



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4g

Title:

Recommendation to approve a Minor Change to PUD Preliminary Plan for 2670 W. Main St. (Aldi)

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: November 14, 2016

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

Thomas Strehmann of Aldi Inc. is proposing changes to the Aldi Food Store on W. Main St. in connection with a building expansion project. The property is located in the Pine Ridge Park PUD and is subject to Ordinance 2006-Z-4. The development plans for Aldi were approved under Ordinance 2006-Z-18. The building was completed in 2007.

The following changes to the site are proposed:

- 2,008 sf building expansion on the east wall. The wall will be moved out 17 ft. to the east.
- The drive aisle parallel to the east wall will be shifted east, resulting in a loss of three (3) parking spaces (from 79 to 76 spaces).
- Required landscaping will be provided in the relocated landscape areas.
- Redesigned front entry.
- Elimination of the standing seam metal roof around the building to straighten the roofline.
- Rooftop screening of mechanical equipment.

Staff has reviewed the submitted plans and determined the proposal complies with all applicable standards of the Pine Ridge Park PUD Ordinance and the Zoning Ordinance.

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

Application for Minor Change, Plans, Site Plan & Elevations approved under Ordinance 2006-Z-18.

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

Recommendation to approve a Minor Change to PUD Preliminary Plan for 2670 W. Main St. (Aldi)

**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**

<b>For City Use</b>	
Project Name:	<u>Aldi - 2670 W. Main St.</u>
Project Number:	<u>2016</u> -PR- <u>016</u>
Application No.	<u>2016</u> -AP- <u>037</u>



*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>	Location: <b>2670 W. Main Street</b>	
	Parcel Number (s): <b>10 &amp; 11</b>	
	PUD Name: <b>Pine Ridge Park PUD</b>	
<b>2. Applicant Information:</b>	Name Thomas Strehmann	Phone (630) 742-9272
	Address 1200 N Kirk Road Batavia, IL 60510	Fax
		Email tom.strehmann@aldi.us
<b>3. Record Owner Information:</b>	Name ALDI Inc	Phone (630) 761-2423
	Address 1200 N Kirk Road Batavia, IL 60510	Fax (630) 879-8152
		Email tom.strehmann@aldi.us

**Information for proposed Minor Change:**

Name of PUD: Pine Ridge Park PUD

PUD Ordinance Number: 2006-Z-4

Ord. or Resolution(s) that approved the current plans: 2006-Z-18

**Identify Specific PUD Plans to be changed:**

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

**Description of Proposed Changes:**

+/- 2,000 SF building expansion on the short wall side of ALDI store located at 2670 W. Main Street. New front entry and building signage to provide an improved look to meet ALDI's latest facade criteria.

**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 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.**

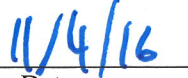
ALDI Inc.

11/4/16

Record Owner

Date

  
Applicant or Authorized Agent

  
Date



**Engineering, LLC**  
Civil Engineering • Real Estate Consulting • Project Management

975 E. 22<sup>nd</sup> Street, Suite 400  
Wheaton IL 60189  
630.480.7889  
[www.rwg-engineering.com](http://www.rwg-engineering.com)

November 3, 2016

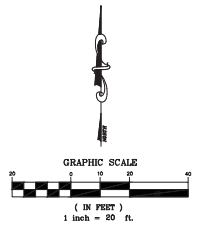
File : 253-097-16

ALDI FOOD STORE EXPANSION  
2670 Main Street, St. Charles, IL

Minor Change to the PUD

In order to bring the St. Charles Aldi Food store up to current Aldi standards and to provide an ability to market a wider variety of product to its' customers, Aldi desires to enlarge their existing food store located at 2670 Main Street in St. Charles. The proposed store expansion moves the east wall of the building approximately 17.33' eastward, allowing for an approximate 2,008 SF building expansion. Combined with the existing 16,279 SF existing building, the resultant facility is roughly 18,287 SF in size. The expansion basically trades existing pavement for new building footprint, reducing the site greenspace by only about 73 SF, which will not trigger any change in stormwater management detention criteria. The northern entrance driveway will be slightly narrower to better direct traffic flow in front of the building expansion. The parking stall count is reduced by 3 stalls, leaving a total site count of 76 stalls which conforms to Aldi and City criteria (4.15 stalls / 1,000 SF gross). The bulk of the parking lot remains as existing. Architecturally, the building will receive a new front entry and new building signage, providing an improved look that meets Aldi's latest façade criteria. Overall, the proposed project will result in an enhancement to the shopping experience for St. Charles residents.

