

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 3c

Title:

Plan Commission recommendation to approve an Amendment to Special Use for PUD for Meijer, 855 S. Randall Rd. (Meijer PUD)

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: April 10, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted: **Executive Summary** *(if not budgeted please explain):*

The subject property is the site of the Meijer store, which is part of the Meijer PUD, approved under Ordinance 1999-M-24.

Callie Robertson of Anchor Signs, Inc., has applied for a Special Use for PUD Amendment in order to modify the permitted wall signage on the Meijer building. Five (5) wall signs are currently permitted per the PUD ordinance, while seven (7) wall signs exist on the building. Proposed is to allow eight (8) wall signs on the building. The proposed amendment would bring existing signage into compliance with the PUD ordinance and would allow an additional sign for a Pharmacy Drive-Up to be installed in the future.

Plan Commission Review

Plan Commission held a public hearing on 4/4/17 and voted 7-0 to recommend approval of the Amendment to Special Use, with a condition that the Pharmacy Drive-Up sign may only be installed after a Pharmacy Drive-Up is constructed.

Annexation Agreement

Property within the Meijer PUD is subject to the provisions of an annexation agreement between the City and property owner, expiring in 2019. The annexation agreement will need to be amended to incorporate the changes to the Meijer PUD. A public hearing to consider the annexation agreement amendment will be scheduled for the City Council meeting on May 1, pending a recommendation from the Planning & Development Committee.

Attachments *(please list):*

Plan Commission Resolution, Staff Report, Application for Special Use, Sign Renderings, Excerpt from Ordinance 1999-M-24, Letter from Neighboring Property Owner

Recommendation/Suggested Action *(briefly explain):*

Plan Commission recommendation to approve an Amendment to Special Use for PUD for Meijer, 855 S. Randall Rd. (Meijer PUD).

City of St. Charles, Illinois
Plan Commission Resolution No. 7-2017

A Resolution Recommending Approval of an Application for Special Use to amend Ordinance 1999-M-24 (Meijer PUD) regarding permitted wall signage on the Meijer building, 855 S. Randall Rd. (Callie Robertson, Anchor Sign)

Passed by Plan Commission on April 4, 2017

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use for Planned Unit Development; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the Application for Special Use to amend PUD Ordinance 1999-M-24 (Meijer PUD) regarding permitted wall signage on the Meijer building and;

WHEREAS, in accordance with Section 17.04.410.D.3, the Plan Commission finds the amendment to Special Use for PUD to be in the public interest based on the following criteria for Planned Unit Developments:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
 - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community**

The amendment of the existing Meijer PUD to include all (8) proposed signs, would help (1) promote a creative approach to the building design that allows users to understand fully every type of business which Meijer offers. The additional signage

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would also (6) encourage the redevelopment of the site to no longer be inappropriate, as it would make it legal to have all the current signs installed, as it seems that a portion of them were installed without the city's prior knowledge. Including all signage on the PUD would (7) encourage a collaborative process amongst Meijer, its neighbors, the government, and the community as it would support Meijer's economic growth within St. Charles by allowing it to advertise, in a non-distracting way, the businesses located within Meijer, including US Bank and Starbucks. It would also come to the aid of customers to know how to best navigate the large parking lot with signs marking entrances, different areas of the store (Starbucks, Garden Center, etc.) and eventually where to go for the Pharmacy drive-thru.

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

- A. Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.**
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**
- 3. The PUD will provide superior landscaping, buffering or screening.**
- 4. The buildings within the PUD offer high quality architectural design.**
- 5. The PUD provides for energy efficient building and site design.**
- 6. The PUD provides for the use of innovative stormwater management techniques.**
- 7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**
- 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**
- 9. The PUD preserves historic buildings, sites or neighborhoods.**

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B. Conforming to the requirements would be impractical, as the list of proposed/current signage is not excessive, it is used to clearly mark what is available and where it located within the store.

