

ALTON PLAN COMMISSION MINUTES
CITY COUNCIL CHAMBERS
NOVEMBER 24, 2015 – 1:15 p.m.
(As unapproved by the Plan Commission)

PRESENT: Mark Hackworth (Chairman), John Rain, Bill Stoutenborough, Joe Blair, Barry Clayton, Anne Doucleff, Gary Doerr, Terry Dooley, Todd Harpole

ABSENT: Martha Kane

OTHERS PRESENT: Matt Asselmeier (Deputy Director of Development and Housing), Jim Schrempf (Corporation Counselor), and Micky Jones (Secretary)

Chairman Hackworth called the meeting to order and asked for a roll call. Roll call was taken with 9 present and 1 absent. Motion was made by Terry Dooley and seconded by Joe Blair to approve the minutes of the regular meeting of October 20, 2015. Vote was 9 to 0 in favor.

Steve and Dee Gehrs and James, Rita, Marion and Anita Velloff petitioned for a special use permit to operate a limited service restaurant and catering business at 1801 State Street and for a waiver to Title 11, Chapter 9, Section 5 C (d) regarding the number of off-street parking spaces required for the special uses in question.

**Motion was made by Terry Dooley and seconded by Bill Stoutenborough to open the public hearing.
Vote was 9 to 0 in favor.**

Jim Schrempf explained that the Plan Commission recommended a negative vote to the City Council at the first public hearing. The City Council sent the special use request back with a positive vote to the Plan Commission. Mr. Schrempf asked if there was anything new to discuss in regards to the Gehrs' request for the special use permit?

Dee and Steve Gehrs read the attached objections/obstacles from the first public hearing. They passed them out to the Plan Commission and discussed. They agreed to all the 12 items on Matt Asselmeier's memorandum of the first public hearing.

**Motion was made by Bill Stoutenborough and seconded by Terry Dooley to adjourn the public hearing.
Vote was 9 to 0 in favor.**

Motion was made by Terry Dooley and seconded by Barry Clayton for a special use permit with restrictions and for a waiver to Title 11, Chapter 9, Section 5 C (d) regarding the number of off-street parking spaces required for the special use permit on the property identified by permanent parcel number 23-2-07-02-17-301-019, Section 2, Township 5 North, Range 10 West of the Third Principal Meridian, also known as 1801 State Street, Alton, Illinois, to operate a limited service restaurant and catering business.

**Vote was 9 to 0 in favor.
Adjourned 1:25 p.m.**

Joseph Jenkins petitioned for a special use permit to operate a used car dealership at 46 E Elm.

**Motion was made by Anne Doucleff and seconded by Terry Dooley to open the public hearing.
Vote was 9 to 0 in favor.**

Joseph Jenkins purchased the property at 46 E. Elm in January, 2014. He currently has his office in the building in the rear. He currently owns the building at State and Belle Streets for used vehicles and used to own a lot on Milton Road. He showed a copy of the site plan. He wants to sell 5 to 6 used vehicles at 46 E. Elm.

Those in audience with questions: None.

Those in audience in favor or in opposition: None

Matt Asselmeier read the attached memorandum.

**Motion was made by Terry Dooley and seconded by Joe Blair to close the public hearing.
Vote was 9 to 0.**

Motion was made by Barry Clayton and seconded by Terry Dooley for a special use permit to operate a used car dealership (a use within NAICS Code 44112) at the property identified by parcel ID number 23-2-07-02-07-201-031 more commonly known as 46 E Elm, Alton, Illinois.

Vote was 8 in favor; 1 in opposition, John Rain.

Adjourned 1:30 p.m.

Grand Development, LLC petitioned for a special use permit to operate a nursing home and assisted living facility at 845 Danforth and 300 McInerney.

**Motion was made by Bill Stoutenborough and seconded by Terry Dooley to open the public hearing.
Vote was 9 to 0 in favor.**

Dr. Lindsey Barth, podiatrist, stated he was the physician who treated some of the sisters at the Ursuline Convent. When he heard the convent might be for sale, he started thinking of possible uses. He explained the Fairmount Bluffs Senior Living Community, see attachment, which will be a 5 to 6 year project consisting of independent living facility, assisted living, and nursing home in 3 phases. This will be on 27 acres. All the buildings will be new except the existing convent.

