ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 3d
	Title:	Recommendation to approve a Minor Change to PUD Preliminary Plan for Saddlebrook Executive Center (St. Charles Commercial Center PUD)
	Presenter:	Russell Colby

Meeting: Planning & Development Committee	Date: December 11, 2017	
Proposed Cost: N/A	Budgeted Amount: N/A	Not Budgeted: ☐

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

Christopher Capps of Shodeen Group, representing owners Vanderbuilt Professional Center, LLC, are proposing exterior renovations to the Saddlebrook Executive Offices, located at 1400 and 1700 Lincoln Hwy (IL Route 38), behind CVS and adjacent to 14th Street.

The property is part of the St. Charles Commercial Center PUD and is subject to Ordinance 1982-Z-6. Plans for the building were approved by City Council Resolution 1987-13.

The following changes are proposed:

- Addition of front entry porches to the office units, with gable roof ends sided with fiber cement shingle.
- Fiber cement shingle added on the existing side gable ends.
- A cultured stone veneer water table and limestone cap added around the front and sides of the building.
- The existing monument sign to be replaced with a new sign of similar size with cultured stone and shingle to match the building.

Staff has reviewed the submitted plans and determined the proposal complies with all applicable standards of the St. Charles Commercial Center PUD Ordinances and the Zoning Ordinance.

Attachments (*please list*)**:**
Application for Minor Change with Plans

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

Recommendation to approve a Minor Change to PUD Preliminary Plan for Saddlebrook Executive Center (St. Charles Commercial Center PUD)

CITY OF ST. CHARLES

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

ST. CHARLES SINCE 1834

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

MINOR CHANGE TO PUD APPLICATION

For City Use	
Project Name:	Saddlebrook Executive offices
Project Number:	2017 -PR- 019
Application No.	2017 -AP- 045

RECEIVED
Received Date
St. Charles, IL
DEC 2017
CDD
Planning Division

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:	Location: 1400 - 1700 Lincoln Hwy, St Charles	
	Parcel Number (s): 09-33-329-060	
	PUD Name: St Charles Commercial Center - Saddlebrook Executive Offices	
2. Applicant Information:	Name: Christopher Capps / Shodeen Group	Phone: 630 232 8570
	Address: 77 N. First St., Geneva, IL	Fax:
		Email: chris_capps@shodeen.com
3. Record Owner Information:	Name: Vanderbilt Professional Center LLC	Phone: 630 232 8570
	Address: 77 N. First St, Geneva IL	Fax:
		Email: SAME

Information for proposed Minor Change:

Name of PUD: St Charles Commercial Center - Saddlebrook Executive Offices

PUD Ordinance Number: 1987-Z-6

Ord. or Resolution(s) that approved the current plans: Resolution 1987-13

Identify Specific PUD Plans to be changed:

- ☐ **Site/Engineering Plan**
- ☐ **Landscape Plan**
- ☒ **Architectural Elevations**
- ☒ **Signs**
- ☐ **Other plans:** _____

Description of Proposed Changes:

See attached submitted plans

Attachment Checklist:

If multiple zoning or subdivision applications are being 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. ($200)
- ☐ **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

$1,000 ESCROW

- ☐ **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 ½ 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:** 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:

  Please contact the Planning Division to determine if full size copies of plans are needed. For simple applications, provide one full scale plan set, three (3) 11" x 17" copies (in color if applicable), and a PDF file on CD-ROM or emailed to the Project Manager.

  Plans shall include the following, depending on the scope of the proposed Minor Change:

  - Site Plan indicating location of proposed change.
  - For changes to site/engineering plans, show existing/approved and proposed site/engineering plan changes.
  - For changes to architectural elevations, show existing/approved and proposed building design, color and materials.
  - For changes to landscaping, show approved and proposed plans, 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.

Record Owner	Date
Christopher Rappa	11/28/17
Applicant or Authorized Agent	Date

December 4, 2017

City of St. Charles
Two East Main Street
St. Charles, Illinois 60174-1984

Re: Minor Change to PUD Application

To Whom it May Concern,

Attached please find an application for a Minor Change to PUD for parcel number 09-33-329-060. The minor change requested is for Architectural Elevations and Signage as per the plans submitted for permit.

