

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: \*II

Title:

Motion to approve an Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan for Fiore Salon Suites (Part of Lot 2, Tyler & 64 Business Park PUD).

Presenter:

Rita Tungare

Meeting: City Council

Date: May 18, 2020

Proposed Cost:

Budgeted Amount: N/A

Not Budgeted:

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

The subject property, addressed as 157 S. Tyler Rd., is part of Lot 2 of the Tyler and 64 Business Park PUD and is subject to Ord. 2004-Z-14. In 2018, Fiore Salon Suites was constructed on the property, approved as a Minor Change under Ord. 2018-Z-16. The building contains 16 suites leased by individual business owners offering beauty salon services.

Vincent Fiore, property owner, has applied for Minor Change to PUD Preliminary Plan requesting approval of a building addition. Details are as follows:

- 511 sf addition at the northeast corner of the building to accommodate three additional suites and a waiting area.
- The addition will match the existing building in height, roof pitch, siding material, and trim detailing.
- Existing parking is adequate to accommodate the additional square footage.

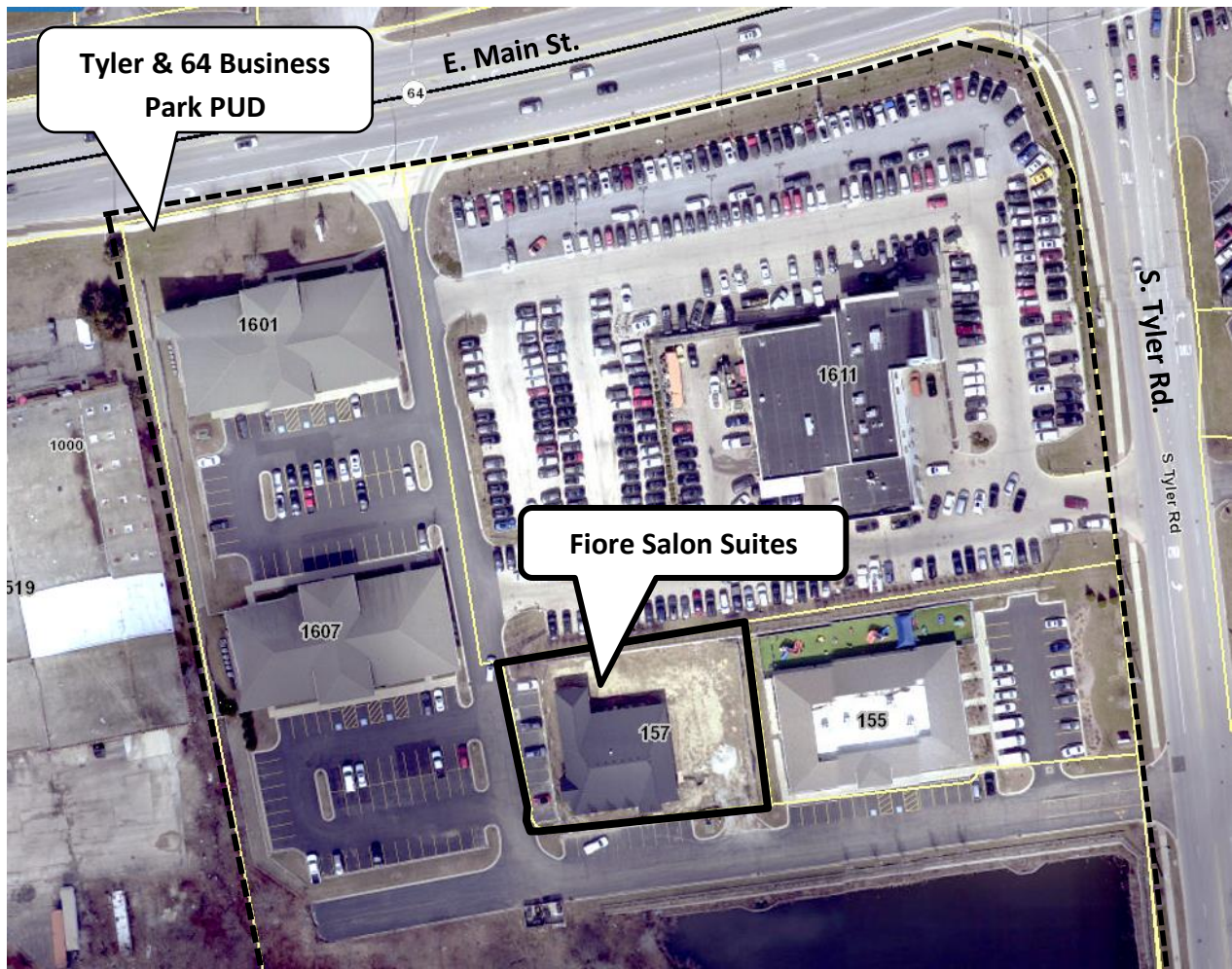
Staff has reviewed the submitted plans and determined the proposal complies with all applicable standards of the Tyler and 64 Business Park PUD Ordinance and the Zoning Ordinance.