Questions from the Plan Commission:

- Financially backing? Yes, Dr. Barth has the funds to get started with the plans and initial expenses. He had investors and banks in line and has talked with a company to run and manage the project. There is a company that handles these project nationwide. Dr. Barth will be purchasing this property contingent to the Plan Commission and City Council approval. This will be a \$20 to \$25 million project.
- Parking? The villas will have independent carports and garages.
- Phase III would have a liquor license? Dr. Barth stated the convent has a nice chapel and he would like to have community functions and events. This is not something that the Plan Commission votes on at this time. This will be 5 to 6 years down the road.
- Could the city widen Danforth? Mr. Asselmeier stated Dr. Barth would have to deed some of his property to the city.
- Storm water retention? The city would have to sign off on that when we get the plans.
- Access to Sparks and McInerney Streets? Would have ingress and egress off Danforth only.
- Prevent traffic off Sparks Street? Mr. Asselmeier explained.

Questions from the public:

- Janice Kelley, 828 Douglas, has lived there 37 years had the following questions:
- Would this project improve their property values? Dr. Barth said that would be a question for the Assessor's Office. This will be a Class 1 project.
- Where will people park and would it hold all the traffic? There will be all new roads constructed and, yes, this would increase the traffic.
- Will there be parking in front on Danforth? Not much, most parking will be behind the convent.
- What kind of clients will you have? The clients should not be a problem for the neighborhood. He does not want to see the convent demolished.
- Asbestos concerns? The asbestos was removed in 1985 or 1986 and he has done an environmental study.
- Who will run the facility? Dr. Barth will hire an outside management company.
- Alarms? Yes, inside the building.

- Barry Clayton asked during the construction phase, what about the heavy equipment on Danforth? Could the street support the trucks? Dr. Barth said that would be a question for the city. Could they find another egress? Jim Schrempf stated they could not use McInerney. This could be a problem for Danforth. Patterson Street is private. Danforth is narrow for construction trucks. Mr. Schrempf stated this is probably the best thing that could happen to that building. This building would not be used commercially and will be tax paying property.
- John McManus, 856 Danforth, questioned where the buildings would be located and who was the management company? Dr. Barth answered.
- Bill Stoutenborough asked what was the accident rate by the school and the curve? Mr. Asselmeier stated the Alton Police Department has reviewed this and finds no concerns.
- Would there be a flashing red light? No.
- Jason Chapman, 846 Danforth, is concerned about large machinery in the area. He has a 6 year old and is nervous about the high volume of construction and can the street handle that?

Those in the audience in favor:

- Sister Susan Kensler is in favor. She said the correct address should be 845 Danforth, the house at 823 Danforth is not part of the sale. The sisters will be keeping that house. Mr. Asslemeier is aware of that, that property is already exempt.

Those in the audience in opposition: None.

Mr. Asselmeier read the attached memorandum and restrictions for the special use permit. Dr. Barth agrees with the restrictions on the special use permit.

Motion was made by Terry Dooley and seconded by Joe Blair to close the public hearing.

Vote was 9 to 0 in favor.

Motion was made by Terry Dooley and seconded by John Rain for a special use permit to operate a nursing home and assisted living facility (a use within NAICS Code 623110) at the property identified by parcel ID numbers 23-2-07-10-08-201-026 and 23-2-07-10-08-201-033 more commonly known as 845 Danforth and 300 McInerney, Alton, Illinois.

Vote was 9 to 0 in favor.

Attachments

Adjourned 2:15 p.m.

Objections/Obstacles from the first meeting:

Potential for the decline of residential property values, next to commercial properties.

- a) This property was and has always been used commercially. Neighbors who bought near it, knew this at the time of their purchase.
- b) There are already several commercial business, operating within 10 houses of this property.
- c) The neighborhood's *current* property values have been in decline for 5 years in a row.
- d) This neighborhood has some abandoned properties, and could benefit from some TLC. Restoring this property would be the start of a facelift for this area.