Please find the pertinent information below:

The Name of PUD: St. Charles Commercial Center
PUD Ordinance #: 1982-Z-6
Resolution that approved current plans: Resolution 1987-13

Thank you,

Craig Shodeen
Manager
Tri City Land Management

SHODEEN

SHODEEN GROUP, LLC
77 N. First Street
Suite 7
Geneva, Illinois 60134

phone 630.444.0777
facsimile 630.232.8695

www.shodeen.com

OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, TRI CITY LAND MANAGEMENT LLC, being first duly sworn on oath depose and say that I am Manager of VANDERBILT PROFESSIONAL CENTER LLC, an Illinois Limited Liability Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

WESSEL COURT EAST LLC

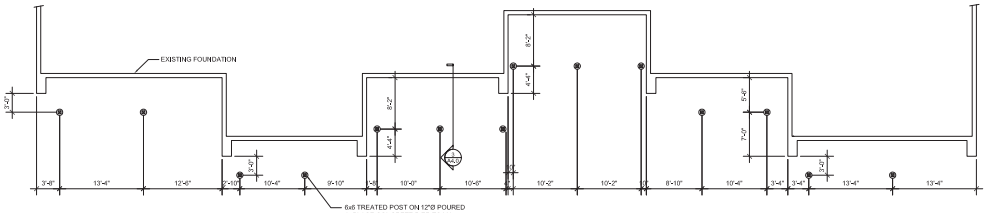
By: _____, Manager

Subscribed and Sworn before me this 4th day of December, 20 17.

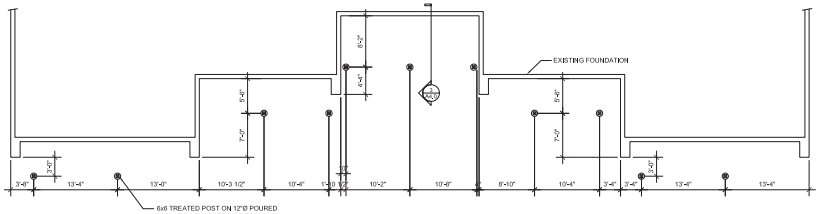
"OFFICIAL SEAL"
SALLY A. ESTES
Notary Public, State of Illinois
My Commission Expires 06/07/20

Sally A Estes
Notary Public

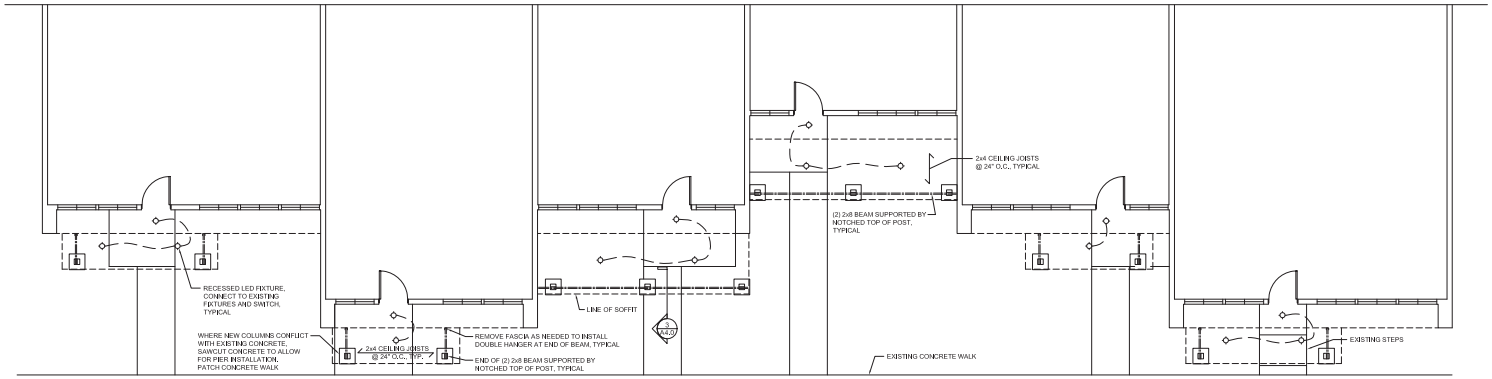
Existing Saddlebrook Executive Offices- 1400 & 1700 Lincoln Hwy.