iii. **The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):**

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The public convenience will be found in the signage alerting customers that the Meijer contains both a Starbucks and a US Bank. It also alerts them what side of the store the Garden Center is on, and where the Pharmacy Drive-thru will be.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Not applicable; only changes to permitted signage.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The Special Use will only mark the building further in a legible, yet not excessive manner. It will not diminish the use or enjoyment of other properties in the vicinity or neighborhood because it is not flashy or distracting.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The establishment will not impede the normal or orderly development of the surrounding property because it will only effect the signage.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The establishment will not be detrimental the general welfare of the public as it will only effect the signage.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or

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exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed PUD will conform to all existing regulation, just allow for an increased amount of signage.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The proposed PUD will be beneficial to the economic well-being of the City as it will allow customers to come to Meijer for not only groceries, which will increase business and jobs.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The proposed PUD conforms to the Comprehensive Plan's intent as it clearly marks the large building as to avoid confusion for its customers without being excessive in its signs.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of Special Use requesting an amendment to PUD Ordinance 1999-M-24 regarding permitted wall signage on the Meijer building, with a condition that the Pharmacy Drive-Up sign may only be installed after a Pharmacy Drive-Up is constructed.

Roll Call Vote:

Ayes: Kessler, Frio, Pretz, Holderfield, Schuetz, Macklin-Purdy, Vargulich

Nays:

Absent: Wallace, Funke

Motion carried: 7-0

PASSED, this 4th day of April 2017.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



STAFF MEMO

TO: Chairman Todd Bancroft
 And the Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner

RE: Amendment to Special Use for Planned Unit Development – Meijer PUD (855 S. Randall Rd.)

DATE: April 7, 2017

I. APPLICATION INFORMATION

Project Name: Meijer Sign Amendment

Applicant: Callie Robertson, Anchor Sign Inc.

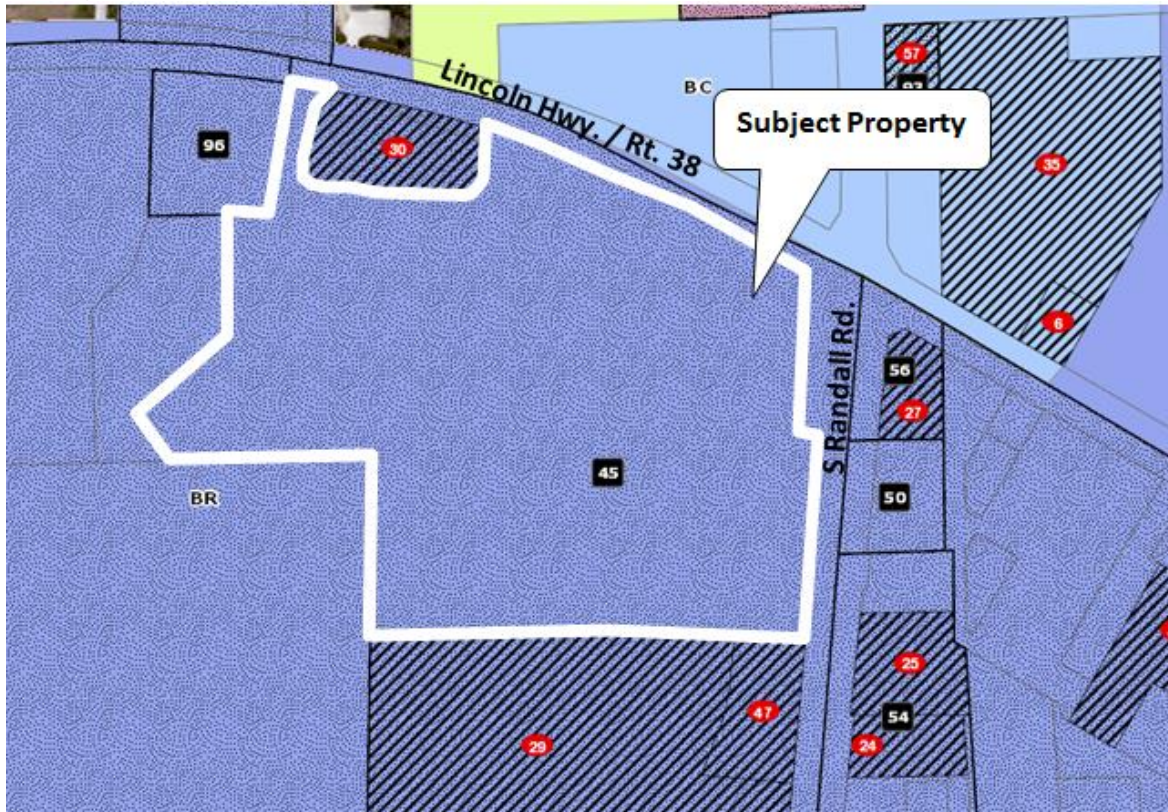
Purpose: To amend the permitted wall signage on the Meijer store