Concerns of the Kelley's (next door neighbors)

We met with the Kelley's at their request, and now have their support in the business.

Possibility of future catering/restaurants going into residential neighborhoods.

- a) There are currently ZERO in home catering businesses licensed in Madison County.
- b) In order to have an in home catering business, you are required to have a commercial kitchen, separate from your own. You must comply with the health regulations of Illinois, and pass inspection every 90 days.

Take Away:

The residents we spoke to, feel that this business would be an asset in the neighborhood. The community wants and needs more people who are willing to invest money into preserving and improving the "little city" that Alton, Illinois has always been.

We respectfully request your support/ vote to rezone at 1801 State St.

MEMORANDUM

TO: The Alton City Plan Commission

FROM: Matthew H. Asselmeier, MPA, AICP, Deputy Director of Development and Housing

DATE: November 17, 2015

RE: Special Use Permit for a Used Car Lot at 46 E. Elm Street. (P.I. #: 23-2-07-02-07-201-031).

Joseph Jenkins petitioned the Alton City Council for a special use permit to operate a used car lot (NAICS Code 44112) at 46 E. Elm Street.

Background

According to information provided to the City, the petitioner intends to expand the operations of Milton Motors of Alton to the subject property. The petitioner currently operates this business at 2355 State and desires to have a second location at the subject property. If approved, the petitioner plans to operate used car sales at both locations.

The anticipated hours of operation at the subject property are 9:00 A.M. until 6:00 P.M., Monday through Friday, and 9:00 A.M. until 5:00 P.M., on Saturdays. The business anticipates employing approximately four (4) individuals; the employees would staff both locations. The inventory would consist of roughly seven vehicles on the lot priced around \$5,000. The petitioner also plans to do some light detailing inside the building on the property. However, no maintenance of vehicles would occur onsite. If all necessary permits are obtained, the petitioner hopes to open the business in December 2015.

The petitioner previously operated this business at 1120 Milton Road. Ordinance 7274, adopted by the City Council in September 2011, authorized a special use permit for a used car lot at that address. When his lease expired at the end of 2012, the petitioner relocated the business to Maryville. The petitioner was awarded a special use permit for a used car lot at 2355 State Street by Ordinance 7392 in February 2014. Since starting the business, no complaints were filed with either the Building & Zoning Department or the Police Department regarding his business. The petitioner possesses over ten years of experience in this type of business.

Since January, the subject property has been owned by the petitioner and his brother, Scott Jenkins. In addition to owning the subject property, the petitioner also owns the former Hodge Service Station located next to the property at 48 E. Elm Street. The petitioner plans to turn the former service station into a convenience store.

The petitioner requested that the proposed special use permit apply only to the western parcel (46 E. Elm). The property at 48 E. Elm is located on a separate parcel and is not part of this special use request. If the special use permit is awarded, the petitioner cannot sell used cars at 48 E. Elm without obtaining a special use permit.

The subject property is zoned C-2 (General Commercial). The properties to the north, east, and southeast possess the same zoning classification and currently have commercial uses. The properties to the west and south are zoned R-2 (Single Family Residential) and currently are used residentially.

Based on information from the Alton Township Assessor's Office, the building located on the property was constructed in 1993 with an addition in 2000. The building is approximately two thousand one hundred (2,100) square feet. Pictures of the property are included as Exhibit A. When looking at the building from the Elm Street (south side), the western part of the building will be the office space and the eastern part of the building will be used for detailing. Approximately two (2) vehicles can fit inside the detailing space.

Hodge Service Station operated a business at 48 E. Elm for several years prior to closing in January 2015. The subject property was used by the previous owner to store U-Haul's.

No landscaping or vehicles are permitted to obstruct the line of sight as required by 11-3-10.

Pursuant to 11-9-5(C)(17)(a)(1), two off-street-parking spaces are required. Spaces occupied by vehicles for sale at the property do not count towards this requirement.