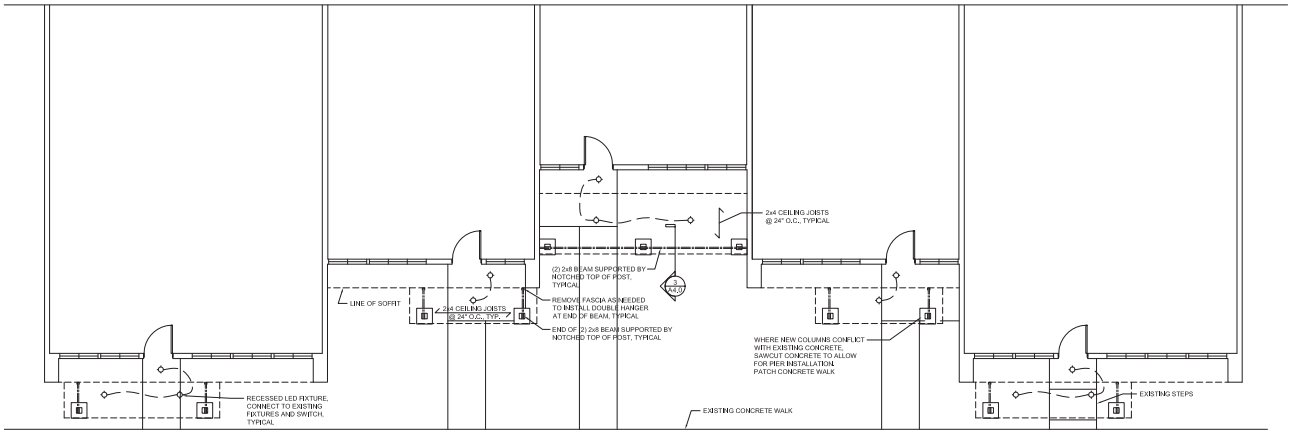
1 A1.0 **FOUNDATION PLAN - BUILDING A**
SCALE: 1/8" = 1'-0"



2 A1.0 **FOUNDATION PLAN - BUILDING B**
SCALE: 1/8" = 1'-0"



3 A1.0 **FLOOR PLAN - BUILDING A**
SCALE: 3/16" = 1'-0"



4 A1.0 **FLOOR PLAN - BUILDING B**
SCALE: 3/16" = 1'-0"

STATEMENT OF COMPLIANCE

I have prepare, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act [410 ILCS 25) and the Illinois Accessibility Code (71 Ill. Adm. Code 400).

STATE OF ILLINOIS
BRIAN C. KORTE
001-017462
LICENSED ARCHITECT

November 9, 2017
Date

November 30, 2018
License Expires

Signature

184-003066
Professional Design Firm No.

ARCHITECT
Designer In Charge

PROJECT NOTES:

1. THIS PROJECT INVOLVES THE CONSTRUCTION OF A ENTRY PORCHES WITH SUPPORTING COLUMNS. EXITING FROM THE EXISTING BUILDING IS NOT AFFECTED. OTHER CHANGES TO THE BUILDING ARE COSMETIC AND INCLUDE A CULTURED STONE BASE, AND PAINT.

GENERAL PLAN NOTES:

1. WALL AND PARTITION DIMENSIONS SHOWN ON PLAN ARE NOMINAL DIMENSIONS.

2. WALL AND PARTITION DIMENSIONS ARE SHOWN TO FINISHED FACE OF WALL.

3. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE.

4. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.

korte architecture
Crystal Lake IL 60014 ph 815.444.9150 kortearchitecture.com

ISSUANCE	DATE
ISSUED FOR BIDDING	7-28-17
ISSUED FOR PERMIT / PUD REVIEW	11-30-17

DRAWN BY: ALK/SCK

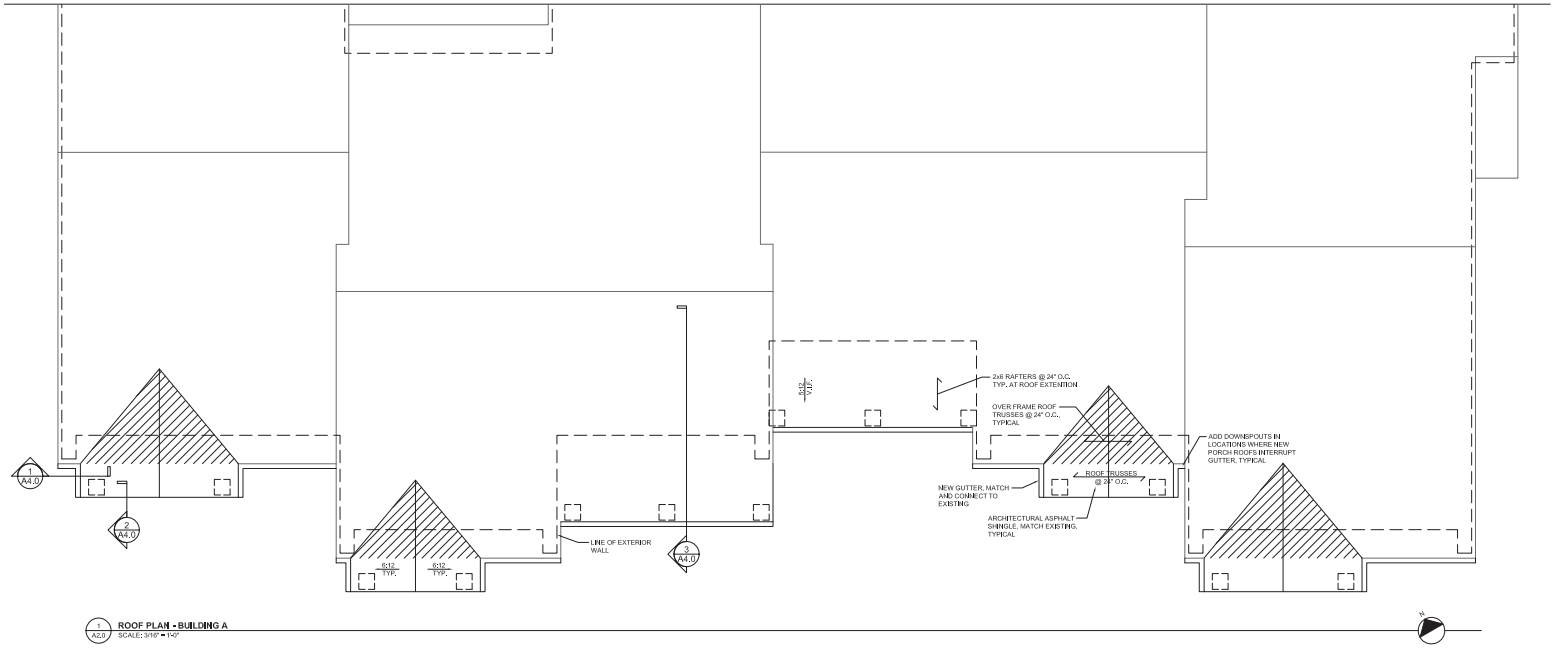
PROJECT NUMBER: 1704

PROJECT:
SADDLEBROOK EXECUTIVE OFFICES
FACADE RENOVATION
1400-1700 LINCOLN HIGHWAY
ST. CHARLES, IL

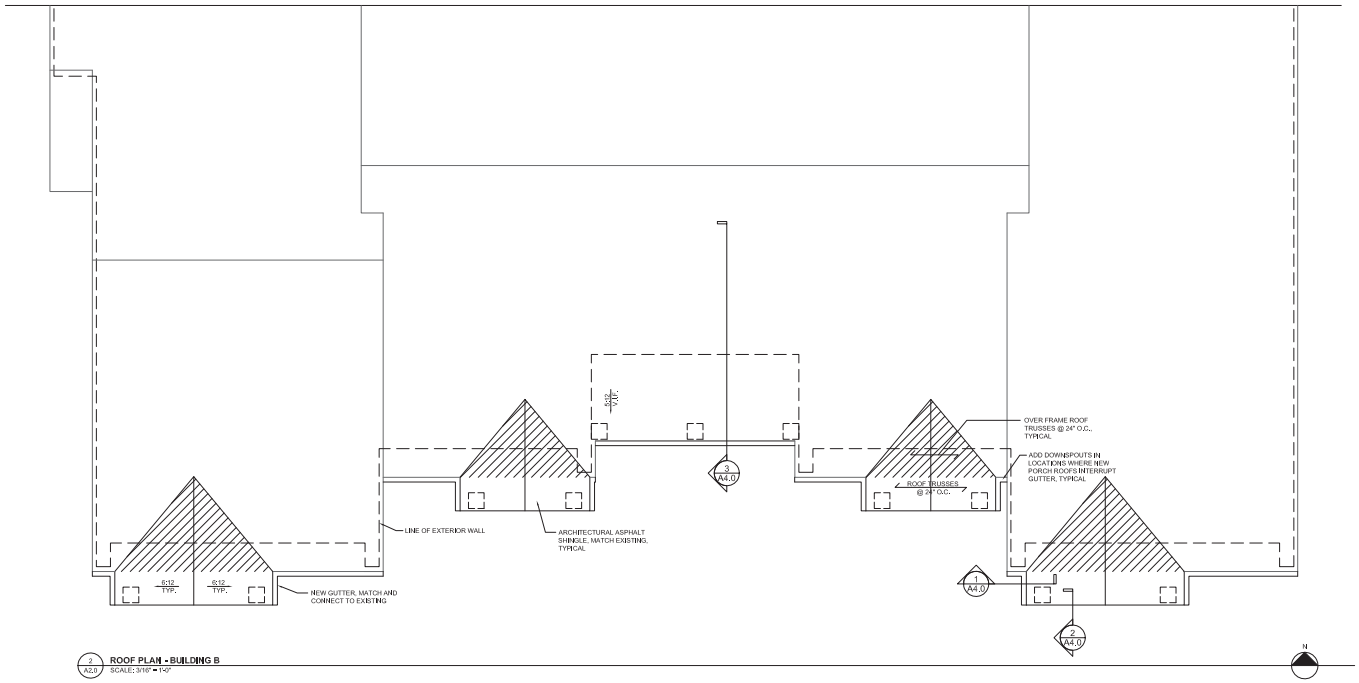
SHEET CONTENTS:
FOUNDATION PLANS
FLOOR PLANS

SHEET NO.
A1.0