General Information:		
Site Information		
Location	855 S. Randall Rd.	
Acres	27.8 acres	
Applications	1) Special Use for a Planned Unit Development	
Applicable Ordinances and Zoning Code Sections	17.04 Administration Ordinance No. 1999-M-24 “An Ordinance Granting a Special Use as a Planned Unit Development (Meijer PUD)”	
Existing Conditions		
Land Use	Commercial- Meijer store	
Zoning	BR Regional Business & PUD (Meijer PUD)	
Zoning Summary		
North	BC Community Business PL Public Lands	Retail strip center, Moose Lodge, Fair Grounds
East	BR Regional Business & PUD (Randall Road Commercial PUDs)	St. Charles Episcopal Church; medical offices
South	BR Regional Business & PUD (Meijer PUD)	Lowe’s
West	BR Regional Business & PUD (Bricher Commons PUD & Metro Storage PUD)	Metro Storage facility, vacant land
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial



Zoning



II. BACKGROUND

The subject property is the site of the Meijer store, constructed in 2000. Development of the property was approved under Ordinance 1999-M-24 “An Ordinance Granting a Special Use as a Planned Unit Development (Meijer PUD)”.

Development standards for the Meijer PUD are provided in Exhibit III of the PUD Ordinance. Permitted signage on the property is included in the list of standards. A total of five (5) wall signs with square footages of each sign are identified for the Meijer building in the Signage Summary attached to Exhibit III.

Changes have been made to the wall signs on the Meijer building over the past several years. Some of these changes, such as replacing the large “Meijer” sign, have been permitted through the Building Division in conformance with the Meijer PUD sign standards. Other changes have occurred without a permit and do not conform to the Meijer PUD sign standards. This includes installation of a US Bank sign and a Starbucks sign.

III. PROPOSAL

Callie Robertson of Anchor Sign, Inc. has applied for a PUD amendment on behalf of Meijer in order to modify the permitted wall signage on the Meijer building to bring the existing signage into compliance. Proposed is to allow eight (8) wall signs on the building. Seven (7) signs are currently installed on the building.

Approval of the amendment would bring existing nonconforming signage into compliance, meaning that such signage would be able to be refaced. It is the applicant’s intention to reface the Starbucks sign in the near future.

IV. ANALYSIS

A. SIGN REGULATIONS

The table below lists the Meijer wall signage currently permitted per the PUD Ordinance, alongside the wall signage proposed by the applicant.

PUD Ordinance		Proposed PUD Amendment	
Sign	Sign Area (square feet)	Sign	Sign Area (square feet)
Meijer, Fresh	414 sf	Meijer	411 sf
Welcome	12 sf	Starbucks	16 sf
Pharmacy Drive-Thru (never installed)	33 sf	US Bank	27 sf
Pharmacy	33 sf	Welcome (left side)	12 sf
Garden Center	19 sf	Welcome (right side)	12 sf
		Pharmacy	16 sf
		Garden	19 sf
		Pharmacy Drive Up	44 sf
TOTAL Sign Area	511 sf	TOTAL Sign Area	557 sf

Per the PUD Ordinance, five (5) total wall signs with a total sign area of 511 sf are currently permitted on the Meijer building. Proposed is allowing eight (8) wall signs, with a total sign area of 557 sf. All signage proposed to be incorporated in the PUD amendment currently

exists on the Meijer building, except the Pharmacy Drive Up sign. The applicant wishes to have the option to add this sign in the future.