The petitioner plans to install signage either on the building or a freestanding sign on the south side of the building. The petitioner plans to install lights to shine on the sign.

One (1) private light is mounted on a pole located at the southwest corner of the property. There are several existing lights at 48 E. Elm. No additional lighting is planned at this time.

The property does not possess any direct ingress/egress points. The property can be accessed by existing ingress/egress points for 48 E. Elm, off of E. Elm and off of Alby Street. Access easements may be required in the future if 46 and 48 E. Elm are ever sold to different owners.

On November 4, 2015, the petitioner met with Sam Shaw and Matt Asselmeier of the City of Alton. A tour of the facility occurred at that time. Based on the findings of this tour, the inspector of the City of Alton expressed no concerns regarding the ability of the building to structurally support the office operations as proposed provided that a permitted heat source was installed.

The petitioner does not plan any screening or buffering. A chain link fence and a wood fence separate the subject property from adjoining properties to the north and west.

Findings

The following factors, as detailed in Section 11-11-3 of the Alton Zoning Ordinance, must be reviewed in consideration of the special use permit:

- A) Whether the proposed special use is consistent with the city's comprehensive plan and will not impede normal, orderly development of the neighborhood.

Comment: The property in question is zoned C-2 (General Commercial) and vehicle related businesses have been located and are located near the property.

- B) The compatibility with surrounding uses and compatibility with the surrounding neighborhood, including any substantial impact on property values.

Comment: Provided that no additional lighting comes from the property, provided that all detailing work occurs inside the building, and provided that no automotive repair activities are conducted onsite, the proposed use should be compatible with the surrounding neighborhood.

- C) The comparative size, floor area, mass, and general appearance of the proposed structure in relationship too adjacent and buildings in the surrounding properties and neighborhood.

Comment: Non-applicable; the building is pre-existing.

- D) The amount of traffic movements generated by the proposed use and the relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood in terms of the street's capacity to absorb the additional traffic and any significant increase in hourly or daily traffic levels.

Comment: The traffic generated at the subject location by the proposed use should be handled by the existing public right-of-ways surrounding the property.

- E) The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood.

Comment: Provided that all detailing occurs inside and provided that no automotive repair activities occur onsite, little noise will be added and the ambient noise level of the surrounding area and neighborhood will not be impacted.

- F) The impact of night lighting in terms of intensity, duration, and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood.

Comment: The petitioner believes that the current lighting from the existing lights will be sufficient. No lighting will be permitted to cross the property lines.

G) The impact of the landscaping of the proposed use in terms of landscaped areas, buffers and screens.

Comment: Any landscaping shall not restrict lines of sight for drivers turning out of the property or traffic on any City rights-of-way.

H) The potential for the proposed use to remain in existence for a reasonable period of time and not become vacant or unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature.

Comment: The building and adjoining buildings have been used for automotive related businesses previously. The petitioner also possesses experience in the automotive sales industry.

I) Whether there are any facilities near the proposed use (such as schools or hospitals) that require special protection.

Comment: There are no facilities that require special protection.

J) The effect of the requested use on the health, safety, morals and general welfare of the residents of the area in the vicinity of the property in question and the residents of the city generally.

Comment: Provided that no vehicles are parked in such a manner that obstruct the lines of sight of motorists or pedestrians on City ROWs, provided that all required permits are obtained, and provided that the petitioner implements the plans that were presented to the City Staff, there should be no adverse impact upon the residents of the area.

In addition to the above factors, Section 11-7-3(G) places additional criteria on automotive related uses:

A) Front yard storage is prohibited.

Comment: The petitioner indicated that he will not store any visibly damaged or visibly inoperable automobiles, used auto parts, or other miscellaneous materials in any part of a front yard.

B) Used auto parts and other miscellaneous materials, outdoor storage in any part of a side yard, street side yard, or rear yard shall be within an area screened from the view of the

street and surrounding properties by landscaping, fencing, or a combination of materials that provides an opaque screen at least 6' in height.

Comment: The petitioner indicated that no outside storage of the above items will occur.