KORTE ARCHITECTURE COPY RIGHT 2017



1 A2.0 **ROOF PLAN - BUILDING A**
SCALE: 3/16" = 1'-0"



2 A2.0 **ROOF PLAN - BUILDING B**
SCALE: 3/16" = 1'-0"

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ISSUANCE	DATE
ISSUED FOR BIDDING	7-28-17
ISSUED FOR PERMIT / PUD REVIEW	11-3-17

DRAWN BY: ALK/SCK

PROJECT NUMBER: 1704

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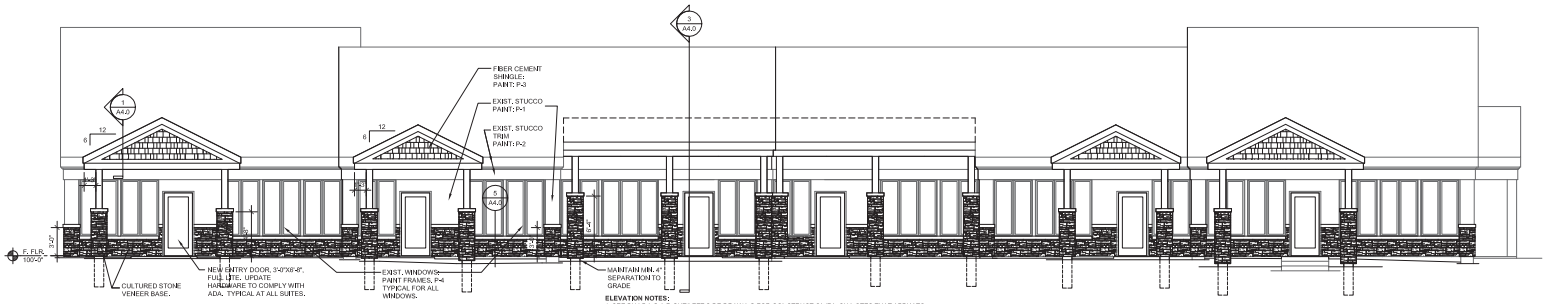
SADDLEBROOK EXECUTIVE OFFICES
FACADE RENOVATION
1400-1700 LINCOLN HIGHWAY
ST. CHARLES, IL