B. PUD AMENDMENT

The proposed PUD amendment would replace the list of wall signage in the Signage Summary of Exhibit III of Ordinance 1999-M-24 with the sign renderings provided by the applicant, which includes the type and size of each of the eight (8) proposed wall signs. The other signage listed on the Signage Summary regarding the Meijer monument sign and gas station signs will remain unchanged.

C. ANNEXATION AGREEMENT

Property within the Meijer PUD is subject to the provisions of an annexation agreement between the City and property owner, expiring in 2019. The annexation agreement will need to be amended to incorporate the changes to the Meijer PUD. A public hearing to consider the annexation agreement amendment will be scheduled for the City Council meeting on May 1, pending a recommendation from the Planning & Development Committee.

V. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing on 4/4/17. The Commission voted 7-0 to recommend approval of the Amendment to Special Use, subject to installation of the Pharmacy Drive-Up sign only after a Pharmacy Drive-Up is constructed.

VI. ATTACHMENTS

- Application for Special Use; received 3/16/2017
- Sign Renderings; revisions dated 3/10/2017
- Excerpt from Ordinance 1999-M-24 (Exhibit III)
- Letter from neighboring property owner; dated 3/23/2017

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



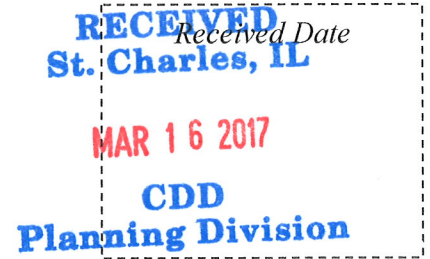
COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	<u>Meijer - Sign Amendment</u>
Project Number:	<u>2017 -PR- 006</u>
Application Number:	<u>2017 -AP- 013</u>



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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:	Location:	Meijer - 855 S. Randall Rd. 60174	
	Parcel Number (s):	06-28-176-065	
	Proposed Name:	Starbucks at Meijer	
2. Applicant Information:	Name	Callie Robertson of Anchor Sign, Inc.	Phone 843-576-3209
	Address	2200 Discher Ave. Charleston, SC 29405	Fax 843-576-7209
			Email crobertson@anchorsign.com
3. Record Owner Information:	Name	Meijer Group, Inc.	Phone 616-791-3909
	Address	2350 3 Mile Rd, NW. Grand Rapids, MI 49544	Fax
			Email matt.levitt@meijer.com

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
- New PUD
- Amendment to existing PUD- Ordinance #: 1999-M-24
- PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** _____
- Newly established Special Use
- Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Commercial

Is the property a designated Landmark or in a Historic District? No.

What is the property's current zoning? Commercial (BR + PUD)

What is the property currently used for? Meijer - Commercial - Grocery

If the proposed Special Use is approved, what improvements or construction are planned?
Refacing and retrofitting the current Starbucks sign.

For Special Use Amendments only:

Why is the proposed change necessary?
There are currently (7) signs on the building, and the PUD only allows for (5) signs.

What are the proposed amendments? (Attach proposed language if necessary)
We would like to make all (7) current signs legal, leave the option open to install the Pharmacy Drive Thru sign which would create a total of (8), and we would like to reface the current Starbucks sign.

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

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.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

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%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

PLAT OF SURVEY: *Tax parcel info

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor. *Wall signage

FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

LIST OF PROPERTY OWNERS WITHIN 250 FT.:

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

TRAFFIC STUDY: If requested by the Director of Community Development.

Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

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 - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)

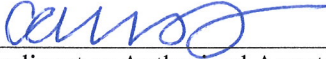
A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line

- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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.

SEE LETTER

Record Owner	Date
	2/17/2017
Applicant or Authorized Agent	Date



March 15, 2017

City of Saint Charles, IL
2 East Main Street
St. Charles, IL 60174

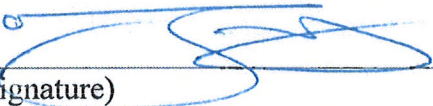
Re: Meijer
M1-182
855 S. Randall Rd.
St. Charles, IL 60174

To Whom It May Concern:

This letter enables Anchor Sign, Inc. and its representatives to be an authorized agent of the property owner, giving them permission to apply to amend the Special Use for PUD for the Bricher Commons PUD, to allow changes to the permitted signage on the property.

Thank you in advance for all your cooperation.

Sincerely,


(Signature)

ANTHONY LAPINSKI CONSTRUCTION PROJECT MANAGER
(Printed Name/Title)

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)



For Special Use for PUD or PUD Amendment applications.

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.

As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

(You may utilize this form or provide the responses on another sheet.)

Meijer Signage - 1999-M-24

2/17/2017

PUD Name

Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The amendment of the existing Meijer PUD to include all (8) proposed signs, would help (1) promote a creative approach to the building design that allows users to understand fully every type of business which Meijer offers. The additional signage would also (6) encourage the redevelopment of the site to no longer be inappropriate, as it would make it legal to have all the current signs installed, as it seems that a portion of them were installed without the city's prior knowledge. Including all signage on the PUD would (7) encourage a collaborative process amongst Meijer, its neighbors, the government, and the community as it would support Meijer's economic growth within St. Charles by allowing it to advertise, in a non-distracting way, the businesses located within Meijer, including US Bank and Starbucks. It would

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The public convenience will be found in the signage alerting customers that the Meijer contains both a Starbucks and a US Bank. It also alerts them what side of the store the Garden Center is on, and where the Pharmacy Drive-thru will be.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Not applicable; only changes to permitted signage.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The Special Use will only mark the building further in a legible, yet not excessive manner. It will not diminish the use or enjoyment of other properties in the vicinity or neighborhood because it is not flashy or distracting.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The establishment will not impede the normal or orderly development of the surrounding property because it will only effect the signage.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The establishment will not be detrimental the general welfare of the public as it will only effect the signage.

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed PUD will conform to all existing regulation, just allow for an increased amount of signage.

- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

The proposed PUD will be beneficial to the economic well-being of the City as it will allow customers to come to Meijer for not only groceries, which will increase business and jobs.

- v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The proposed PUD conforms to the Comprehensive Plan's intent as it clearly marks the large building as to avoid confusion for its customers without being excessive in its signs.



St. Charles, IL Variance Renderings

Meijer	84 1/2" Meijer
Type:	Individual channel letters/ Remote
Illumination:	Internally Illuminated LED
Square Footage:	410.90

Starbucks	48" Starbucks Logo Disk
Type:	Wall Sign Reface / LED Retrofit
Illumination:	LED Illumination
Square Footage:	16.00

USBank	36" USBank
Type:	Pan Face
Illumination:	NON Illuminated
Square Footage:	27.00

Welcome L	18" Welcome
Type:	N/A
Illumination:	NON Illuminated
Square Footage:	12.00

Welcome R	18" Welcome
Type:	N/A
Illumination:	NON Illuminated
Square Footage:	12.00

Pharmacy	18" Pharmacy
Type:	N/A
Illumination:	NON Illuminated
Square Footage:	16.11

Garden	18" Garden
Type:	N/A
Illumination:	NON Illuminated
Square Footage:	19.28

Drive UP	23 1/4" Pharmacy Drive-up / Linear
Type:	Individual FCO Letters
Illumination:	Non-Illuminated
Square Footage:	43.88
To Grade:	Top of sign to grade = 20'-2" Bottom of sign to grade = 15'-0 1/2"



