

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
NOVEMBER 6, 2007 AGENDA**

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

SYNOPSIS

A motion has been prepared to remand to the Plan Commission an ordinance for a Final Planned Development Amendment to Fairview Village Planned Development #32. A motion has been prepared to remand an ordinance to change the zoning of seven residential parcels within the Green Acres Subdivision from R-3 (Single Family Residential) to R-5A (Townhouse Residential). A Preliminary Planned Development Amendment to Planned Development #32 has been prepared for the seven parcels of Green Acres Subdivision.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2006-2011 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 October 23, 2007 Workshop. During that meeting, a number of area residents asked questions and expressed concerns. A representative of the petitioner proposed that the proposed preliminary plat and rezoning request could be remanded to the Plan Commission for further review in order to address neighborhood issues. Staff supports the remanding of the issues related to the west side of Fairview Avenue only to the Plan Commission for further review.

It should be noted that during the week of October 29th, the petitioner advised staff that they would prefer the Council table the preliminary plat and rezoning ordinances until adequate data can be gathered regarding the project's potential impact on the housing values of neighboring properties and return directly to the the Council for consideration, rather than the Plan Commission.

Staff recommends remanding the project to the Plan Commission for further review at the November 6, 2007 meeting.

BACKGROUND

The petitioner is proposing a redevelopment of the existing Fairview Village main campus and the creation of an auxiliary campus immediately west of the existing Fairview Village. The Auxiliary Campus will be located on seven lots previously a part of the Green Acres Subdivision.

Main Campus

Fairview Ministries Inc. operates Fairview Village, a 38.77 acre senior citizen community along the east side of Fairview Avenue at the intersection of Fairview Avenue and 66th Street. Fairview Village currently has a mix of 506 independent living, skilled nursing, and sheltered care units and common interior building space with a total of 519,981 square feet.

The redevelopment of the main campus calls for the demolition of six independent living cottages, the three-story skilled nursing facility, and three ancillary buildings. In their place, the proposal calls for a new four-story skilled nursing and assisted living building and a new four-story independent living building with underground parking. The three new buildings will be interconnected with each other and the existing five-story independent living facility. Community spaces for additional program and service opportunities will be located within the new facilities. The proposed project will result in a total of 661 independent living, assisted living, and skilled nursing units. Combined with the common interior building space, the existing and new buildings will have a total of 885,352 square feet.

The road network will be reconfigured to provide a loop around the entire campus. Two smaller entrances to Fairview Village will be removed while the main northern entrance is relocated to be in-line with 66th Street. A 220 car parking garage will be located under the independent living facility. Overall, the existing and proposed parking lots will provide 685 spaces which exceed the Village's requirement of 559 spaces.

The proposal complies with the zoning ordinance as noted in the table below.

Zoning Requirements	Required	Provided
Front Yard Setback (West)	25'	150'
Side Yard Setback (North)	132'	440'
Side Yard Setback (South)	132'	225'
Rear Yard Setback (East)	20'	240'
Building Height	110'	55'-10"
Lot Coverage	32%	15.8%
Lot Area		
3-bedroom unit	3,000 sf / unit	3,639 sf / unit
2-bedroom unit	2,178 sf / unit	3,639 sf / unit
1-bedroom & studio units	1,452 sf / unit	3,639 sf / unit
Floor Area Ratio	0.8	0.52
Parking	559	685
Open Space	40%	67%

The Main Campus will undergo extensive engineering and public improvements. The site's stormwater will be managed through the improvement of the two existing retention ponds located along the northern property line. The ponds will be modified and expanded with a lower normal water level. The improvements to these two ponds will allow the ponds to service the entire Auxiliary Campus, Main Campus and remaining Green Acres development stormwater requirements.

The petitioner completed a traffic study which identifies the facility as a Continuing Care Retirement Center where the majority of daily trips are made outside of the peak traffic hours. According to the latest Village data from 2001, the average daily traffic on Fairview Avenue between 63rd Street and 75th Street is approximately 14,000. The petitioner's traffic study estimated an increase of 549 trips per day with minimal increases during the morning and evening peak hours. This would result in a trip increase of 3.9% on Fairview Avenue. The study concluded the existing road network would be able to accommodate the

additional traffic. Staff reviewed the plan and concurs with its findings.

Fairview Village is required to provide School and Park District donations as determined by the Subdivision Ordinance to offset the impact of new independent residential units only. There is an existing Downers Grove Park District easement encompassing the two ponds on the northern portion of the main campus. In order for improvements to take place within the easement, the Park District must approve of the changes or release the easement. Fairview Village is currently undertaking discussions with the Park District to release the easement. Fairview Village will be required to provide the Village with documentation of an agreement with the Park District prior to the Village issuing any site development permits.

The petitioner is required to submit a Fire Safety and Evacuation Plan for the independent living, assisted living, and skilled nursing facilities. To ensure adequate safety during construction, the petitioner shall be required to submit a Fire Safety and Evacuation Plan for the existing skilled nursing building which will be occupied during the construction of the new assisted living and skilled nursing facility.

Auxiliary Campus

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%) 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%

Due to the preliminary nature of the proposal, the petitioner has not provided detailed engineering improvement plans for this parcel. Engineering plans shall be provided and reviewed by the Village prior to the consideration of a Final Planned Development petition. 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 water main is adequate, the impact of the development to the traffic system, and the lighting levels throughout the property. The Auxiliary Campus proposal will be subject to the same donation requirements as the Main Campus.

When the Auxiliary Campus and Main Campus projects are combined, the entire development would comply with the bulk requirements of the Zoning Ordinance as shown in the table below.

Zoning Requirements	Required	Provided
Lot Coverage	32%	16.7%
Lot Area		
3-bedroom unit	3,000 sf / unit	3,660 sf / unit
2-bedroom unit	2,178 sf / unit	3,660 sf / unit
1-bedroom & studio units	1,452 sf / unit	3,660 sf / unit
Floor Area Ratio	0.8	0.53
Parking	623	783
Open Space	40%	66%

Neighborhood Comments

Staff provided the plans to the staffs of the Village of Westmont and the City of Darien. Additional information was provided to these municipalities upon their request. Fairview Village held a neighborhood meeting for surrounding property owners on September 24, 2007, where a few neighbors asked questions about both the Main and Auxiliary Campuses. At the Plan Commission meeting, neighbors generally spoke in favor of the Main Campus proposal, but expressed concern regarding the Auxiliary Campus proposal. The concerns regarded the amount of traffic the development would provide, the location 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. Additionally, the units are age-restricted by Fairview Village.

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 6:2. 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. Staff concurs with both the Plan Commission recommendations.

