles Plan Commission