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

Location Map, Application, Plans, Ordinance

Motion to approve an Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan for Fiore Salon Suites (Part of Lot 2, Tyler & 64 Business Park PUD).

## Location Map



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



COMMUNITY DEVELOPMENT DIVISION

PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

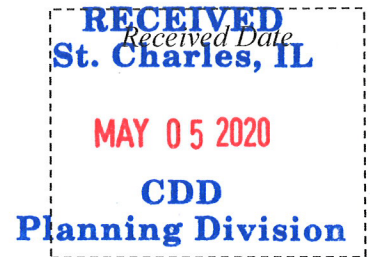
**MINOR CHANGE TO PUD APPLICATION**

**For City Use**

Project Name: Fiore Salon suites - minor change

Project Number: \_\_\_\_\_ -PR- \_\_\_\_\_

Cityview Project Number: \_\_\_\_\_



**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: 157 S Tyler Rd                     |                                |  |
|                                     | Parcel Number (s): 09-26-328-078             |                                |  |
|                                     | PUD Name: Tyler & 64 Business Park           |                                |  |
| <b>2. Applicant Information:</b>    | Name: Vincent Fiore                          | Phone: [REDACTED]              |  |
|                                     | Address: P.O. Box 193<br>Barrington IL 60011 | Fax:                           |  |
|                                     |  | Email: homes@fiorebuilders.net |  |
| <b>3. Record Owner Information:</b> | Name: JV Construction Ent. LLC               | Phone: [REDACTED]              |  |
|                                     | Address: P.O. Box 193<br>Barrington IL 60011 | Fax:                           |  |
|                                     |  | Email: homes@fiorebuilders.net |  |



**Information for proposed Minor Change:**

Name of PUD: Tyler & 64 Business Park

PUD Ordinance Number: 2004-Z-14

Ord. or Resolution(s) that approved the current plans: 2017-Z-12, 2018-Z-16

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

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

**Description of Proposed Changes:**

ADDITION TO ADD 3 SUITES AT  
THE NORTHEAST CORNER OF THE  
BUILDING

**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.**

|                                 |                 |
|---------------------------------|-----------------|
| <u>Joe Construction Ent LLC</u> | <u>5/1/2020</u> |
| Record Owner                    | Date            |
| <u>Vent Javi</u>                | <u>5/1/2020</u> |
| Applicant or Authorized Agent   | Date            |

**City of St. Charles, IL**  
**Ordinance No. 2020-Z-\_\_**

**An Ordinance Granting Approval of a Minor Change to  
PUD Preliminary Plan for Fiore Salon Suites  
(Part of Lot 2, Tyler & 64 Business Park PUD)**

WHEREAS, a request for a Minor Change to the PUD Preliminary Plan approved by Ordinance 2017-Z-12 “An Ordinance Granting Approval of a PUD Preliminary Plan for Generation Rescue (Part of Lot 2, Tyler & 64 Business Park PUD)”, and modified by Ordinance 2018-Z-16 “An Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan for Fiore Salon Suites (Part of Lot 2, Tyler & 64 Business Park PUD)”, was filed by Vincent Fiore (the “Applicant”) for a portion of Lot 2 of the Tyler & 64 Business Park PUD, addressed as 157 S. Tyler Road, said realty being legally described in Exhibit “A” attached hereto and incorporated herein as the “Subject Property”, for the purpose of constructing a building addition; and,

WHEREAS, the City Council of the City of St. Charles has determined that under Section 17.04.430 B. of the St. Charles Zoning Ordinance, this request constitutes a minor change to the approved PUD Preliminary Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. That passage of this Ordinance shall constitute approval of a Minor Change to PUD Preliminary Plan, such that the following documents and illustrations are hereby approved, a reduced copy of which is attached hereto and incorporated herein as Exhibit “B”, subject to compliance with such conditions, corrections, and modifications as may be required by the Director of Community and Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Site Plan; Taurus Engineering LLC; dated 5/4/2020
- Building Plans; Marshall Architects; dated 5/4/2020

2. That the Subject Property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

3. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of May 2020.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties,  
Illinois this 18th day of May 2020.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties,  
Illinois this 18th day of May 2020.