ALL PLANTINGS THAT ARE REMOVED SHALL BE REPLACED (IN NUMBER AND TYPE) IN THE NEW-RELOCATED PLANTING AREAS.



**ABBREVIATIONS LEGEND:**

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
(TYP)	=	TYPICAL

**SITE DATA:**

TOTAL LOT SIZE	=	105,257 S.F. (2.42 AC)
EXISTING ZONING	=	BC
<b>EXISTING SITE CONDITIONS:</b>		
EXISTING BUILDING FOOTPRINT	=	16,279 S.F. (15.47%)
EXISTING PAVT./SIDEWALK	=	53,726 S.F. (51.04%)
EXISTING GREENSPACE	=	35,252 S.F. (33.49%)
EXISTING CONDITION IMPERVIOUS AREA	=	70,005 S.F. (6.61 AC)
<b>PROPOSED SITE CONDITIONS:</b>		
PROPOSED BUILDING FOOTPRINT	=	18,277 S.F. (17.36%)
	=	(22,143 NET S.F.)
PROPOSED PAVT./SIDEWALK	=	51,801 S.F. (49.22%)
PROPOSED GREENSPACE	=	35,179 S.F. (33.42%)
PROPOSED CONDITION IMPERVIOUS AREA	=	70,078 S.F. (6.61 AC)
<b>EXISTING PARKING SUMMARY:</b>		
REGULAR STALLS	=	76
ADA ACCESSIBLE STALLS	=	3
TOTAL STALLS	=	79
<b>PROPOSED PARKING SUMMARY:</b>		
REGULAR STALLS	=	72
ADA ACCESSIBLE STALLS	=	4
TOTAL STALLS PROVIDED	=	76 (4.16/1,000 SF)

