



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve Minor Change to PUD Preliminary Plan for Main Street Commons PUD (Spotted Fox Ale House- 3615 E. Main St.)- Outdoor dining area
Presenter:	Russell Colby

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (3/10/14)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES		NO	
-----------------	-----	-----------	-----	--	----	--

If NO, please explain how item will be funded:

**Executive Summary:**

The Spotted Fox Ale House is proposing the addition of an outdoor dining area on the north side of the restaurant. The dining area would be adjacent to and overlooking the detention basin located between the restaurant and Main St./Rt. 64.

The patio would be constructed of concrete or paver bricks and measure 20 by 40 feet. A decorative aluminum fence would be constructed to enclose the patio area. A new door would be cut into the building to provide access from the restaurant to the patio area. A sidewalk would also be constructed leading from the sidewalk near the front door to the patio area.

The proposed patio area is located partially over a utility easement running along the perimeter of the restaurant lot. Staff is recommending that the patio only be allowed to encroach into this utility easement provided that it is constructed in such a manner that the patio can be easily removed and subsequently reconstructed. Staff has suggested use of a concrete slab (without support piers) with joints that would allow a section of the patio to be easily removed if necessary. Further details on the construction of the patio will be required at the time of building permit.

**Attachments:** *(please list)*

Staff Memo; Application for Minor Change to PUD; Plan documents; Aerial Photo

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve Minor Change to PUD Preliminary Plan for Main Street Commons PUD (Spotted Fox Ale House- 3615 E. Main St.)- Outdoor dining area.

<i>For office use only:</i>	<i>Agenda Item Number: 3d</i>
-----------------------------	-------------------------------

# Community & Economic Development

## Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
SINCE 1834

### Staff Report

**TO:** Chairman Daniel P. Stellato  
And Members of the Planning and Development Committee

**FROM:** Russell Colby  
Planning Division Manager

**RE:** Proposed Minor Change to PUD Preliminary Plans for Main St. Commons PUD (Spotted Fox Ale House, 3615 E. Main St.)- Outdoor dining area

**DATE:** February 27, 2014

#### I. APPLICATION INFORMATION:

**Project Name:** 3615 E. Main St.

**Applicant:** Spotted Fox Ale House

**Purpose:** Construct an outdoor dining area on the north side of the restaurant

General Information:		
<b>Site Information</b>		
Location	3615 E. Main St.	
Acres		
Applications	<b>1) Minor Change to PUD Preliminary Plan</b>	
Applicable Ords. and Zoning Code Sections	17.04 Administration 17.14 Business & Mixed Use Districts Main St. Commons PUD Ordinance, 2000-Z-1	
<b>Existing Conditions</b>		
Land Use	Existing Restaurant Building	
Zoning	BR- Regional Business (Main St. Commons PUD)	
<b>Zoning Summary</b>		
North	BR- Regional Business PUD	Detention basin
East	BR- Regional Business PUD	Shopping center
South	BR- Regional Business PUD	Shopping center
West	BR- Regional Business PUD	Shopping center
<b>Comprehensive Plan Designation</b>		
Corridor/Regional Commercial		



#### **IV. STAFF ANALYSIS**

##### **A. PROPOSED USE**

Staff has determined that this project meets the criteria of a Minor Change to a PUD.

The Main St. Commons PUD states that any permitted uses in the BR Regional Business District are permitted within the PUD. A restaurant use with an accessory outdoor dining area is considered a permitted use.

##### **B. SITE PLAN**

The proposed patio area is located partially over a utility easement running along the perimeter of the restaurant lot. Underground utilities exist in this easement. If the City or another utility provider needs to access the utilities, the outdoor patio area may need to be partially removed.

Therefore, staff is recommending that the patio only be allowed to encroach into this utility easement provided that it is constructed in such a manner that the patio can be easily removed and subsequently reconstructed. Staff has suggested use of a concrete slab (without support piers) with joints that would allow a section of the patio to be easily removed if necessary.

Further details on the construction of the patio will be required at the time of building permit.

#### **V. RECOMMENDATION**

Staff recommends approval of the application for Minor Change to PUD Preliminary Plan.