Client: Meijer
 Site #: M1-182
 Address: 855 S. Randall Rd.
 St. Charles, IL 60174
 St. Charles

REVISION INFO	02/28/2017	Original Variance Rendering	JL
	03/10/2017	Updated Pharmacy Drive Up	JL

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1.800.213.3331
 2200 Discher Street, Charleston, SC 29405
 PM: Jason Henry

Meijer	84 1/2" Meijer
Type:	Individual channel letters/ Remote
Illumination:	Internally Illuminated LED
Square Footage:	410.90



Existing Full Facade of Storefront



Existing



Sign Layout Detail

Scale: 3/16" = 1'-0"

	Client: Meijer	REVISION INFO	02/28/2017	Original Variance Rendering	JL	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.	
	Site #: M1-182		03/10/2017	Updated Pharmacy Drive Up	JL		
	Address: 855 S. Randall Rd.						
	St. Charles, IL 60174						
	St. Charles						
						1.800.213.3331 2200 Discher Street, Charleston, SC 29405 PM: Jason Henry	

Starbucks	48" Starbucks Logo Disk
Type:	Wall Sign Reface / LED Retrofit
Illumination:	LED Illumination
Square Footage:	16.00



Existing Full Facade of Storefront



Existing



Proposed Reface / LED Retrofit

Scale: N.T.S.



Reface / Retrofit Sign Layout Detail

Scale: 3/4" = 1'-0"

	Client: Meijer	02/28/2017	Original Variance Rendering	JL	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #: M1-182	03/10/2017	Updated Pharmacy Drive Up	JL	
	Address: 855 S. Randall Rd.				
	St. Charles, IL 60174				
	St. Charles				
	REVISION INFO				 1.800.213.3331 2200 Discher Street, Charleston, SC 29405 PM: Jason Henry

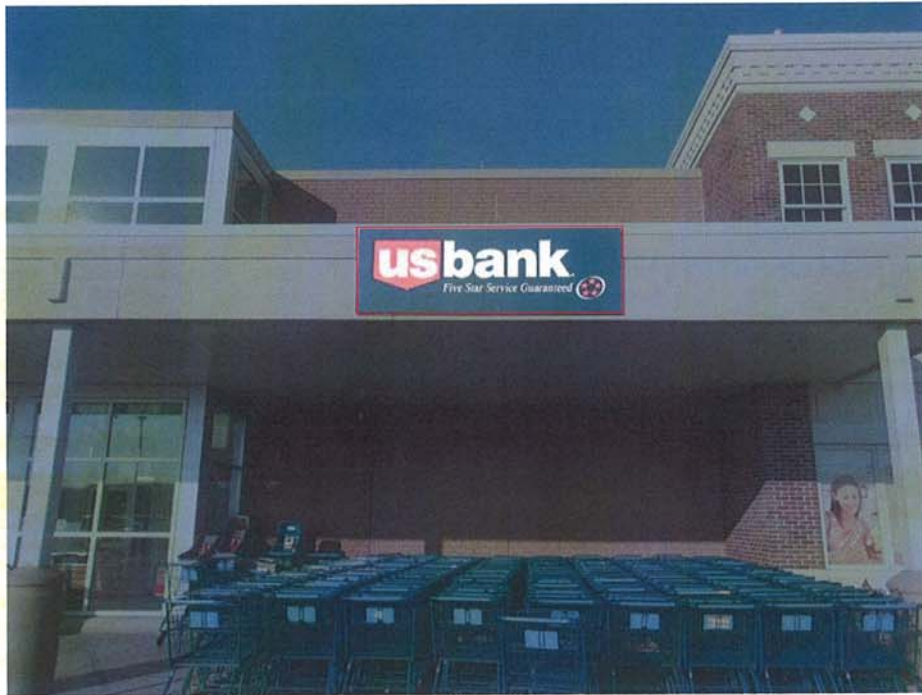
USBank	36" USBank
Type:	Pan Face
Illumination:	NON Illuminated
Square Footage:	27.00