DATE	REVISIONS	DRAWN BY
11/09/16	PER CITY REVIEW COMMENTS	MS

**ALDI INC. - STORE #43**  
ST. CHARLES, ILLINOIS  
SITE PLAN



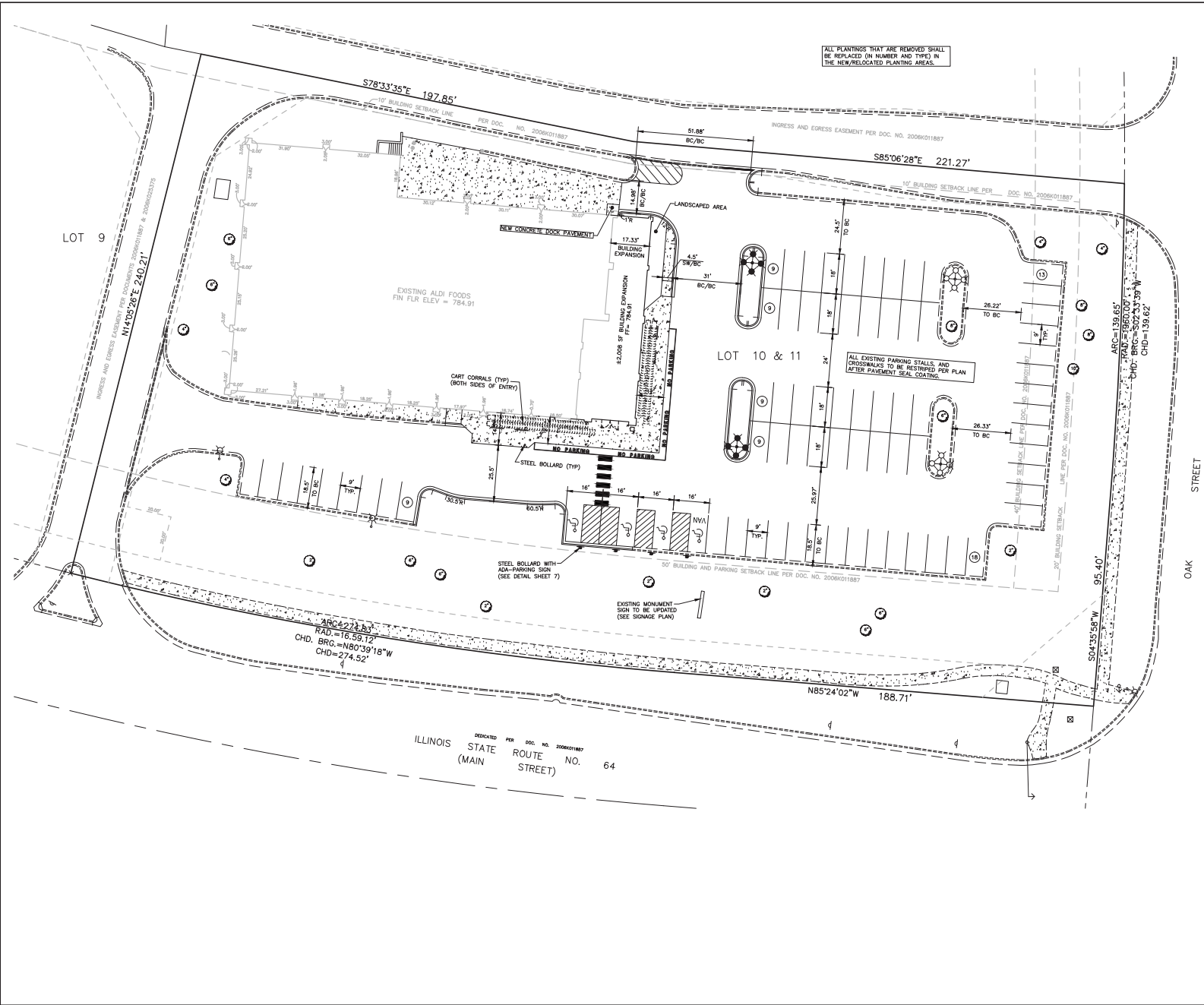
975 E. 22nd St, Suite 400  
Whitewater, IL 60189  
Cell: 815.233.0076 Fax: 815.233.0082  
www.rwg-engineering.com



PROJECT NO. 2330215  
DATE 10/22/16  
SCALE 1"=20'  
PROJ. MGR. MS  
PROJ. ASSOC. EMB  
DRAWN BY. JLM

SHEET

November 08, 2016 8:28:08 am, App/1618.0 (Last 1 sec)  
Drawing: S:\2330215 - ALDI FOODS - #43 ST. CHARLES, ILL. STORE#43.DWG (PWA, L20, 8426.DWG)



ILLINOIS STATE ROUTE NO. 64  
STANDARD PER DOC. NO. 2006K011887  
(MAIN STREET)

ARC=274.83  
RAD.=16.59.12  
CHD. BRG.=N80°39'18"W  
CHD=274.52'

LOT 9

LOT 10 & 11

OAK STREET

Issued:	Date:
A	Issued for Client Review 09/02/16
B	Issued for Client Review 09/06/16
C	Issued for Client Review 09/14/16
D	Issued for Client Review 10/19/16
E	Issued for Client Review 11/07/16

Revisions:	Date:
1	
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3	
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5	
6	
7	
8	
9	

Seal	Seal	Date
PROJECT ARCHITECT/ENGINEER		
PROJECT LEAD		
PROJECT DESIGNER		

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APD Engineering & Architecture, PLLC  
Drawing Attention  
It is a violation of law for any person, unless acting under the direction of a Licensed Architect, Professional Engineer, Landscape Architect or Land Surveyor to alter any item on this document in any way. Any person who alters this document is required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.  
**DO NOT SCALE PLANS**  
Clipping, Printing, Software and other processes required to produce these plans can stretch or skew the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact APD Engineering with any need for additional dimensions or clarifications.