\_\_\_\_\_  
Raymond P. Rogina, Mayor

Attest:

\_\_\_\_\_  
Charles Amenta, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

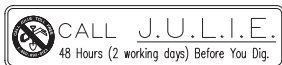
THAT PART OF LOT 2 IN TYLER & 64 BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 2004 AS DOCUMENT NUMBER 2004K115417, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID TYLER & 64 BUSINESS PARK ALSO BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 06 DEGREES 36 MINUTES 22 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 133.57 FEET; THENCE SOUTH 82 DEGREES 52 MINUTES 06 SECONDS WEST 109.28 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 12.55 FEET, A CHORD BEARING OF SOUTH 53 DEGREES 08 MINUTES 50 SECONDS WEST, A CHORD LENGTH OF 11.59 FEET, AN ARC LENGTH OF 12.04 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81 DEGREES 45 MINUTES 35 SECONDS WEST, 136.33 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 81 DEGREES 45 MINUTES 35 SECONDS WEST, 156.83 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 11.67 FEET, A CHORD BEARING OF NORTH 54 DEGREES 07 MINUTES 12 SECONDS WEST, A CHORD LENGTH OF 16.25 FEET, AN ARC LENGTH OF 17.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 10 DEGREES 00 MINUTES 00 SECONDS WEST, 125.01 FEET TO A NORTH LINE OF AFORESAID LOT 2; THENCE NORTH 81 DEGREES 40 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 221.45 FEET TO A POINT ON SAID NORTH LINE OF LOT 2 THAT IS 259.51 FEET WESTERLY OF MEASURED ALONG SAID NORTH LINE, THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE SOUTH 08 DEGREES 12 MINUTES 49 SECONDS EAST, 136.54 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS .



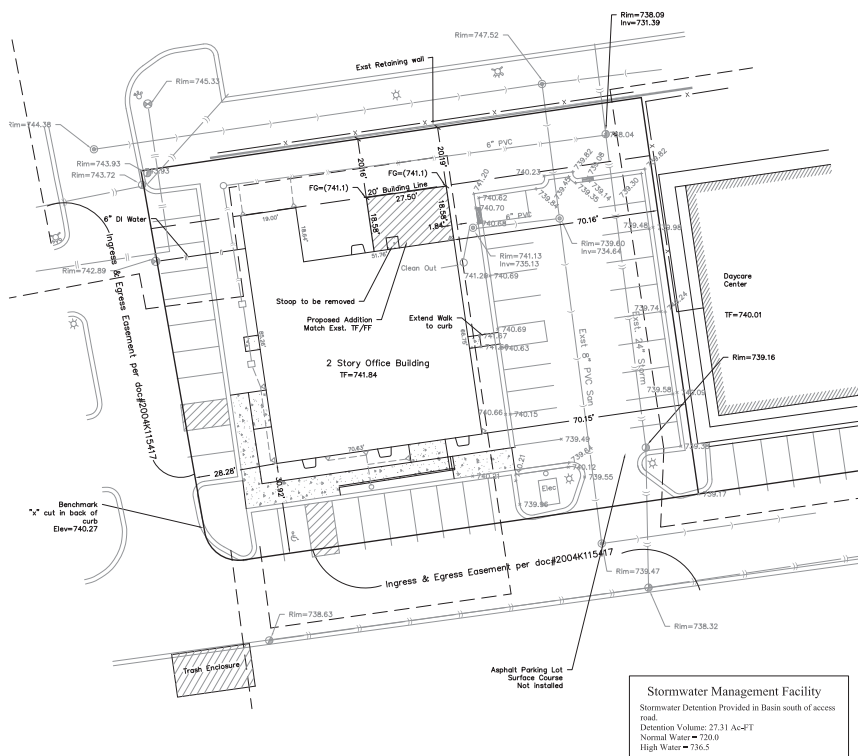
**EXHIBIT “B”**

**PLANS  
(4 pages)**



SITE BENCH MARKS

Benchmark #1  
"x" cut in back of curb at  
southwest corner of site.  
Elev=752.48 (NAVD 88)



