

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 3e

Title:

Recommendation to approve a Minor Change to PUD Preliminary Plan for CVS PUD Lot 2 – 1601 S. 14th St.

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: February 13, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

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

Louis Morelli, applicant, is proposing to develop a restaurant on the vacant lot next to the new CVS store at the corner of Lincoln Hwy. and S. 14th St. Development of the property was approved under the CVS PUD, Ordinance 2015-Z-16. The CVS PUD includes the CVS parcel (Lot 1) and the subject property (Lot 2). A single-story, 4,620 sf retail building was approved for Lot 2.

The applicant is proposing to modify the PUD Preliminary Plan for Lot 2, including changes to the site plan, landscape plan, and building elevations, in order to accommodate development of a restaurant on the property. Approval of a Minor Change to PUD Preliminary Plan is required to permit the proposed changes.

The site plan is substantially similar to the PUD Preliminary Plan, although the proposed building is smaller (2,777 sf) and modifications have been made to the parking lot, including an additional row parking along the west side of the building. The total parking count for Lot 2 will increase from 19 to 28 spaces. The site plan meets all applicable requirements of the CVS PUD Ordinance and the Zoning Ordinance.

The building elevations meet all requirements of the Design Review chapter of the Zoning Ordinance.

A landscape plan has not been submitted but will be required at the time of building permit. A condition should be placed upon approval that landscaping be provided which substantially conforms to the number and types of plantings as shown on the PUD Preliminary Plan. The applicant is agreeable to this condition.

Attachments *(please list):*

Application for Minor Change; Plan documents; Site Plan, Landscape Plan, and Building Elevations approved under Ordinance No. 2015-Z-16

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve a Minor Change to PUD Preliminary Plan for CVS PUD Lot 2, 1601 S. 14th St., with a condition that landscaping be provided which substantially conforms to the number and types of plantings as shown on the approved PUD Preliminary Plan.

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

MINOR CHANGE TO PUD APPLICATION

For City Use	
Project Name:	CVS PUD Lot 2
Project Number:	2017 -PR- 001
Application No.:	2017 -AP- 001



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:	1601 S. 14th St. St. Charles, IL 60175	
	Parcel Number (s):	09-33-329-054	
	PUD Name:	CVS PUD Ordinance #2015-Z-16	
2. Applicant Information:	Name	Louis J. Morelli	Phone 630-377-7500
	Address	2902 Lincoln Hwy. St. Charles, IL 60175	Fax 630-377-7502
			Email morelli@morellicounsel.com
3. Record Owner Information:	Name	1500 Lincoln Highway, LLC, a limited liability company	
	Address	719 Shady Avenue Geneva, IL 60134	Phone 847-542-5993
			Fax N/A
			Email richbrolly@keatingresources.com

Information for proposed Minor Change:

Name of PUD: CVS PUD

PUD Ordinance Number: 2015-Z-16

Ord. or Resolution(s) that approved the current plans: 2015-Z-16

Identify Specific PUD Plans to be changed:

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

Description of Proposed Changes:

Allow restaurant instead of retail and reduce size of building from 4,610 sq ft to 2277 sq ft

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

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: 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.

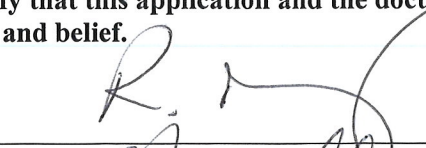
Copies of Plans:

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:

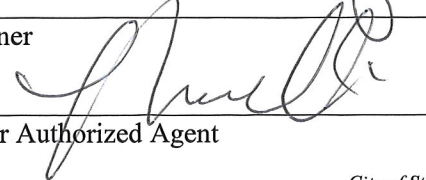
- Site Plan indicating location of proposed change.
- For changes to site/engineering plans, show existing/approved and proposed site/engineering plan changes.
- For changes to architectural elevations, show existing/approved and proposed building design, color and materials.
- For changes to landscaping, 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 1/19/17



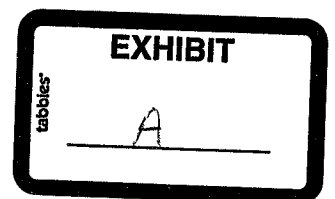
 Applicant or Authorized Agent

 Date 1/19/17

LEGAL DESCRIPTION

1601 S. 14TH St.

LOT 2 IN CVS #10660, ST. CHARLES, ILLINOIS SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2016 AS DOCUMENT 2016K008076, IN KANE COUNTY, ILLINOIS.