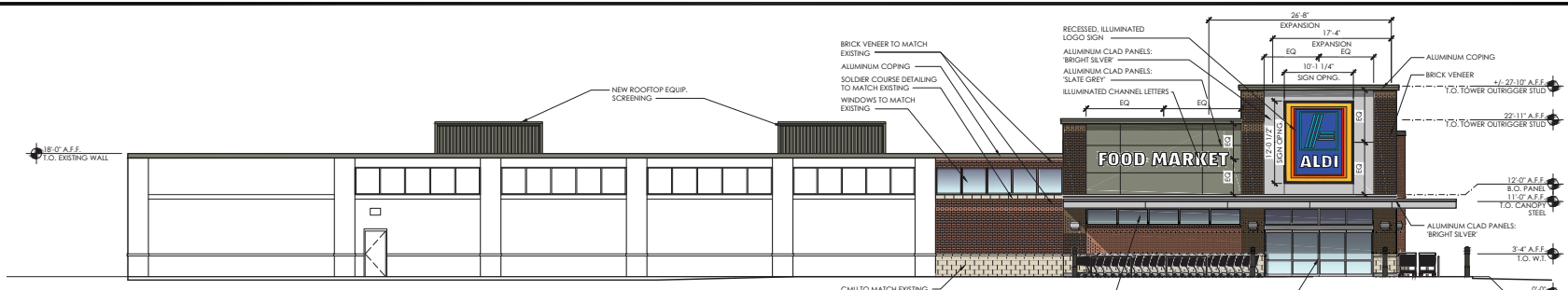
**APD ENGINEERING & ARCHITECTURE, PLLC**  
615 Fishers Run  
Victor, NY 14564  
585.742.2222  
585.924.4914 fax  
www.apd.com



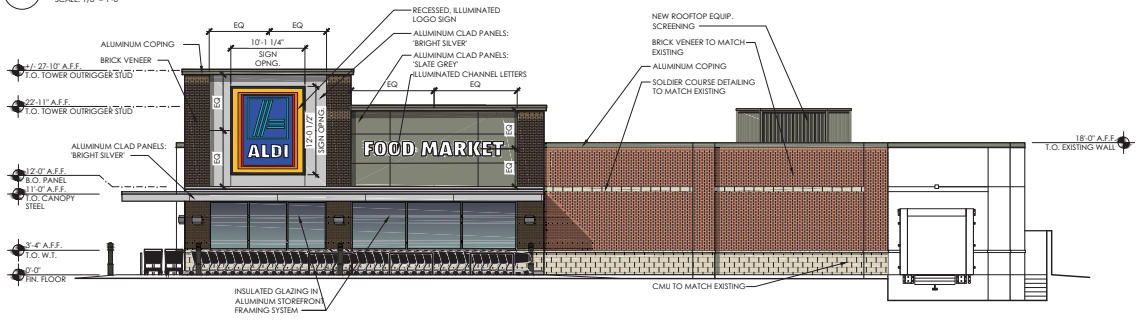
ALDI Inc.  
1200 N. Kirk Road  
Bartonsville, IL 60110  
(815) 742-1000  
(815) 742-1000 fax

ALDI Inc. Store #: 43  
St. Charles, IL  
2670 West Main Street  
St. Charles, IL 60175  
Kane County  
Project Name & Location:

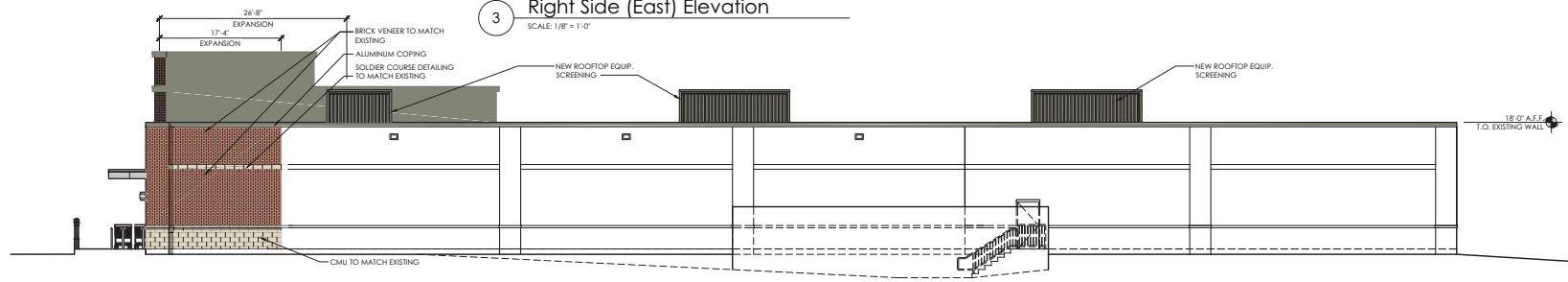
V2.0 93 x 156  
SW Expansion  
Drawing Name:  
Project No.  
Date: 07/14/16  
16-0248A  
Type: V2.07  
Drawn By: MJH  
CEE-4  
Scale: As Noted  
Drawing No.