#### **VI. ATTACHMENTS**

- Aerial photo of outdoor dining area
- Application for Minor Change to PUD Preliminary Plan

**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

**MINOR CHANGE TO PUD APPLICATION**

RECEIVED  
Received Date  
St. Charles, IL  
  
FEB 25 2014  
  
CDD  
Planning Division

**CITYVIEW**  
Project Name: 3615 E. Main St.  
Project Number: 2014 -PR- 006  
Application No. 2014 -AP- 009

**Instructions:**

*A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.*

*To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.*

*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.*

<b>1. Property Information:</b>	Parcel Number (s): 09-25-327-006 and 09-25-327-007	
	Street Address (or common location if no address is assigned): 3615 E. Main Street, St. Charles, IL 60174	
<b>2. Applicant Information:</b>	Name: <u>SPOTTED FOX ALE HOUSE</u>	Phone: <u>630-584-2239</u>
	Address: <u>3615 E MAIN ST CHARLES, IL 60174</u>	Fax: Email: <u>MTAIB01@GMAIL.COM</u>
<b>3. Record Owner Information:</b>	Name: <u>Slate Main Street Holdings, LLC (effective 2/6/14)</u>	Phone: (630) 954-7201 <u>773-592-9513</u>
	Address: <u>c/o Mid-America Asset Management, Inc. Attn: Tracy Munno, Asset Manager One Parkview Plaza, 9th Floor Oakbrook Terrace, IL 60181</u>	Fax: (630) 954-7306 Email: <u>TMunno@midamericagr.com</u>
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name: <u>SPOTTED FOX ALE HOUSE</u>	Phone: (630) 584-2239
	Address: <u>3615 E MAIN ST CHARLES IL 60174</u>	Fax: cell: (773) 592-9513 Email: <u>mtaib01@gmail.com</u>

**INFORMATION FOR PROPOSED MINOR CHANGE:**

NAME OF PUD: Main Street Commons

PUD ORDINANCE #: 2000-2-1

Identify Specific PUD Plans to be changed:

1. Preliminary Plan for Bennigan's - Approved by Res. 2000-38
2. \_\_\_\_\_
3. \_\_\_\_\_

Description of Proposed Changes:

Outdoor patio as shown on plans

\_\_\_\_\_

\_\_\_\_\_

***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 1/2 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.
- COVER LETTER:** describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

□ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

**Copies of Plans:**

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.

**Plans Shall include the following:**

- Site Plan indicating location of proposed change.
- Existing streets on and adjacent to the tract.
- Architectural elevations showing existing/approved and proposed building design, color and materials (if applicable)
- If change is proposed to landscaping, show approved and proposed drawings, indicate species and quantities of plant material to replace existing/approved materials.

*Additional information may be necessary depending on the specific change proposed.*

**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.**

Mid-America Asset Management, Inc.  
as agent for the owner

By: Tracy R. Messer 2/20/14  
Record Owner Asset Manager Date

Paul Williams  
Applicant or Authorized Agent Date



**VIA E-MAIL TO** [mtaib01@gmail.com](mailto:mtaib01@gmail.com)

February 20, 2014

Mr. Marwan Taib  
Spotted Fox Ale House  
3615 E. Main Street  
St. Charles, IL 60174

**Re: Outdoor Patio/Dining**

Dear Marwan:

On behalf of Main Street Commons Ownership, we have completed our portion and attached the required applications so that Spotted Fox Ale House can pursue permitting and approval from the City of St. Charles to construct an outdoor seating and patio area. We think this would be a great addition to your establishment and support the concept.

As you know, we will require a full set of architectural drawings detailing the construction, elevations, landscaping, fencing, materials to be used and any other improvements that will be made to the property. No construction can commence prior to Ownership's approval of these plans.

Please let me know if you need anything further at this time.