SHEET CONTENTS:
ROOF PLANS

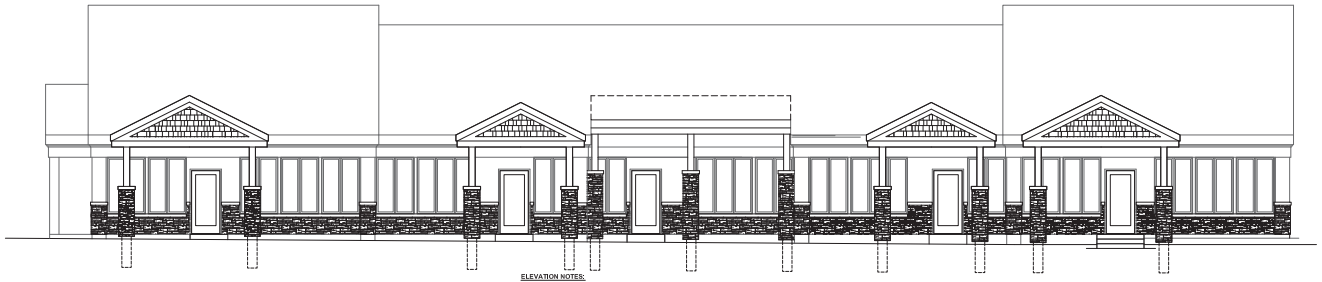
SHEET NO.
A2.0

KORTE ARCHITECTURE COPY RIGHT 2017



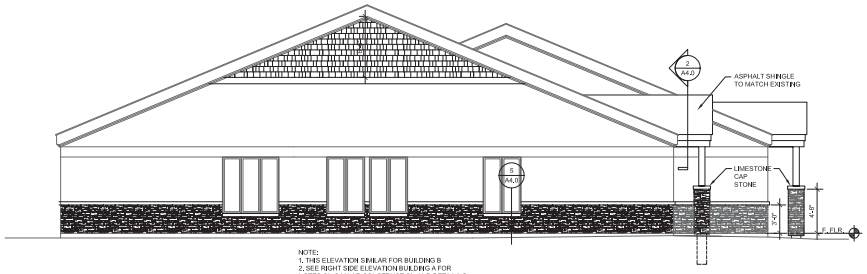
ELEVATION NOTES:
1. SEE BUILDING A RIGHT/LEFT SIDE DRAWING FOR CONSTRUCTION/FINISH NOTES THAT APPLY TO FRONT FACADE OF BUILDING A
2. NO NEW CONSTRUCTION ON REAR FACADE OF BUILDING A. PAINT REAR FACADE TO MATCH SIDES AND FRONT.
3. GUTTERS AND DOWNSPOUTS NOT SHOWN. ADJUST AND RECONFIGURE EXISTING GUTTERS/DOWNSPOUTS AS NECESSARY FOR NEW ENTRY PORCHES.

1 / A3.0 **FRONT ELEVATION - BUILDING A**
SCALE: 3/16" = 1'-0"