- C) All work on automobiles shall be conducted inside a building. No outdoor facilities shall be utilized for automotive services, repair and/or maintenance work, except for minor repairs, that do not require dismantling a vehicle. Major repairs shall include, but not be limited to, removing or replacing engines, transmissions, or vehicle drive trains.

Comment: The petitioner indicated that any vehicle maintenance shall be done offsite.

- D) No automotive related business, except a salvage yard licensed by the City of Alton, shall have any inoperable vehicle outside for a period exceeding 21 continuous calendar days unless the owner/operator of the automotive related business declares to the City, in writing, that the vehicle has been abandoned or the owner/operator of the automotive related business states to the City, in writing, that a mechanics lien is actively being pursued.

Comment: The petitioner agrees to the above requirement.

OTHER ISSUES & COMMENTS

Staff recommends the following restrictions and conditions for placement on this special use permit:

- * The operation of the businesses allowed by this special use permit shall be done in accordance with all applicable Federal, State, and local laws in accordance with the standard operating practices of these types of businesses.
- * Failure to comply with the above restriction and condition or the conditions imposed by 11-7-3(G) may be interpreted as a failure to comply with the regulations and restrictions of the special use permit. If this occurs, the City of Alton may revoke the special use permit under the procedures outlined in 11-11-4(B).

CORRESPONDENCE RECEIVED

Favorable: None as of the date of this Memo.

Unfavorable: None as of the date of this Memo.

PAST SPECIAL USES FOR SAID PROPERTY

- * None.

MEMORANDUM

TO: The Alton City Plan Commission

FROM: Matthew H. Asselmeier, MPA, AICP, Deputy Director of Development and Housing

DATE: November 17, 2015

RE: Special Use Permit for a Nursing Home and Assisted Living Facility at 823 Danforth, 845 Danforth, and 300 McInerney (P.I. #: 23-2-07-10-08-201-026 and 23-2-07-10-08-201-033).

Grand Development, LLC petitioned the Alton City Council for a special use permit to operate a nursing home and assisted living facility (a use within NAICS Code 623110) at 823 Danforth, 845 Danforth, and 300 McInerney (P.I. #: 23-2-07-10-08-201-026 and 23-2-07-10-08-201-033). more commonly known as 823 Danforth, 845 Danforth, and 300 McInerney, Alton, Illinois.

Background

According to information provided to the City as partially outlined in Exhibits A and B, the petitioner plans to develop a senior living community named Fairmount Bluffs Senior Living Community at the subject property. The petitioner intends to develop the property in three (3) phases. The first phase consists of the construction of a one hundred (100) unit, two (2) story, senior independent and assisted living apartment building to the southwest of the existing former Ursuline Convent. The units shall range from studio to two (2) bedroom apartments. The second phase consists of the construction of between twenty-five and thirty-five (25-35) independent living villas, with two-four (2-4) villas per unit. The units shall range from one to three (1-3) bedrooms. The third and final phase consists of the restoration of the Ursuline Convent for use as a nursing home. The chapel inside the Ursuline Convent is planned to be restored for small events. When built out and fully occupied, approximately one hundred thirty (130) residents will reside in Phases I and II with an additional 80 beds in the former Ursuline Convent nursing home. If all permits and financing are secured, construction on Phase I should commence in one (1) year with the intention to start construction on Phase III five (5) years later. Phases I and II shall be constructed prior to commencing construction on Phase III.

Fairmount Bluffs Senior Living Community is the first venture of this type for Grand Development, LLC. The petitioner possesses numerous years of experience as foot and ankle physician. The petitioner possesses investors financially assisting with this project and will use conventional financing as well. The petitioner believes the investment to be approximately Twenty-Five Million Dollars (\$25,000,000). Once operational, the facility shall employ approximately ten (10) employees. The anticipated monthly rent for a studio apartment is Two

Thousand Two Hundred Dollars (\$2,200) per month and Three Thousand Five Hundred Dollars (\$3,500) per month for the villas, which will be setup as condominiums. The petitioner does not want to accept Medicare or Medicaid. All residents will be at least fifty-five (55) years of age. However, the petitioner does not wish to restrict the rights of residents to have overnight and weekend guests under the age of fifty-five (55).

