

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIC8

Title:

Motion to approve an Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan for 1601 S. 14<sup>th</sup> St. (CVS PUD – Lot 2)

Presenter:

Rita Tungare

Meeting: City Council

Date: February 21, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

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

On February 13, 2017, the Planning and Development Committee reviewed a proposal for a Minor Change to Lot 2 of the CVS PUD.

Subsequent to that meeting, the applicant has revised the site plan to accommodate a sidewalk on the west side of the proposed building.

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

Ordinance

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

Motion to approve an Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan for 1601 S. 14<sup>th</sup> St. (CVS PUD – Lot 2)

**City of St. Charles, IL**  
**Ordinance No. 2017-Z-\_\_**

**An Ordinance Granting Approval of a Minor Change to  
PUD Preliminary Plan for 1601 S. 14<sup>th</sup> St.  
(CVS PUD – Lot 2)**

WHEREAS, a request for a Minor Change to the PUD Preliminary Plan approved by Ordinance No. 2015-Z-16 “An Ordinance Amending Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and Granting Approval of a New Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for CVS Pharmacy, 1500 Lincoln Hwy.”, was filed by Louis Morelli (“Applicant”) for 1601 S. 14<sup>th</sup> Street, said realty being legally described in Exhibit “A” attached hereto and incorporated herein as the “Subject Property”; 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; Sorce Architecture; dated 2/13/2017
- Architectural Elevations; Marshall Architects; dated 1/18/2017 (Sheet 1) and 2/7/2017 (Sheet 2)

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, subject to the following condition:

- a. Landscaping must be provided which substantially conforms to the number and types of plantings as show on the PUD Preliminary Plan approved under Ordinance No. 2015-Z-16. A Landscape Plan shall be provided at the time of submittal for building permit.

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 21<sup>st</sup> day of February, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties,  
Illinois this 21<sup>st</sup> day of February, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties,  
Illinois this 21<sup>st</sup> day of February, 2017.

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

Attest:

\_\_\_\_\_  
Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

DATE: \_\_\_\_\_

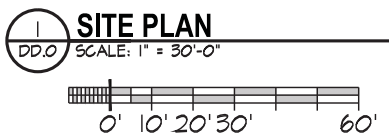
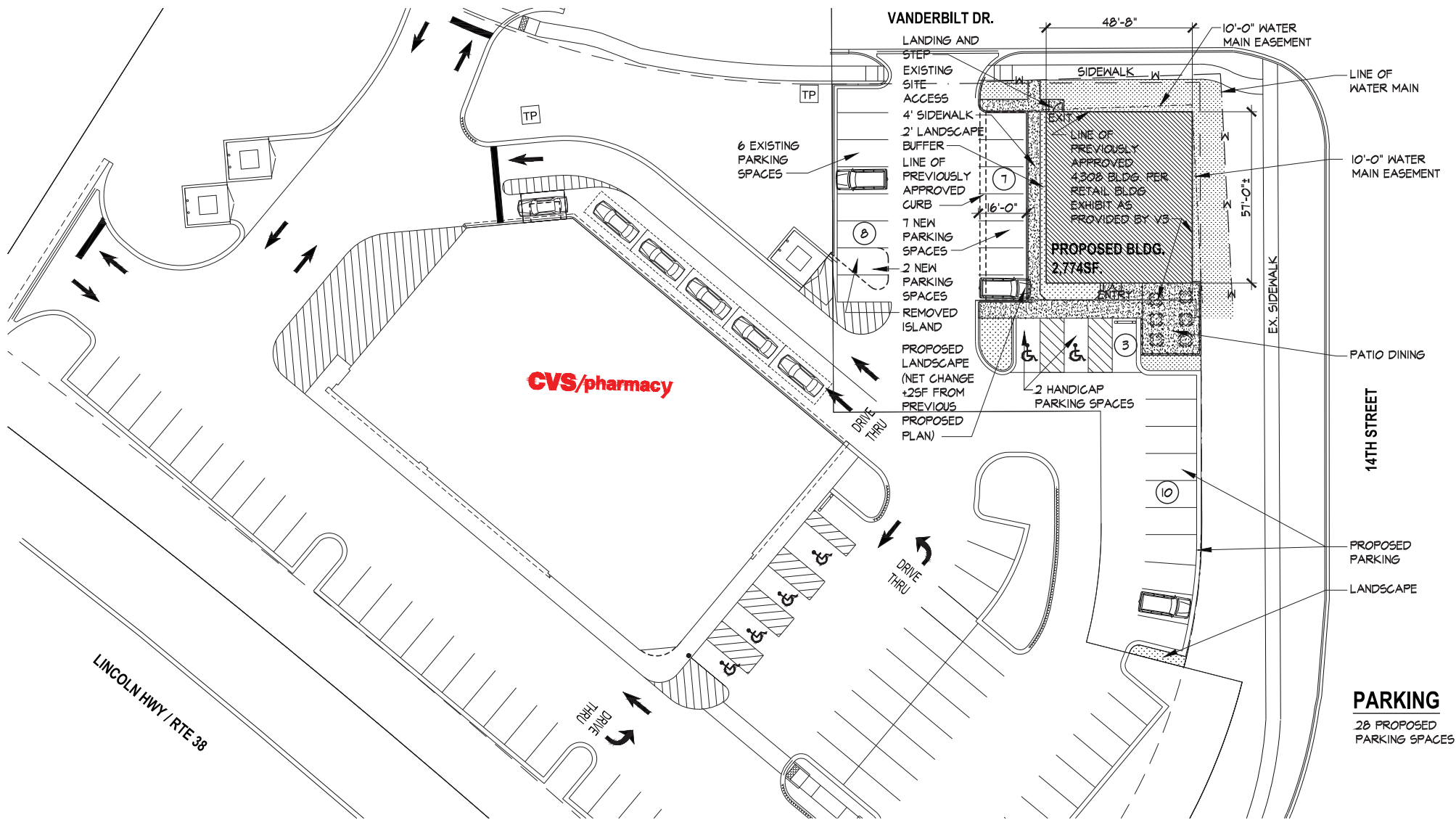
**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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.

**EXHIBIT “B”**

**PLANS  
(3 pages)**



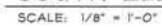
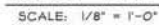
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**SORCE ARCHITECTURE**

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**RESTAURANT**  
1500 LINCOLN HWY  
St. CHARLES, ILLINOIS

DATE: 02.13.2017  
**DD.0**



PLOTTED: 1/18/2017

ST. CHARLES, ILLINOIS 60174  
LOUIS & DANI MORELLI



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Commission: 2544

Issue Date:

Drain Bgl	CDZ
SOUTH & WEST ELEVATIONS	

Sheet:

# I

of 2



**NORTH ELEVATION**

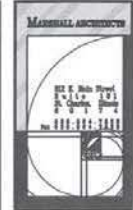
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

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

FEB. 7, 2017 - DESIGN DEVELOPMENT



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

PLOTTED: 3/17/2017

Revisions:  
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Continuation: 2844  
 Issue Date:  
 Drawn By: CDF  
 NORTH & EAST ELEVATIONS

Sheet:  
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