



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve a Minor Change to PUD Preliminary Plan for Randall Rd. Commercial Center II PUD – Wendy’s, 942 S. Randall Rd.
Presenter:	Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (5/12/14)		City Council
	Public Hearing		

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

Executive Summary:

The Wendy’s Restaurant located at 942 S. Randall Rd. was constructed in 2001 as a part of the Randall Road Commercial Phase II PUD (Ord. #2000-Z-24). The City approved a Special Use for the Drive Through (Ord. #2000-Z-25) and PUD Preliminary Plans for the building and site (Resolutions 2000-52 and 2001-3).

The owners are proposing to renovate the exterior of the building to reflect a new corporate design for Wendy’s Restaurants. The building footprint and site plan would not be changed.

Staff has reviewed the drawings for conformance with the PUD ordinance and Zoning Ordinance building design criteria. Staff has determined the plans comply with all requirements, subject to the following:

- The Zoning Ordinance states that primary colors should not be used as “predominant façade colors.” Staff concluded the use of the red color on the front elevation tower element is permitted as this is an accent feature of the building rather than a predominant façade color.
- EIFS (Dryvit) material shown on the plans is not permitted; however the applicant plans to utilize Aluminum Composite Panels (which are a permitted material) in lieu of the EIFS. This material change will be noted on the approved plans.

Attachments: *(please list)*

Application for Minor Change to PUD; Plan documents

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a Minor Change to PUD Preliminary Plan for Randall Rd. Commercial Center II PUD – Wendy’s, 942 S. Randall Rd.

<i>For office use only:</i>	<i>Agenda Item Number: 3e</i>
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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 Date
RECEIVED
St. Charles, IL

MAY - 2 2014

CDD
Planning Division

CITYVIEW
Project Name: Randall Rd. Commercial phase II
Project Number: 2014 -PR- 013
Application No. 2014 -AP- 013

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.

1. Property Information:	Parcel Number (s): 09-33-351-038	
	Street Address (or common location if no address is assigned): 942 S. Randall Road, St Charles IL 60175	
2. Applicant Information:	Name Wenzak QSC Management Inc. dba Wendy's	Phone 630-291-3716
	Address Wenzak QSC Management, Inc. PO Box 6107, Aurora, IL 60598	Fax 630-236-7301
		Email Susan@wenzak.com
3. Record Owner Information:	Name Michael Zak	Phone 630-247-8505
	Address PO Box 6107 Aurora, IL 60598	Fax 630-236-7301
		Email Mike@wenzak.com
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Wenzak QSC Management, Inc.	Phone 630-236-3982
	Address PO Box 6107 Aurora, IL 60598	Fax 630-236-7301
		Email Susan@wenzak.com

INFORMATION FOR PROPOSED MINOR CHANGE:

NAME OF PUD: Randall Road Commercial Phase II

PUD ORDINANCE #: 2000-2-24

Identify Specific PUD Plans to be changed:

1. Exterior Elevations & Exterior Finish Schedule (Res. # 2000-52)
2. _____
3. _____

Description of Proposed Changes:

Revised building elevation

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.

2014 Standard Design CG3480 - REMODEL

2014 Standard Design

Renderings



Pick-Up Window View



CG3480 - REMODEL

2014 Standard Design

Renderings



Entry View



CG3480 - REMODEL

2014 Standard Design

Renderings



Pick-Up Window View

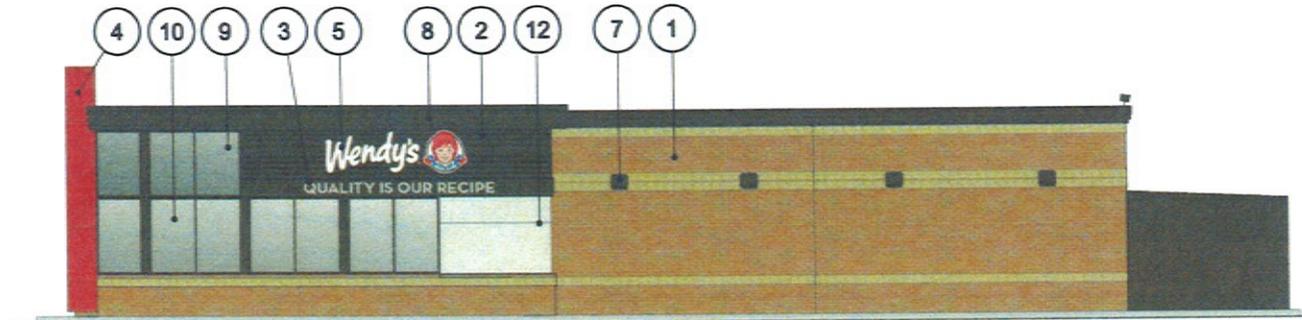


Material Legend

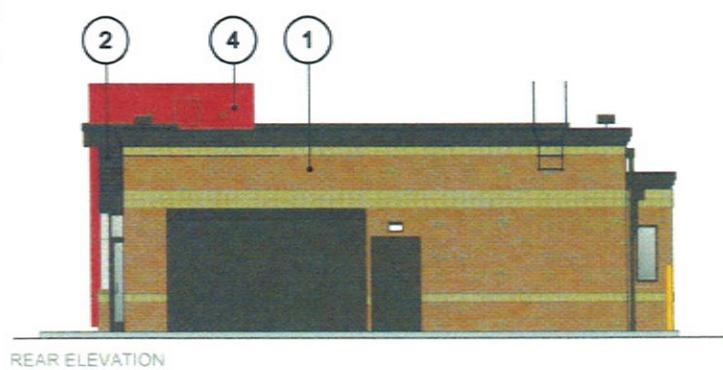
- 1 Existing Brick & Spilt Face
- 2 Corrugated Metal
- 3 Exterior Brand Graphic
- 4 EJFS Red Blade
ACM Panels
- 5 New Exterior Sign
- 6 "Thank You" Sign
- 7 New Light Fixture
- 8 Metal Trim
- 9 Spandrel Glass
- 10 Storefront Glazing System
- 11 Exterior Tile
- 12 EJFS Window Surround
ACM panels



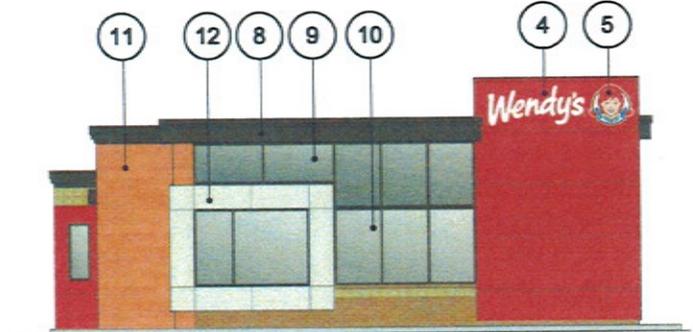
LEFTSIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

Wendy's CG3480 - Spandrel Glass