The existing property consists of approximately twenty-seven (27) acres with the north parcel comprising twelve (12) of those acres. A copy of the aerial of the property is included as Exhibit C. Due to the property's previous use for religious purposes, little information exists in public files regarding the property. The property presently has six (6) structures. A single-family house is located on the northeast corner of the north parcel and is addressed as 823 Danforth. The former Ursuline Convent, which the cornerstone states was constructed in 1925, is the largest structure on the property. The building was previously used as a nursing home and has been vacant for approximately eight months. A washing building, boiler building, custodian quarters building, and garage are located south of the main building. A close up aerial of the buildings is included as Exhibit D. The washing building, custodian quarters, and garage are planned for demolition and are marked "TBD" on Exhibit E. The southern parcel does not possess any structures.

For cost reasons, the petitioner has not prepared specific drawings or layouts of the proposed structures or senior living community. Because of this, Staff cannot prepare an exact aerial of how the property would appear if the construction occurred as proposed. The petitioner submitted a rough sketch marked as Exhibit B.

The north parcel possesses one (1) ingress/egress point off of Danforth Street. The petitioner plans to turn this access point into a one (1) way entrance or exit with another entrance or exit located Danforth Street. The street connecting the two points would be U-shaped going behind (south) of the Ursuline Convent. The south parcel has access from Sparks Street (off McNerney Street), Mack Street, an unnamed right-of-way running parallel to Sparks and Mack Streets, and Patterson Place. The petitioner did not submit an internal street plan for the proposal or the proposed locations for parking lots. Pursuant to 11-9-5 (C) (9) (d), one (1) parking space per two (2) patient beds is required. The petitioner did indicate a desire to develop the property in a park-like setting with walking trails. The petitioner did not plan to construct streets connecting Danforth to any of the streets accessible to south parcel. All employees, visitors, and emergency personnel accessing the site would access the property through Danforth Street. The petitioner anticipates shift change occurring at 7:00 A.M., 3:00 P.M., and 11:00 P.M. Some residents would own vehicles and would be free to leave the property. There is a currently a No Parking Zone on the south side of Danforth in front of the subject property; the petition intends all parking to be onsite.

The petitioner plans to install signage near the entrance to the property. Sign dimensions are not provided. However, the petitioner does not plan to have a lit sign. A lighting plan for the property was also not provided.

The petitioner plans to install a security monitoring system at the property. The petitioner did not indicate if any fencing would be installed.

As mentioned previously, the petitioner desires to develop the site in a park-like manner. However, the construction of the proposed buildings requires the removal of several trees. Since the specific location of the buildings have not been determined, since the specific locations of paths and internal roads have not been determined, and since the specific trees that will be removed have not been determined, the impact of stormwater caused by the development cannot be determined at this time.

The petitioner plans to store garbage generated by the use behind the Ursuline Convent.

The storing of drugs and other materials shall be done in accordance with applicable medical practices.

No odors and noise are anticipated from the site. The petitioner wants to avoid allowing residents to have pets, although some residents in the villas may have pets. Smoking will not be allowed in common areas. The petitioner has not decided if smoking will be allowed in private rooms for residents in assisted living and independent living.

The subject property is zoned R-1 (Single-Family Residential Zoning District). The properties to the west and southwest share this zoning classification. The properties to the southeast, east, and north are zoned R-2 (Single-Family Residential Zoning District). All of the adjoining properties are either used for residential purposes or are wooded. The proposed use is a special use within both zoning classifications.

On November 10, 2015, the petitioner and his representatives toured the property with representatives of the City's Building and Zoning, Police, Fire, and Legal departments. Based on the findings of this tour, ample space exists to construct the buildings identified in Phases I and II. With regards to Phase III, the residential rooms inside the Ursuline Convent are small by modern nursing home standards. However, the building possesses the necessary infrastructure to be used as a nursing home if the renovations to the rooms occur.