Existing Full Facade of Storefront



Existing



USBank Layout Detail
Scale: N.T.S

	Client: Meijer	REVISION INFO	02/28/2017	Original Variance Rendering	JL	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.	
	Site #: M1-182		03/10/2017	Updated Pharmacy Drive Up	JL		
	Address: 855 S. Randall Rd.						
	St. Charles, IL 60174						
	St. Charles					 1.800.213.3331 2200 Discher Street, Charleston, SC 29405 PM: Jason Henry	

Welcome L	18" Welcome
Type:	N/A
Illumination:	NON Illuminated
Square Footage:	12.00



Existing Full Facade of Storefront



Existing



Welcome Left Layout Detail

Scale: N.T.S



Client:	Meijer
Site #:	M1-182
Address:	855 S. Randall Rd. St. Charles, IL 60174 St. Charles

REVISION INFO	02/28/2017	Original Variance Rendering	JL
	03/10/2017	Updated Pharmacy Drive Up	JL

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1.800.213.3331
2200 Discher Street, Charleston, SC 29405
PM, Jason Henry

Welcome R	18" Welcome
Type:	N/A
Illumination:	NON Illuminated
Square Footage:	12.00



Existing Full Facade of Storefront



Existing



Welcome Right Layout Detail
Scale: N.T.S

	Client: Meijer	REVISION INFO	02/28/2017	Original Variance Rendering	JL	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.	
	Site #: M1-182		03/10/2017	Updated Pharmacy Drive Up	JL		
	Address: 855 S. Randall Rd.						
	St. Charles, IL 60174						
	St. Charles						
				1.800.213.3331 2200 Discher Street, Charleston, SC 29405 PM, Jason Henry			

Pharmacy	18" Pharmacy
Type:	N/A
Illumination:	NON Illuminated
Square Footage:	16.11



Existing Full Facade of Storefront



Existing



Pharmacy Layout Detail
Scale: N.T.S



Client:	Meijer
Site #:	M1-182
Address:	855 S. Randall Rd. St. Charles, IL 60174 St. Charles

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	03/10/2017	Updated Pharmacy Drive Up	JL

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AnchorSign
1.800.213.3331
2200 Discher Street, Charleston, SC 29405
PM: Jason Henry

Garden	18" Garden
Type:	N/A
Illumination:	NON Illuminated
Square Footage:	19.28



Existing Full Facade of Storefront



Existing



Garden Center Layout Detail
Scale: N.T.S



Client:	Meijer
Site #:	M1-182
Address:	855 S. Randall Rd. St. Charles, IL 60174 St. Charles

REVISION INFO	02/28/2017	Original Variance Rendering	JL
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1.800.213.3331
2200 Discher Street, Charleston, SC 29405
PM: Jason Henry

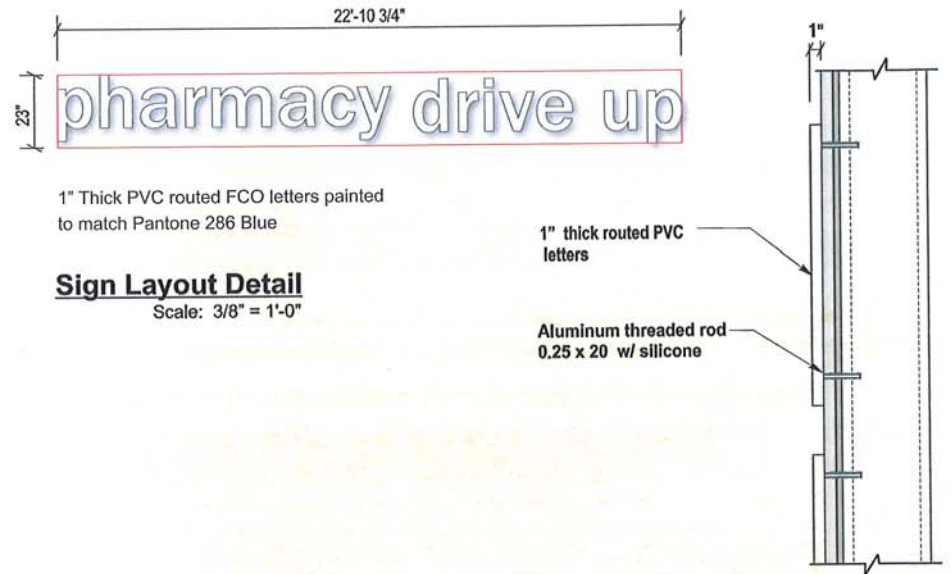
Drive UP	23 1/4" Pharmacy Drive-up / Linear
Type:	Individual FCO Letters
Illumination:	Non-Illuminated
Square Footage:	43.88
To Grade:	Top of sign to grade = 20'-2" Bottom of sign to grade = 15'-0 1/2"