January 18, 2017

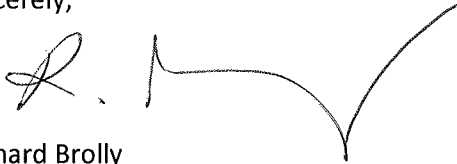
City of St. Charles
Two East Main Street
St. Charles, Illinois 60174

Re: Letter of Authorization from 1500 Lincoln Highway LLC ("Owner") the Owner of 1601 S. 14th Street, St. Charles, Illinois ("Property").

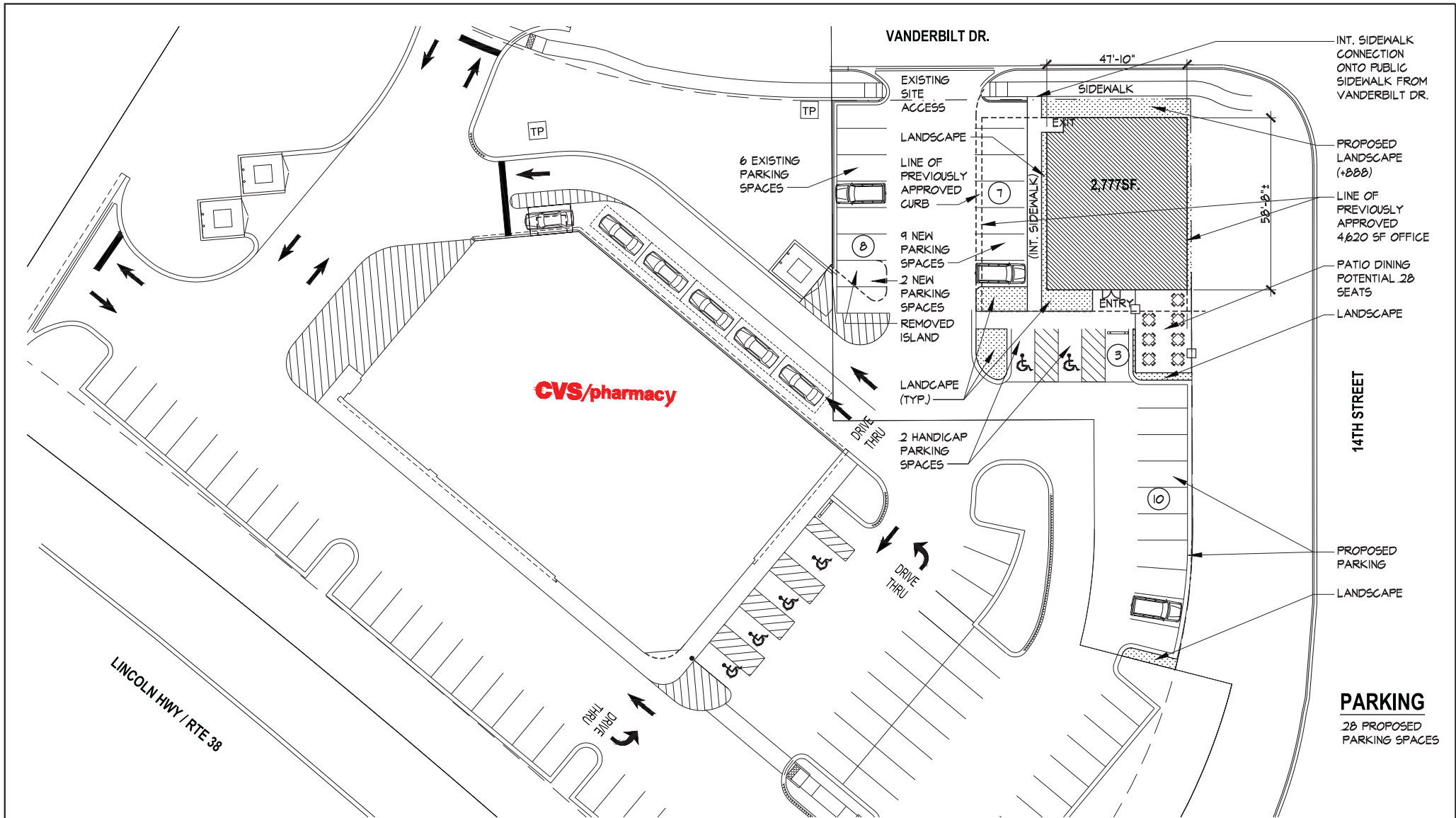
To whom it may concern:

The Owner of the Property hereby authorizes Louis Morelli, the contract purchaser of the Property ("Purchaser") to pursue a Minor Change to PUD Application on the Property, provided that the final enactment of the modification is contingent upon Purchaser's closing on the acquisition of the Property. If you have any questions, please do not hesitate to contact me at richbrolly@keatingresources.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Morelli', with a large, sweeping flourish extending to the right.

Richard Brolly
Authorized Signatory



SITE PLAN
 DD.0 SCALE: 1" = 30'-0"
 0' 10' 20' 30' 60'

THESE DRAWINGS ARE THE PROPERTY OF SORCE ARCHITECTURE, P.C. THEY CONTAIN COPYRIGHTED & PROPRIETARY INFORMATION. ANY USE OF THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN CONSENT OF RONALD P. SORCE, AIA & SORCE ARCHITECTURE, P.C. IS PROHIBITED.

SORCE ARCHITECTURE
 3030 SALT CREEK LN. SUITE 122 ARLINGTON HEIGHTS, IL 60005 PHONE: 847.292.2608 FAX: 847.394.6972 WWW.SORCEARCHITECTURE.COM

RESTAURANT
 1500 LINCOLN HWY
 St. CHARLES, ILLINOIS

DATE: 01.18.2017
DD.0



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

JAN. 18, 2017 - DESIGN DEVELOPMENT



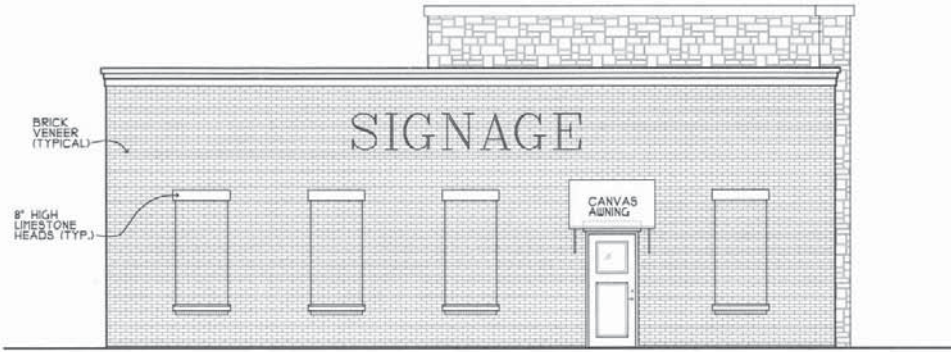
PROPOSED BUILDING AT:
1500 LINCOLN HIGHWAY
 ST. CHARLES, ILLINOIS 60114
 LOUIS & DANI MORELLI

PLOTTED: 1/18/2017

Revisions:

Commission: 2844
 Issue Date:
 Drawn By: CDZ
 SOUTH & WEST ELEVATIONS

Sheet:
1
 of 2



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

FEB. 7, 2017 - DESIGN DEVELOPMENT



PROPOSED BUILDING AT:
1500 LINCOLN HIGHWAY
 ST. CHARLES, ILLINOIS 60141
 LOUIS & DANI MORELLI

PLOTTED: 3/17/2017

Revisions:

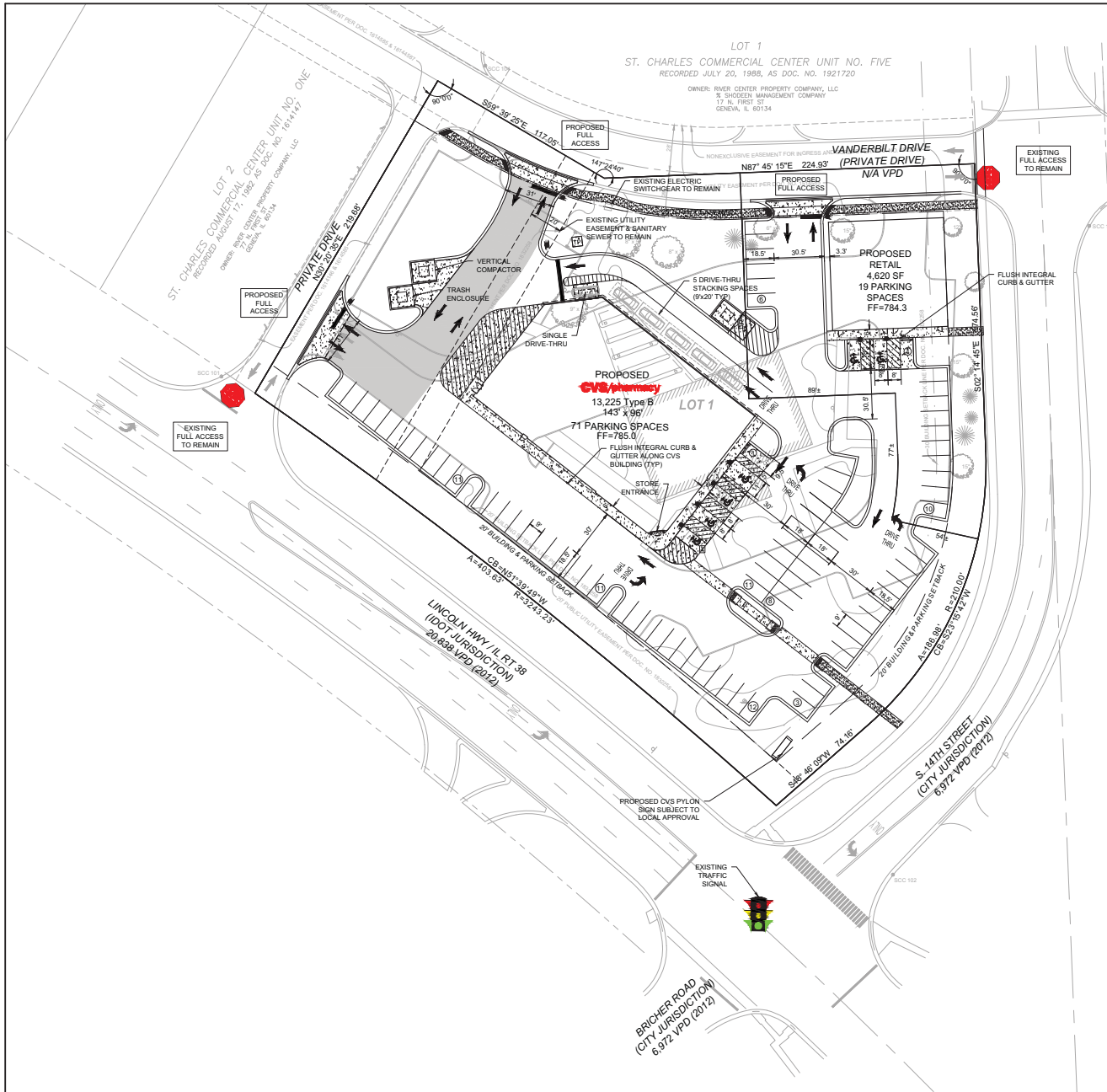
Commission: 2866
 Issue Date:
 Drawn By: CDZ
 NORTH & EAST ELEVATIONS



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

Previously Approved Site Plan



- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. ALL CURB AND GUTTER SHALL BE 66.12 UNLESS OTHERWISE NOTED.
 5. REFER TO UTILITY PLAN FOR PROPOSED EASEMENTS.
 6. ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH M.U.T.C.D.
 7. WITHIN GREENSPACE AREAS WITHIN RIGHT-OF-WAY, CVS GENERAL CONTRACTOR SHALL GRADE DISTURBED AREAS TO POSITIVELY DRAIN, DISPOSE OF SURPLUS EXCAVATION SPOILS OFFSITE, RESTORE DISTURBED AREAS WITH TOPSOIL MATERIAL AND SEEDED BLANKET PER THE LANDSCAPE PLANS) AND SPECIFICATIONS, CITY SPECIFICATIONS AND/OR ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT) SPECIFICATIONS.