Findings

The following factors, as detailed in Section 11-11-3 of the Alton Zoning Ordinance, must be reviewed in consideration of the special use permit:

- A) Whether the proposed special use is consistent with the city's comprehensive plan and will not impede normal, orderly development of the neighborhood.

Comment: The property was previously used as a nursing home. Provided that the development occurs as proposed, the proposed special use shall not impede the development of the neighborhood.

- B) The compatibility with surrounding uses and compatibility with the surrounding neighborhood, including any substantial impact on property values.

Comment: Putting the property to a productive use and preserving and updating the Ursuline Convent should not negatively impact the area. If the development occurs as proposed, property values should increase or remain stable. If the proposed development does not occur, in all likelihood, the building will remain vacant and property values could suffer.

- C) The comparative size, floor area, mass, and general appearance of the proposed structure in relationship too adjacent and buildings in the surrounding properties and neighborhood.

Comment: In the case of the Ursuline Convent and existing house at 823 Danforth, this is non-applicable because the buildings are pre-existing. The new structures will possess modern amenities and will be designed to create a welcoming community.

- D) The amount of traffic movements generated by the proposed use and the relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood in terms of the street's capacity to absorb the additional traffic and any significant increase in hourly or daily traffic levels.

Comment: Traffic on Danforth Street will increase. Given the number of people on the site, the existing streets should adequately handle the anticipated increased traffic.

- E) The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood.

Comment: Little noise is anticipated coming from the proposed use.

- F) The impact of night lighting in terms of intensity, duration, and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood.

Comment: There will be additional lighting due to the fact that additional buildings will be constructed. The petitioner is advised to erect buffering to minimize light from crossing property lines.

- G) The impact of the landscaping of the proposed use in terms of landscaped areas, buffers and screens.

Comment: Given the petitioner's desire to have park-like setting and make the development welcoming, landscaping should not be an issue.

H) The potential for the proposed use to remain in existence for a reasonable period of time and not become vacant or unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature.

Comment: The petitioner possesses experience in the medical field. If run correctly, the proposed use should remain in existence for a long period of time.

I) Whether there are any facilities near the proposed use (such as schools or hospitals) that require special protection.

Comment: West Elementary School is located within two hundred fifty feet (250') of the proposed development. The school should not be negatively impacted by the proposal.

J) The effect of the requested use on the health, safety, morals and general welfare of the residents of the area in the vicinity of the property in question and the residents of the city generally.

Comment: Provided that all required permits are obtained and that the petitioner operates the business according to applicable laws, there should be no adverse impact upon the residents of the area.

OTHER ISSUES & COMMENTS

If this special use permit is approved, Staff recommends the following restrictions and conditions for placement on this special use permit:

1. The owners of the special use permit awarded by this ordinance shall incorporate in all leases and housing contracts restrictions limiting residents in the assisted living and independent living units to be at least fifty-five (55) years of age and no one under fifty-five (55) years of age may reside at the property for a maximum seven (7) continuous days. This restriction shall not apply to residents of the nursing home or to residents living in the house currently addressed 823 Danforth.
2. The owners of the special use permit awarded by this ordinance shall erect appropriate barriers to prevent vehicular traffic from cutting through the subject property.
3. The owners of the special use permit awarded by this ordinance shall, at their own expense, pay for a curb cut on Danforth Street. The location of the curb cut shall be approved by the Alton Public Works Department and shall be constructed to the specifications of the Alton Public Works Department. The curb cut shall be installed and approved by the Alton Public Works Department prior to the opening of the business allowed by this special use permit.

4. The owners of the special use permit awarded by this ordinance shall work with the waste hauler of their choice to ensure that trash is picked up no earlier than 5:00 A.M. and no later than 9:00 P.M.
5. The owners of the special use permit awarded by this ordinance shall follow the signage regulations for businesses located in the C-1 (Neighborhood Commercial) District.
6. The owners of the special use permit awarded by this ordinance shall erect appropriate screening and buffering to reduce the amount of lighting crossing the north, east, and south property lines.
7. The owners of the special use permit awarded by this ordinance shall work with the Alton Public Works Department to ensure that minimal erosion occurs and minimal additional stormwater runoff is created by this development.
8. The owners of the property shall comply with all applicable federal, state, and local regulations regarding this type of business.
9. Failure to comply with the above restrictions and conditions may be interpreted as a failure to comply with the regulations and restrictions of the special use permit. If this occurs, the City of Alton may revoke the special use permit under the procedures outlined in 11-11-4(B).