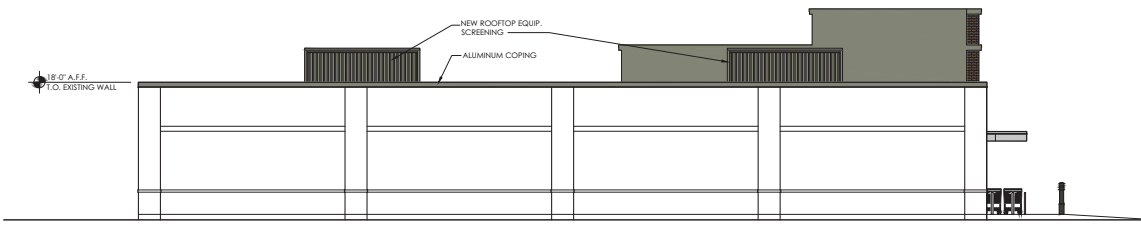
4 Front (South) Elevation  
SCALE: 1/8" = 1'-0"



3 Right Side (East) Elevation  
SCALE: 1/8" = 1'-0"



2 Rear (North) Elevation  
SCALE: 1/8" = 1'-0"



1 Left Side (West) Elevation  
SCALE: 1/8" = 1'-0"

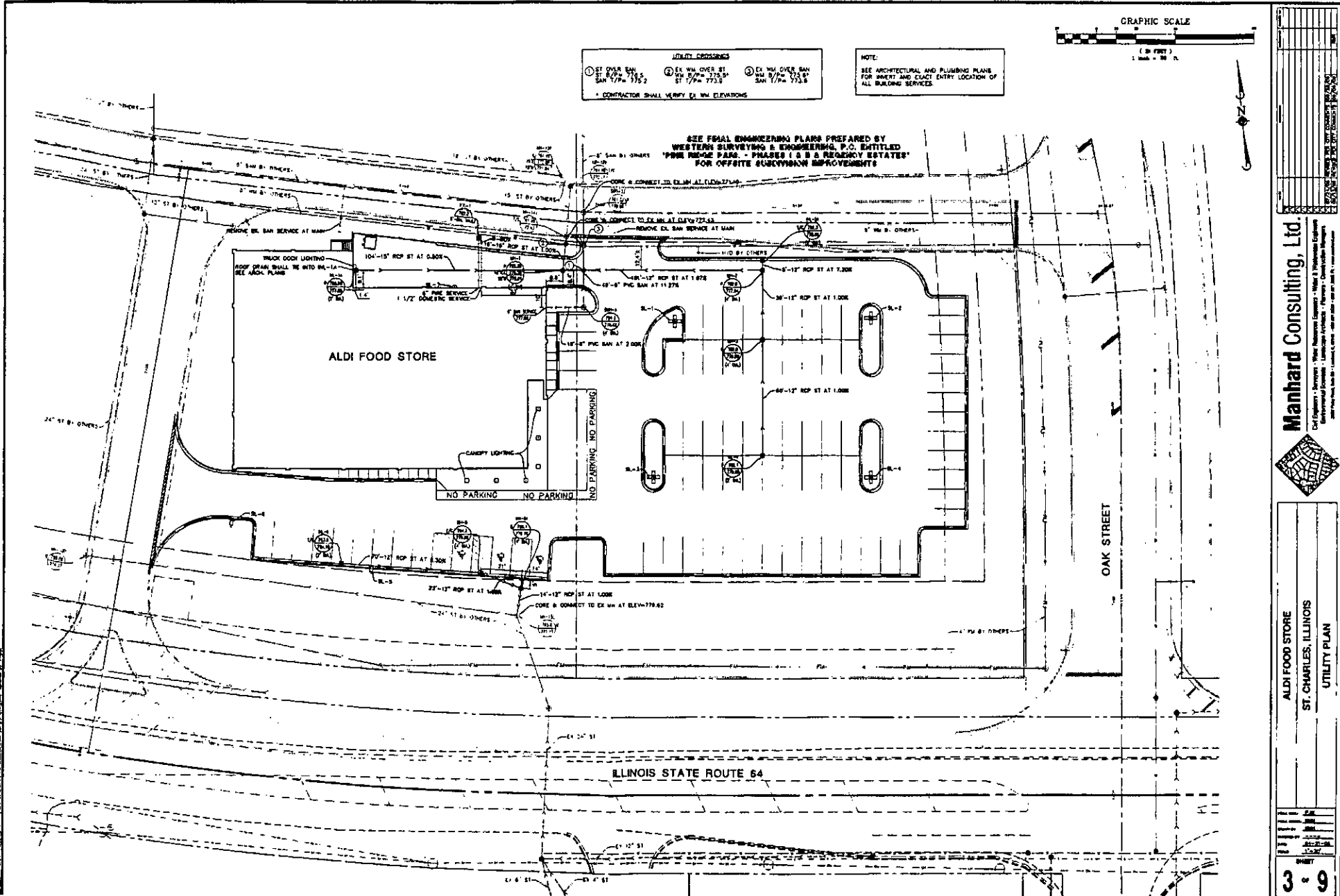
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	120.7	241.4
FOOD MARKET SIGN	2	38.1	76.2
TOTAL SIGNAGE			317.6