Sincerely,

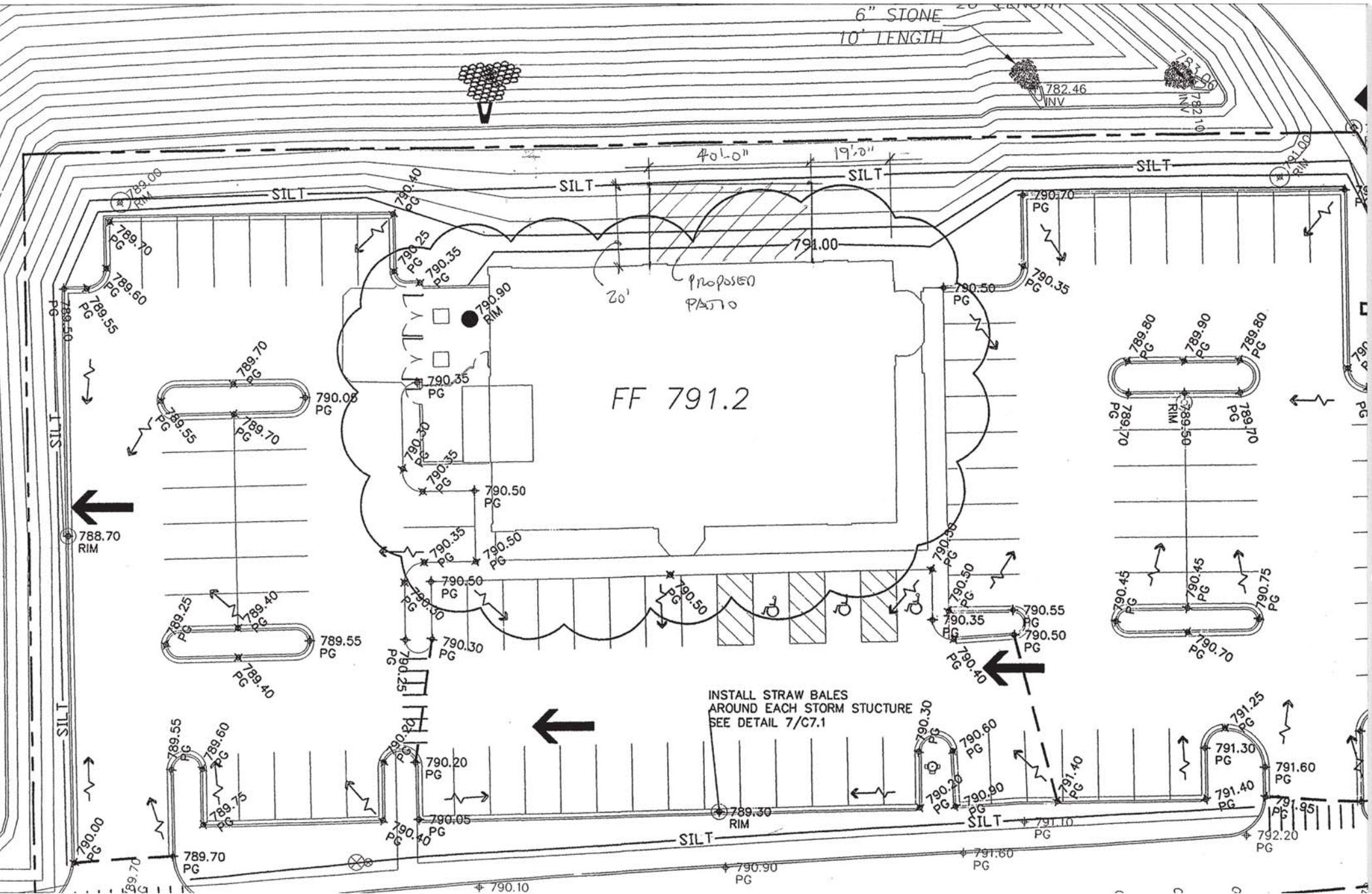
**MID-AMERICA ASSET MANAGEMENT, INC.**  
**As agent for the owners of Main Street Commons**

A handwritten signature in cursive script, appearing to read 'Tracy'.