CORRESPONDENCE RECEIVED

Favorable: None as of the date of this Memo.

Unfavorable: None as of the date of this Memo.

PAST SPECIAL USES FOR SAID PROPERTY

* None.

Fairmount Bluffs Senior Living Community

823 Danforth, Alton

Phase I:

Approximately 100 unit senior independent and assisted living apartments. The building will consist of two levels with appropriate elevators. All units will range between studio apartments to two bedroom apartments. All will be equipped with a minimum of a kitchenette to a full kitchen. The apartment facility will include dining facilities, beauty salon and spa, small general store, gym facilities, and indoor/outdoor pool. All parking will be off street and on the property.

Phase II:

Between 25-35 independent living villas. The villas will be built in small joined units, approximately 2-4 villas per unit. Each villa will have a garage or car port, 1-3 bedrooms, full kitchen. The occupants will have access to the amenities at the main apartment complex.

Phase III:

Restoration of Urseline Convent, which was a nursing home facility for the sisters. Rehab the building into a licensed private nursing home and medical rehabilitation facility. The building currently has private room with the appropriate supporting structures for a nursing home. The nursing facility will be staff with medical and support personnel. All staff will park on site and not on street.

The Chapel with pipe organ will be restored into a small event space. The space will be used for special events ie, small concerts, theatre, weddings, receptions. The space will require the ability to hold a liquor license for the events. The space will accommodate no more than 250 people. Off street parking will be available for all guests.

General:

The entire project will definitely increase traffic on Danforth. Most increased traffic will be at shift changes. Additional, delivery trucks will need access via Danforth. I believe additional traffic will be minimal and very little disruption to the neighborhood will occur. The facility will have well landscaped outdoor space for the residents of the facility including small park areas and walking trails.

If this special use permit is approved, Staff recommends the following restrictions and conditions for placement on this special use permit:

1. The owners of the special use permit awarded by this ordinance shall incorporate in all leases and housing contracts restrictions consistent with the Fair Housing Act, Housing of Older Persons Act of 1995, and any related amendments to these Acts. This restriction shall not apply to residents of the nursing home. This restriction shall also not apply to residents living in the house currently addressed 823 Danforth unless this property is considered part of the senior community.
2. The owners of the special use permit awarded by this ordinance shall erect appropriate barriers to prevent vehicular traffic from cutting through the subject property.
3. The owners of the special use permit awarded by this ordinance shall, at their own expense, pay for a curb cut on Danforth Street. The location of the curb cut shall be approved by the Alton Public Works Department and shall be constructed to the specifications of the Alton Public Works Department. The curb cut shall be installed and approved by the Alton Public Works Department prior to the opening of the business allowed by this special use permit.
4. The owners of the special use permit awarded by this ordinance shall work with the waste hauler of their choice to ensure that trash is picked up no earlier than 5:00 A.M. and no later than 9:00 P.M.
5. The owners of the special use permit awarded by this ordinance shall follow the signage regulations for businesses located in the C-1 (Neighborhood Commercial) District.
6. The owners of the special use permit awarded by this ordinance shall erect appropriate screening and buffering to reduce the amount of lighting crossing the north, east, and south property lines.
7. The owners of the special use permit awarded by this ordinance shall work with the Alton Public Works Department to ensure that minimal erosion occurs and minimal additional stormwater runoff is created by this development.
8. The owners of the property shall comply with all applicable federal, state, and local regulations regarding this type of business.
9. Failure to comply with the above restrictions and conditions may be interpreted as a failure to comply with the regulations and restrictions of the special use permit. If this occurs, the City of Alton may revoke the special use permit under the procedures outlined in 11-11-4(B).