

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
JUNE 3, 2008 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Fairview Village – Rezoning and Preliminary Planned Development Amendment (west side of Fairview Avenue)	Resolution ✓ Ordinances Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

A Preliminary Planned Development Amendment to Planned Development #32 has been prepared for the seven parcels of Green Acres Subdivision. An ordinance has been prepared to change the zoning of seven residential parcels within the Green Acres Subdivision from R-3 (Single Family Residential) to R-5A (Townhouse Residential).

**STRATEGIC PLAN ALIGNMENT**

The Five Year Plan and Goals for 2007-2012 identified *Preservation of the Residential and Neighborhood Character*. Supporting these goals are the objectives *Tolerance of Neighborhood Private Redevelopment* and *Continuing Reinvestment in the Neighborhoods*.

**FISCAL IMPACT**

N/A.

**UPDATE & RECOMMENDATION**

This item was discussed at the May 27, 2008 Workshop. Staff recommends remanding the project to the Plan Commission for further review and discussion. The Plan Commission should review the new information presented in both the market analysis and revised building design and site plan in addition to a traffic study to be conducted by staff.

Staff recommends remanding the project to the Plan Commission during the June 3, 2008 active agenda.

**BACKGROUND**

In October 2007, Fairview Village proposed a comprehensive redevelopment of its existing Main Campus on the east side of Fairview Avenue and a new development for an Auxiliary Campus on the west side of Fairview Avenue surrounding Lynn Gremer Court. The Plan Commission considered the proposed Main Campus and Auxiliary Campus proposal at its October 1, 2007, meeting and recommended unanimous approval of the Main Campus Final Planned Development. The Plan Commission recommended approval of the Auxiliary Campus Preliminary Planned Development and rezoning by a vote of six to two. The two dissenting Plan Commission members did not believe the Auxiliary Campus proposal was consistent with the surrounding land uses on the west side of Fairview Avenue.

The Village Council discussed both items at the October 23, 2007, Workshop and November 6, 2007, Meeting. The Council heard positive feedback from neighbors regarding the Main Campus proposal and approved the comprehensive redevelopment of the Main Campus. Construction has since begun on the Main Campus.

With regard to the Auxiliary Campus, the Council heard multiple concerns from surrounding neighbors. These concerns included the impact on property values, the appropriate use of the land, rezoning, stormwater and traffic. The Council voted to table the Auxiliary Campus petition indefinitely to allow Fairview Village an opportunity to obtain additional information and to work with the neighbors.

Since the petition was tabled, the petitioner has completed a Residential Market Study and has presented a modified site plan to the surrounding neighbors. The market study reviews Fairview's proposal and examines eleven similar developments in the Chicago metropolitan area. The study found that home values in six of the eleven surrounding similar developments met or exceeded the annual increase in appreciation noted for the municipality. The study further noted the proposed base entry fee for the proposed Auxiliary Campus units is \$520,000, which is similar to the estimated home values in the surrounding neighborhood.

Fairview Village developed a revised site plan taking into account previous neighborhood comments from the Plan Commission and Village Council meetings. The revised site plan was presented to the neighbors at the April 29, 2008, neighborhood meeting. The revised site plan increases the building setbacks along the north, south and west property lines. Additional screening and a central courtyard have been added based on the revised site plan.

#### Neighborhood Comment

Fairview Village held a neighborhood meeting for surrounding property owners concerning both the Main and Auxiliary Campuses on September 24, 2007, and another meeting regarding only the Auxiliary Campus on April 29, 2008. The April neighborhood meeting included a presentation and discussion. The neighbors expressed concerns regarding lot coverage, berming, construction time frames and future expansion to the Davane Lane properties and other properties along Fairview Avenue.

At the Plan Commission and Village Council meetings, neighbors expressed concern regarding the Auxiliary Campus proposal. The concerns regarded the amount of traffic the development would provide, the encroachment of multi-family buildings in a single-family area, the conversion of the Auxiliary Campus units to market-rate rentals, and the possible deterioration of surrounding property values. The future traffic impacts of the Auxiliary Campus will be explored and analyzed through a traffic study. Staff believes proper screening and setbacks can address many of the concerns regarding the two-story apartment buildings. The apartment buildings have been designed to be comparable in height to single family homes in the area. The units and buildings are age-restricted by Fairview Village.

#### Auxiliary Campus Proposal

Fairview Village is proposing to expand its services to a 2.9 acre parcel surrounding Lynn Gremer Court along Fairview Avenue. The parcel contains seven lots within the eastern portion of the Green Acres Subdivision. The petitioner is requesting a Preliminary Planned Development Amendment to be included within the existing Planned Development #32 and a rezoning to change the existing zoning from R-3, Single Family Residential to R-5A, Townhouse Residential to be consistent with the existing Planned Development #32 zoning. The petitioner is only requesting preliminary approval of the land use and preliminary site plan. Final building, engineering and site plans, a Plat of Vacation for Lynn Gremer Court, and a Plat of Subdivision will be required to come back to the Plan Commission and Village Council for approval of a final planned development amendment.

The petitioner is proposing to construct four two-story apartment buildings which would each contain eight independent living units. The existing single family house would be converted into primarily a clubhouse with a small office. Each apartment building would have underground parking for its residents. The proposal calls for Lynn Gremer Court to be removed, vacated and replaced with an access drive. Parking would be provided along this access drive. A second access drive would be located further to the south.

The proposal provides a 20-foot setback from the western (rear) property line and 30 feet from the north, east and south property lines. The proposed plan provides 98 parking spaces, 20 in each apartment building’s garage and 18 along the northern drive aisle. The Village requires a total of 48 parking spaces. The site provides approximately 71,000 square feet (56 percent) of landscaped green space. The Village will require the petitioner to screen the proposed development from the surrounding single family parcels.

The Auxiliary Campus proposal will be reviewed by the Plan Commission and Village Council for zoning compliance again during the analysis of the Final Planned Development Amendment. The current proposal complies with the bulk requirements of the Zoning Ordinance as provided in the table below.

Zoning Requirements	Required	Provided (Auxiliary Campus)
Front Yard Setback (East)	25'	30'
Side Yard Setback (North)	47.7'	30'
Side Yard Setback (South)	47.7'	30'
Rear Yard Setback (West)	20'	20'
Building Height (Midpoint)	35'	28'-2"
Lot Coverage	32%	29.0%
Lot Area		
3-bedroom unit	3,000 sf / unit	3,959 sf / unit
Floor Area Ratio	0.8	0.59
Parking	64	98
Open Space	40%	56%

The two detention ponds on the Main Campus have been designed to accommodate the proposed Auxiliary Campus and the remaining parcels within the Green Acres Subdivision. The existing stormwater facilities and easements within the Auxiliary Campus shall be abrogated and new easements provided over all relocated stormwater facilities and overland flow routes.

Prior to the development of Auxiliary Campus final plans, additional studies shall be undertaken by the petitioner to determine if the existing utilities are adequate, the impact of the development to the traffic system, and the lighting levels throughout the property.

**Staff Recommendation**

Staff recommends remanding the project to the Plan Commission for further review and discussion. The Plan Commission should review the new information presented in both the market analysis and revised building design and site plan. In regard to the market analysis, staff believes Fairview Village should explore the characteristics of the similar projects that showed a positive improvement in land values and determine if those same factors are present in their petition. The building and site plan revisions are significant in scope and warrant a thorough review by both staff and the Plan Commission.