Tracy A. Munno  
Asset Manager

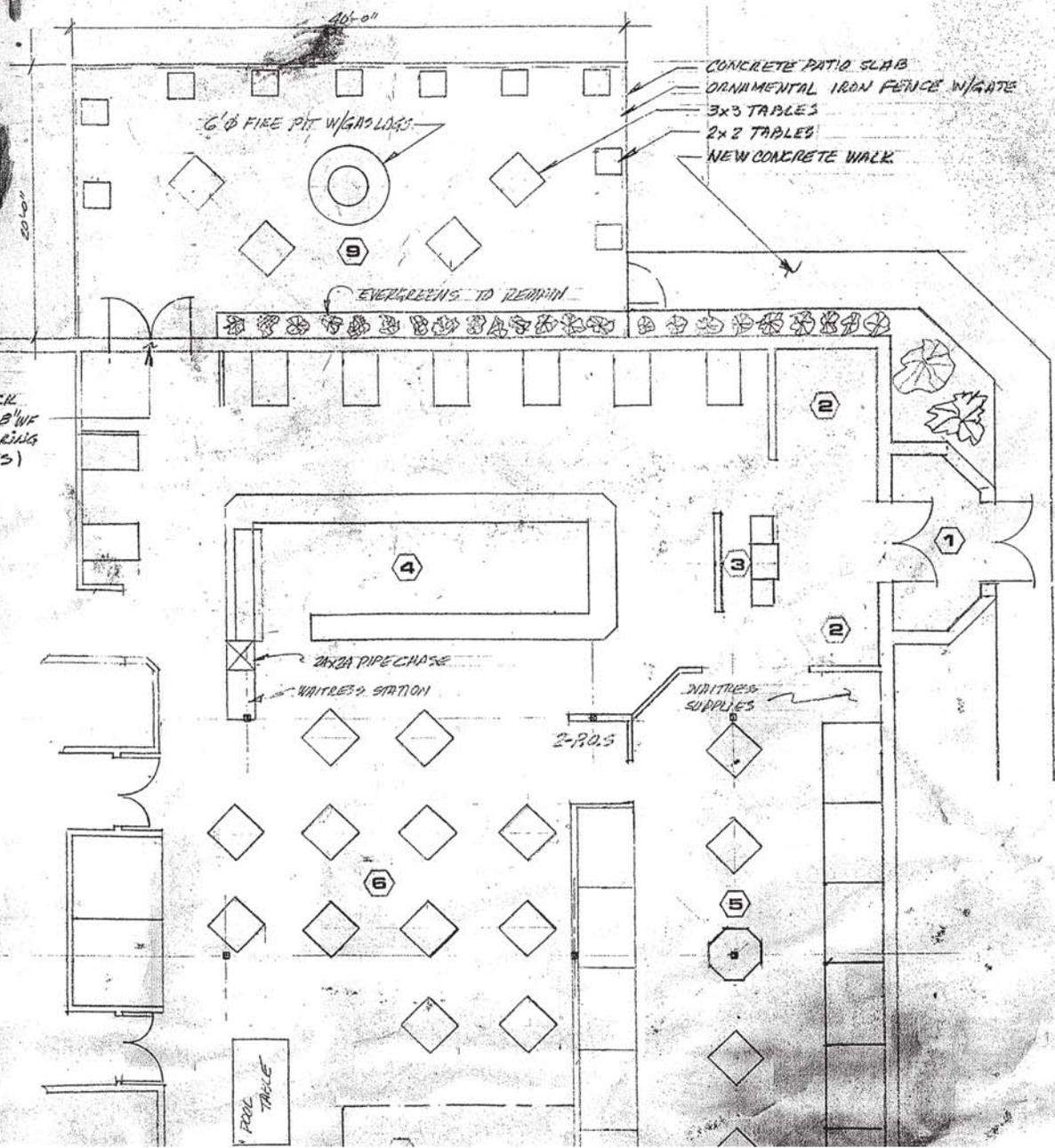
TAM/mb

Enclosure



NEW 6'-0" ALUM. DOOR MATCH  
HEIGHT OF WINDOWS (OUT BRICK  
WORK, REMOVE BRICK, INSTALL 8" WF  
@ 24 W/ 12" PLATE LINTEL, 6" BEARING  
BOTH SIDES, TOOTH IN PATCHES)

**NO WORK IN THIS AREA**





City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984  
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

# Spotted Fox- Proposed Outdoor Dining

RAYMOND ROGINA Mayor

MARK KOENEN City Administrator



Data Source:  
City of St. Charles, Illinois  
Kane County, Illinois  
DuPage County, Illinois  
Projection: Transverse Mercator  
Coordinate System: Illinois State Plane East  
North American Datum 1983  
Printed on: February 26, 2014 10:22 AM



0 22 44 Feet

This work was created for planning purposes only and is provided as is, without warranty of any kind, either expressed or implied. The information represented may contain proprietary and confidential property of the City of St. Charles, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the City of St. Charles at Two East Main Street, St. Charles, IL 60174  
Powered by Precision GIS