LEGEND

| Existing | Proposed |                   |
|----------|----------|-------------------|
| ⊙        | ⊙        | Manhole           |
| ⊙        | ⊙        | Catchbasin        |
| ⊙        | ⊙        | Storm Inlet       |
| ⊙        | ⊙        | Curb Inlet        |
| ⊙        | ⊙        | Curb Catchbasin   |
| ⊙        | ⊙        | Curb Manhole      |
| ⊙        | ⊙        | Water Valve Vault |
| ⊙        | ⊙        | Fire Hydrant      |
| ⊙        | ⊙        | Watermain         |
| ⊙        | ⊙        | Sanitary Sewer    |
| ⊙        | ⊙        | Storm Sewer       |
| ⊙        | ⊙        | Flared End Sec.   |
| ⊙        | ⊙        | Contours          |
| ⊙        | ⊙        | Drainage Flow     |
| ⊙        | ⊙        | Street Light      |

LOCATION MAP  
NTS



State of Illinois )  
County of Dupage )

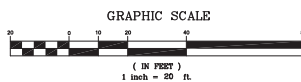
I, Raymond G. Ulreich, do hereby certify that to the best of my knowledge and belief, that these plans have been prepared in accordance with the requirements of the City of St. Charles.

Dated at Bartlett, Illinois this 4th day of May, 2020.

*Raymond G. Ulreich*  
Raymond G. Ulreich, IL Licensed Professional  
Engineer No. 062-040213, Expires 11/30/2021



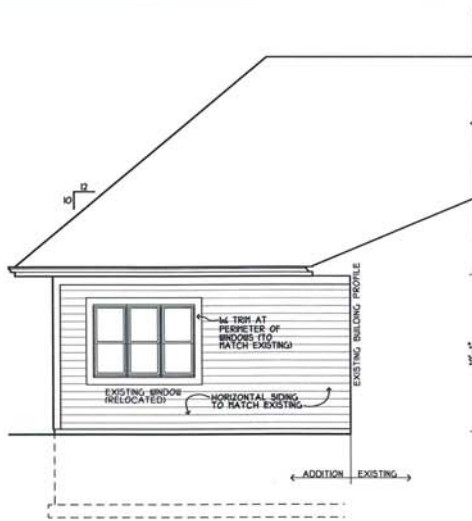
TOPOGRAPHIC SURVEY BY:  
Taurus Engineering LLC



|  |                     |
|--|---------------------|
| PREPARED FOR:  |                     |
| JV Construction Enterprises<br>P.O. Box 193<br>Barrington, IL 60011<br>(312) 969-9373  |                     |
| PREPARED BY:   |                     |
| TAURUS ENGINEERING L.L.C.<br>3N655 E. Laura Ingalls Wilder Road<br>St. Charles, IL 60175<br>(630) 377-3997<br>tauruseng@abglobal.net |                     |
| Building Addition  |                     |
| Florine Salon Suites   |                     |
| DATE: 5-4-20   | SHEET NUMBER 1 OF 1 |
| SCALE: NTS   |                     |