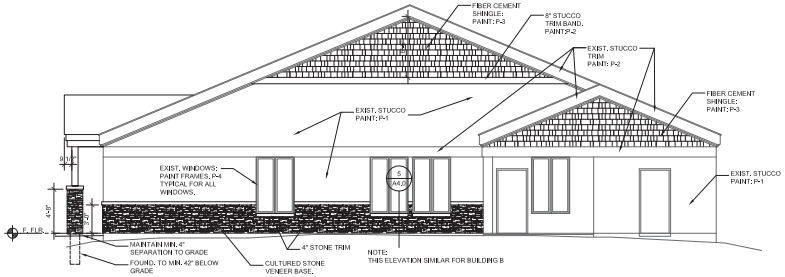
ELEVATION NOTES:
1. SEE BUILDING A DRAWING FOR NOTES THAT APPLY TO SIMILAR CONDITIONS ON BUILDING B
2. SEE BUILDING A RIGHT/LEFT SIDE DRAWING FOR CONSTRUCTION/FINISH NOTES THAT APPLY TO FRONT FACADE OF BUILDING B.
3. NO NEW CONSTRUCTION ON REAR FACADE OF BUILDING B. PAINT REAR FACADE TO MATCH SIDES AND FRONT.
4. GUTTERS AND DOWNSPOUTS NOT SHOWN. ADJUST AND RECONFIGURE EXISTING GUTTERS/DOWNSPOUTS AS NECESSARY FOR NEW ENTRY PORCHES.

2 / A3.0 **FRONT ELEVATION - BUILDING B**
SCALE: 3/16" = 1'-0"



NOTE:
1. THIS ELEVATION SIMILAR FOR BUILDING B
2. SEE RIGHT SIDE ELEVATION BUILDING A FOR NOTES ON SIMILAR CONSTRUCTION AND DETAILING.

3 / A3.0 **LEFT SIDE ELEVATION - BUILDING A (BUILDING B RIGHT SIDE MIRRORED)**
SCALE: 3/16" = 1'-0"



NOTE:
THIS ELEVATION SIMILAR FOR BUILDING B

4 / A3.0 **RIGHT SIDE ELEVATION - BUILDING A (BUILDING B LEFT SIDE MIRRORED)**
SCALE: 3/16" = 1'-0"

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Crystal Lake IL 60014 ph 815.444.9150 kortearchitecture.com