Existing Full Facade of Storefront



Existing



1" Thick PVC routed FCO letters painted to match Pantone 286 Blue

Sign Layout Detail

Scale: 3/8" = 1'-0"

Section @ FCO Letters

SCALE: N.T.S.



Client:	Meijer
Site #:	M1-182
Address:	855 S. Randall Rd. St. Charles, IL 60174 St. Charles

REVISION INFO	02/28/2017	Original Variance Rendering	JL
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1.800.213.3331

2200 Discher Street, Charleston, SC 29405
P.M. Jason Henry

EXHIBIT III

**DEVELOPMENT STANDARDS AND DESIGN CRITERIA
MEIJER PUD**

- A. Additional Permitted Uses on the Meijer Store Parcel:
 - 1. Outdoor Sales Area (as shown on the Preliminary Plan)
 - 2. Automobile Service Station (one only, as shown on the Preliminary Plan)
 - 3. Drive-in Pharmacy (as shown on the Preliminary Plan)
- B. A twenty-five foot (25') parking lot setback and a fifty foot (50') building setback shall be required from the Rt. 38/Lincoln Highway right of way.
- C. Eleven signs shall be permitted on the Meijer Store parcel, in accordance with the attached schedule.
- D. Outlots shall be generally developed in concurrence with the overall theme of the Meijer Store.

MEIJER

SIGNAGE SUMMARY

Randall Road and Lincoln Highway (SR. 38)

St. Charles, Illinois

TYPE	ID	LOGO	NO.	SQ. FT. EACH	TOTAL SQ. FT.
Wall Mounted Logo w/Fresh	GF-4	Meijer, Fresh	1	414	414
Routed Welcome	DS2000.1	Welcome	1	12	12
Routed Pharmacy Drive Thru	DS2000.2	Pharmacy Drive Thru	1	33	33
Routed Pharmacy	DS2000.3	Pharmacy	1	33	33
Routed Garden Center	DS2000.4	Garden Center	1	19	19
Total Mounted on Main Store					511
Monument Sign	GP-2	Meijer, 24 Hours	2	58	116
Total Monument					116
Gas Station Multiple Canopy Logos	GS-4.1	Meijer	3	20	60
Total Mounted on Gas Station Canopy					60
Gas Station Monument Price Cabinet w/o Logo	GS-5	Type of Gas/Price	1	69	69
Total Free Standing					69
Total Sign Area					756 sq.ft.



March 23, 2017

Ms. Rita Tungare
City of St. Charles
Director of Community & Economic Development
Two East Main St
St Charles, IL 60174

Re: Meijer Store – 855 S. Randall Rd. - Amendment to Special Use for Planned Unit Development

Dear Ms. Tungare,

Metro Storage supports Meijer's proposed amendment to their existing special use planned development for additional wall signs. Based on their building's location, size, access, and sight lines we agree with the request.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Heilman", with a long, sweeping underline.

Robert Heilman
VP of Development
Registered Architect