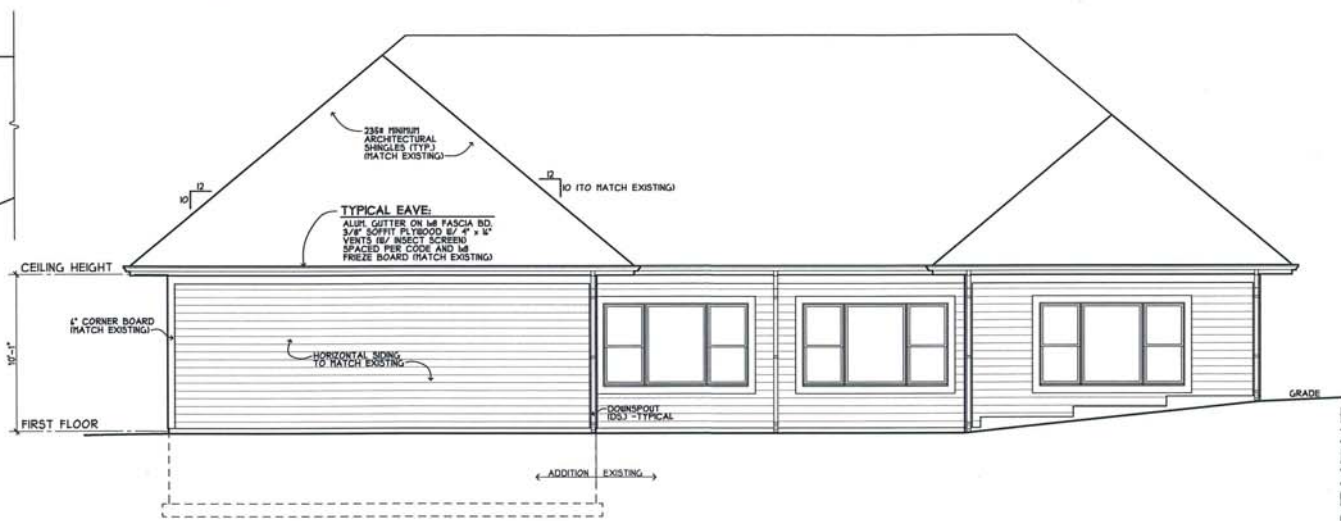






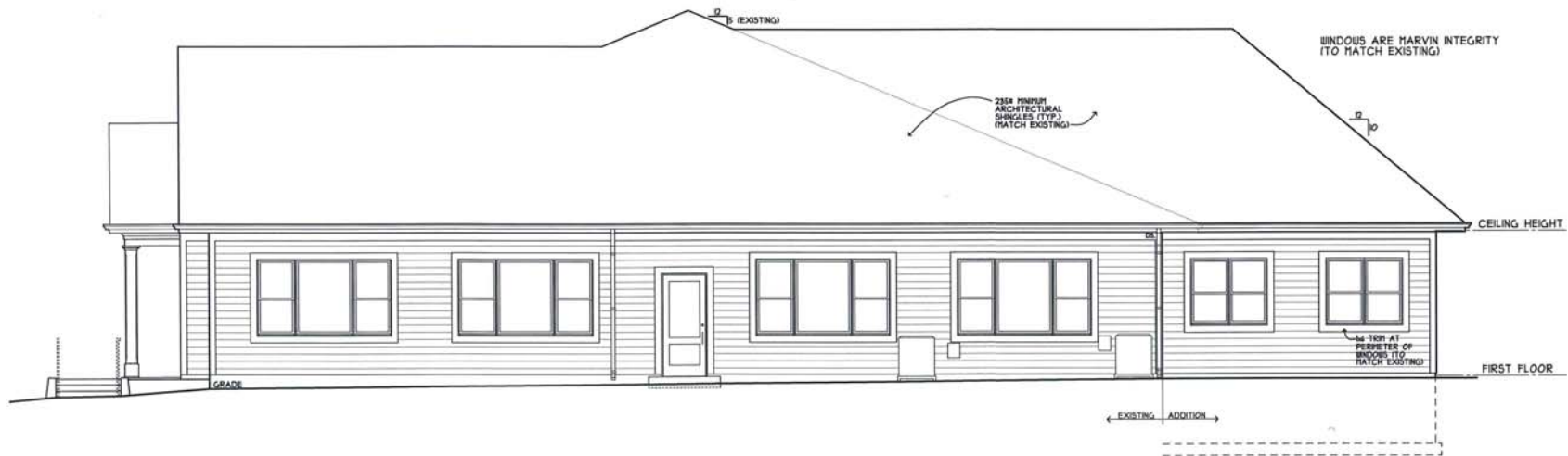
**WEST ELEVATION**

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



**NORTH ELEVATION**

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



**EAST ELEVATION**

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

MAY 4, 2020 - DESIGN DEVELOPMENT



PROPOSED ADDITION FOR:  
**FIORE SALON SUITES**  
1ST SOUTH TYLER ROAD, ST. CHARLES, ILLINOIS 60174  
FIORE BUILDERS, INC.

|                  |
|------------------|
| Revisions:       |
|                  |
|                  |
|                  |
|                  |
| Commission: 2361 |
| Issue Date:      |
| Drawn By: CDZ    |
| DESIGN PLANS     |

Sheet:  
of: ..