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SHEET CONTENTS:
ELEVATIONS

SHEET NO.
A3.0

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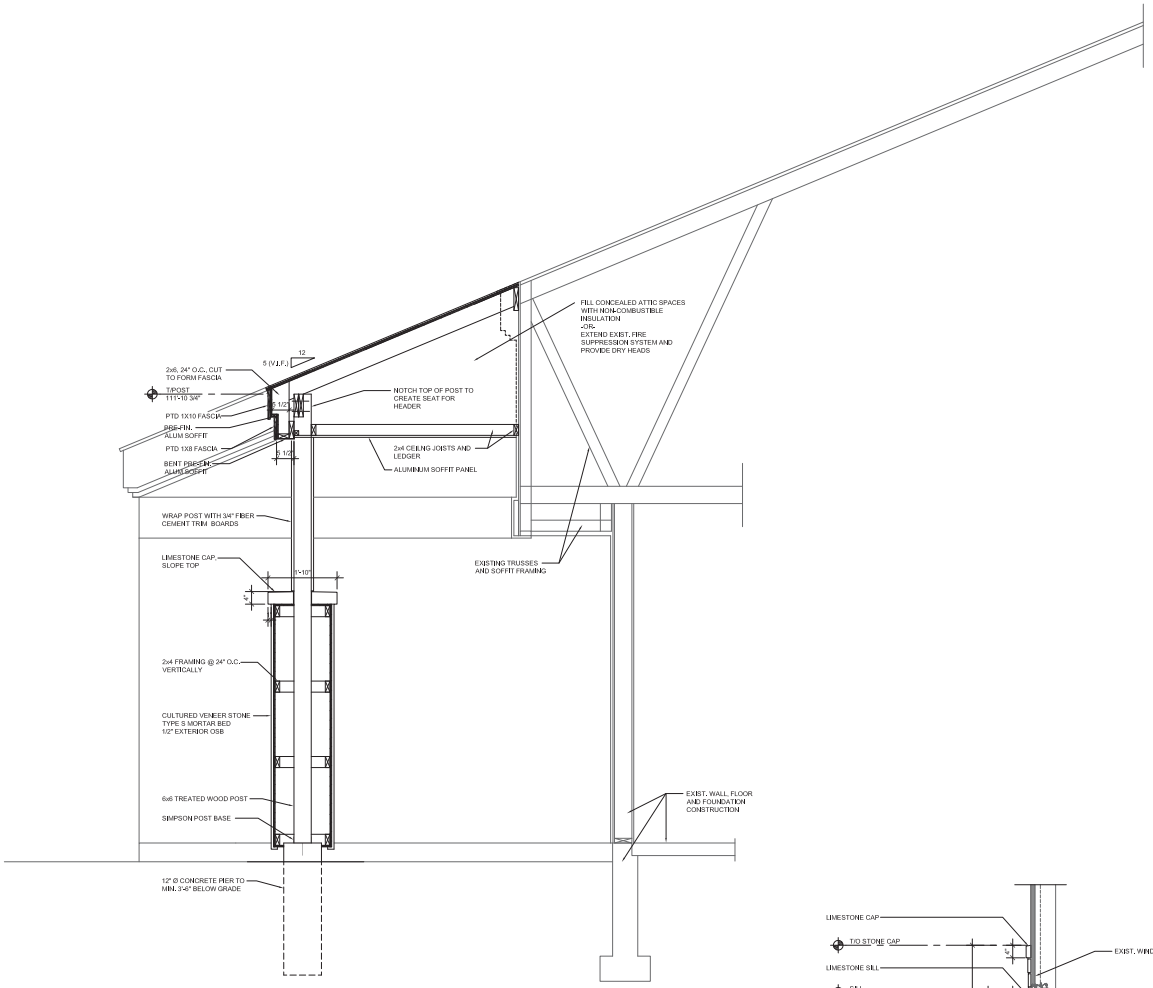
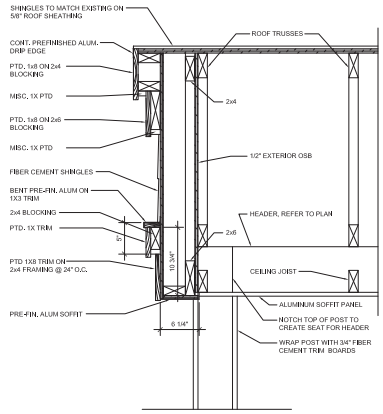
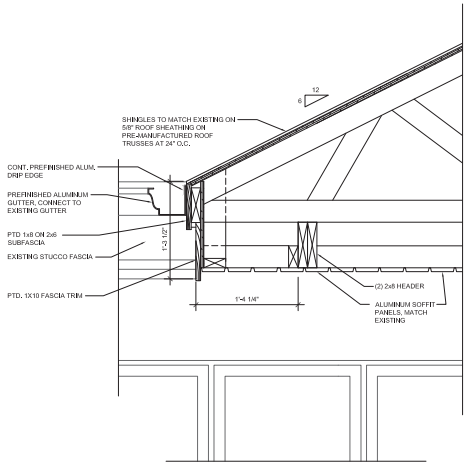


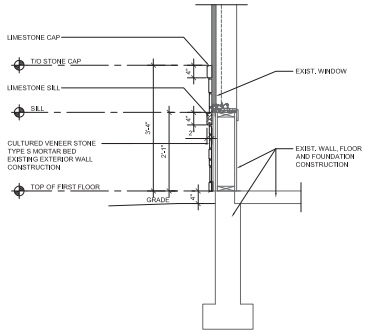
3 A4.0 **SECTION**
SCALE: 3/4" = 1'-0"



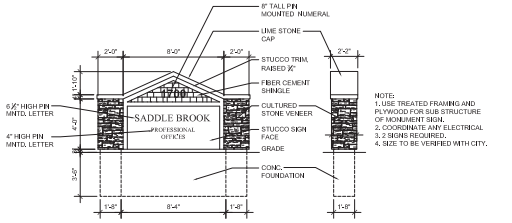
1 A4.0 **GABLE END DETAIL**
SCALE: 1 1/2" = 1'-0"



2 A4.0 **EAVE DETAIL**
SCALE: 1 1/2" = 1'-0"



5 A4.0 **CULTURED STONE VENEER SECTION DETAIL**
SCALE: 3/4" = 1'-0"



4 A4.0 **MONUMENT SIGN**
SCALE: 1/4" = 1'-0"

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Crystal Lake IL 60014 ph 815.444.9150 kortearchitecture.com

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SHEET CONTENTS:
SECTIONS
MONUMENT SIGN DETAIL

SHEET NO.
A4.0

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