PAVING LEGEND
(PAVEMENT THICKNESSES TO BE DETERMINED BY GEOTECHNICAL ENG.)

	REGULAR BITUMINOUS PAVEMENT 1.5" HOT MIX ASPHALT SURFACE COURSE, M.X.D. N60 2" HOT MIX ASPHALT BINDER COURSE, 1.5" N60 PRIMECOAT PER ARTICLE 4.4 OF DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 4" AGGREGATE BASE COURSE
	HEAVY DUTY BITUMINOUS PAVEMENT 1.5" HOT MIX ASPHALT SURFACE COURSE, M.X.D. N60 2" HOT MIX ASPHALT BINDER COURSE, 1.5" N60 PRIMECOAT PER ARTICLE 4.4 OF DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 4" AGGREGATE BASE COURSE
	CONCRETE PAVEMENT (REINFORCED) 6" P.C. CONCRETE PAVEMENT WITH #6 W2 3@12.0 W/WF 4" AGGREGATE BASE COURSE (CA-6)
	PRIVATE CONCRETE SIDEWALK W/ INTEGRAL CURB (REINFORCED) - ALONG CVS BUILDING ONLY 6" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE (CA-6)
	PUBLIC CONCRETE SIDEWALK (REINFORCED) 6" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE (CA-6)
	FULL DEPTH PAVEMENT PATCH MATCH EXISTING ASPHALT PAVEMENT SECTION

LEGEND

	EXISTING	DESCRIPTION
	PROPOSED	RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		CURB & GUTTER
		DEPRESSED CURB & GUTTER

CURB LEGEND

	STANDARD PITCH BE 12 CONCRETE CURB AND GUTTER
	REVERSED PITCH BE 12 CONCRETE CURB AND GUTTER
	66.12 CONCRETE DEPRESSED CURB AND GUTTER

SITE SUMMARY

ZONING	BR	REGIONAL BUSINESS DISTRICT
SITE AREA	TOTAL	2.7287 AC.
	CVS	2.1064 AC.
	RETAIL	0.6021 AC.

PARKING SUMMARY

PROVIDED	CVS PHARMACY	4 ACCESSIBLE SPACES
		17 STANDARD SPACES
		71 TOTAL CVS SPACES
	RETAIL SITE	2 ACCESSIBLE SPACES
		17 STANDARD SPACES
		19 TOTAL RETAIL SPACES
REQUIRED MINIMUM (4 SPACES PER 1,000 SF)	CVS PHARMACY	63 TOTAL CVS SPACES
	RETAIL SITE	19 TOTAL RETAIL SPACES

NEW NORTHERN - 13,225 B
STORE NUMBER: 10660
LINCOLN HWY / ILL RT 38 & 14TH STREET
KANE COUNTY
ST. CHARLES, ILLINOIS
DEAL TYPE: NEW
CS PROJECT NUMBER: CS# 85081

ENGINEER:

V3 Companies
7325 James Avenue
Woodridge, IL 60091
630.724.9200 phone
630.724.9200 fax
www.v3co.com

CONSULTANT:

ARCHITECT
NORR, LLC
719 ORISWOLD STREET, SUITE 1000
DETROIT, MICHIGAN 48226
PHONE: (313) 324-5100

LANDSCAPE CONSULTANTS
DANIEL WEINBACH & PARTNERS
53 W. JACKSON BLVD., SUITE 250
CHICAGO, ILLINOIS 60604
PHONE: (312) 427-2888

DEVELOPER:
T.M.
CROWLEY
& ASSOCIATES
501 PENNSYLVANIA PARKWAY, SUITE 160
INDIANAPOLIS, IN 46280
PHONE: 317.705.8800
FAX: 317.574.7336

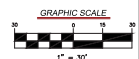
SEAL:

REVISIONS/ SUBMITTALS:

1	OWNER REVIEW	07-01-15
2	PUD REVIEW	07-31-15
3	P&Z COMMENTS	08-10-15
4	Revised Trash Enclosure	08-10-15
5	Revised per City Comment	08-14-15

DRAWING BY: DB
DATE: JULY 1, 2015
JOB NUMBER: 07188.149
TITLE: PRELIMINARY LAYOUT AND PAVING PLAN
SHEET NUMBER:

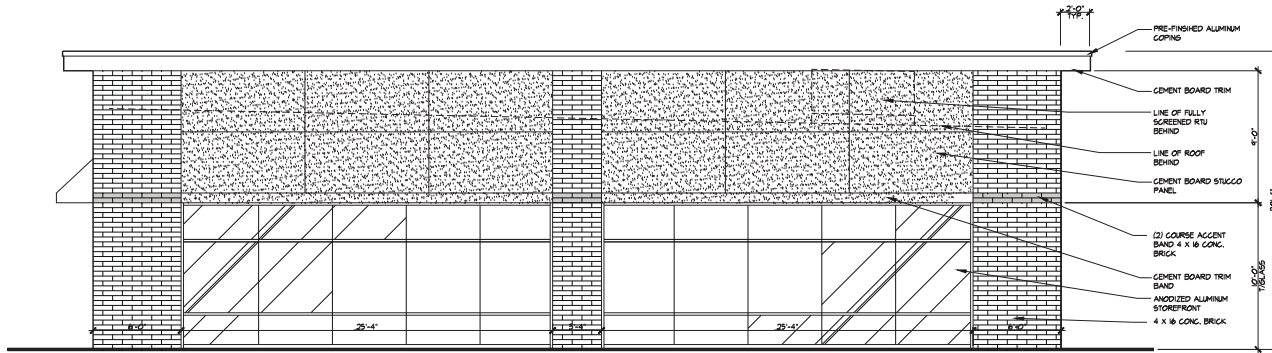
C-1.0
COMMENTS
NOT RELEASED FOR CONSTRUCTION



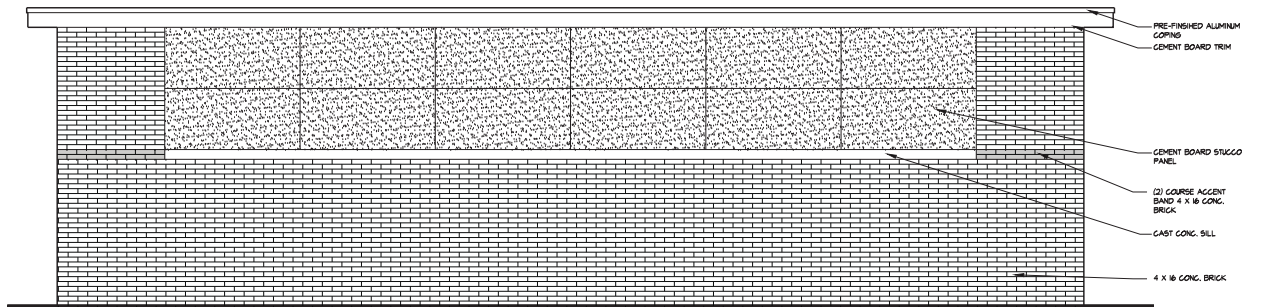
Previously Approved Building Elevations



1 SOUTH ELEVATION (FACING LINCOLN HWY / RTE 38)
 SCALE: 1/4" = 1'-0"



2 EAST / WEST ELEVATION (FACING 14TH ST. SHOWN)
 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION (FACING VANDERBILT DR.)
 SCALE: 1/4" = 1'-0"

PROJECT # 1513
 DRAWN BY KL
 CHECKED BY RPS
 START DATE 06.01.2015
 SHEET TITLE OUTLOT ELEVATIONS
 SHEET NUMBER A1

REVISIONS
 REV. NO. REV. CITY SUBMITTAL DATE
 1 KL 07/28/15
 2 KL 07/07/15

PROJECT # 1513
 DRAWN BY KL
 CHECKED BY RPS
 START DATE 06.01.2015
 SHEET TITLE OUTLOT ELEVATIONS
 SHEET NUMBER A1

OUTLOT BUILDING
 1500 LINCOLN HWY / IL RTE 38
 ST. CHARLES, ILLINOIS

SORCE ARCHITECTURE
 100 EAST CENTRAL AVENUE, SUITE 200, ST. CHARLES, ILLINOIS 62256
 PH: 618.336.1111 FAX: 618.336.1112 WWW.SORCEARCHITECT.COM