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL.

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.

Site Plan approved under  
Ordinance 2006-Z-18





**EXTERIOR FINISH SCHEDULE**

SHIRT ROOF & METAL COPING COPPER PENNY BY FAC CLAD & TURT CLAD

STONE BASE COURSES INTEGRAL COLOR SANDSTONE 8 IN BY METROMONT UNIVERSAL DRYBLOC

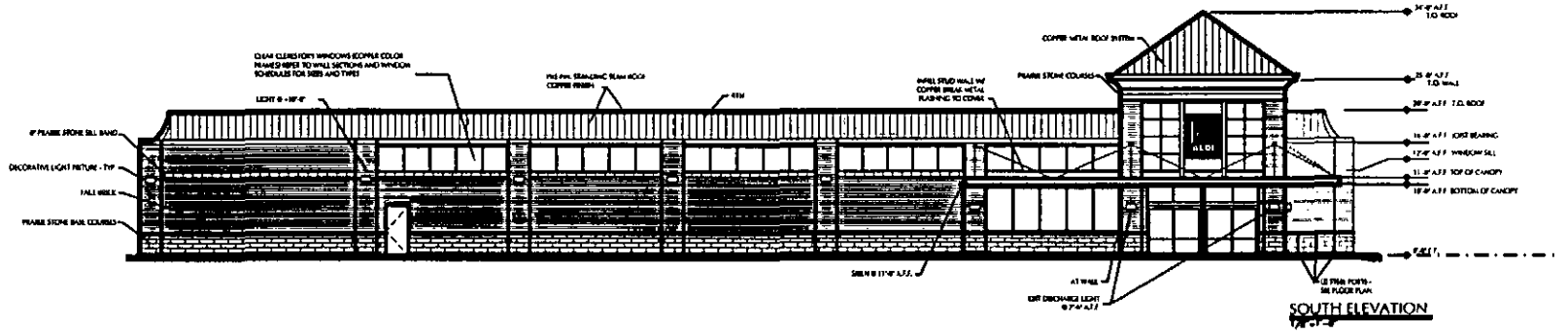
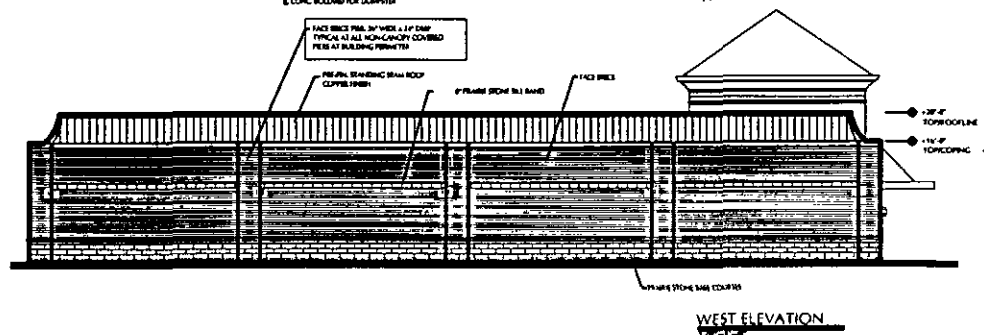
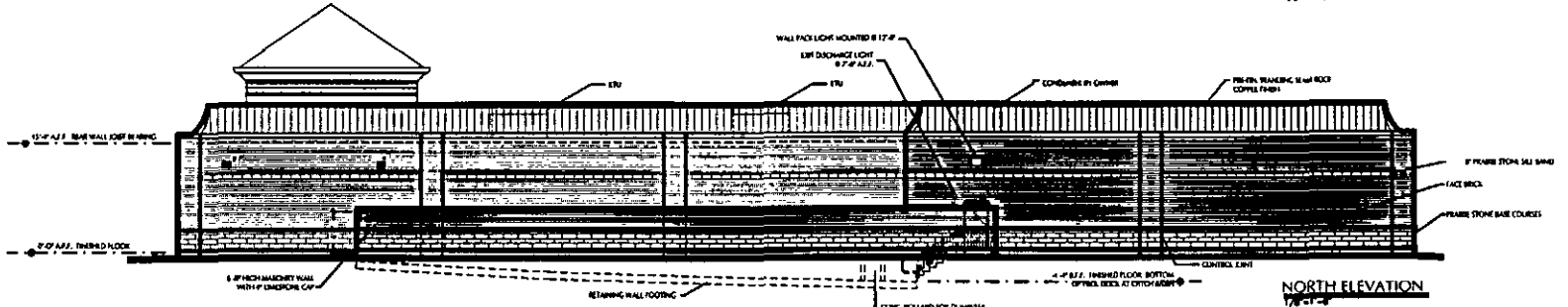
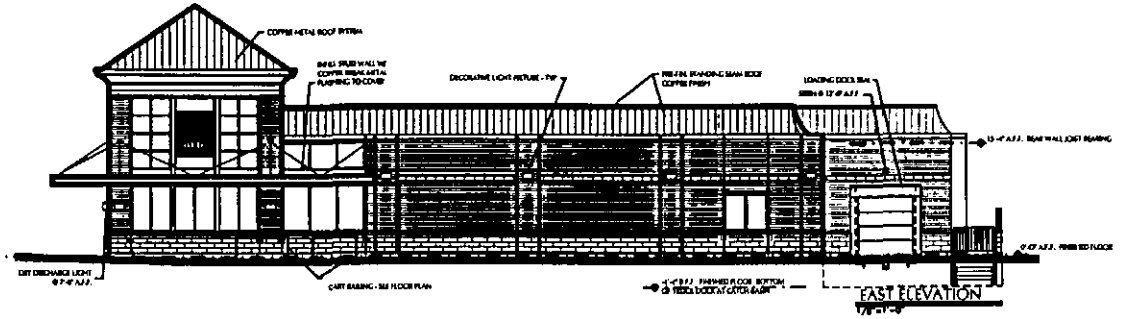
FACE BRICK MIMICO MED UTILITY SIZED BY BELDEN BRICK

METAL: BY HOLLAND LIGHT BUFF # 7 BY HOLLAND

STONE FRONT: ANCHORED METAL

CLAD:

- (1) PVC GRAY LOW "E" INSULATED UNIT
- (2) CLEAR INSULATED UNIT 1/2" LOW "E" COATING
- (3) CLEAR TEMPERED 1/4" GLAZ
- (4) INSULATED UNIT-ROCK BOARD TO HAVE WHITE LAMINATED PANEL



AAI

ALBA ARCHITECTURE  
2777 COLLETTA  
CHICAGO, IL 60604  
TEL: 312.467.1234  
WWW.AAIArch.com



ALD  
St. Charles  
Illinois

NO.	REVISION	DATE
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ILLINOIS