



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve a Minor Change to PUD Preliminary Plans for Stuart's Crossing PUD (shopping center signs)
Staff:	Russell Colby, Planning Division Manager

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (2-11-13)		City Council

Estimated Cost:	N/A	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

The applicant, Olympic Signs, on behalf of the owner, Inland Real Estate Corporation, is proposing to modify signs for the Stuart's Crossing PUD Shopping Center located at the northeast corner of Kirk Road and East Main Street. The owners have indicated that the lack of visibility and signage for the shopping center has hindered the attraction and retention of tenants.

The following changes are proposed:

- The existing sign at Kirk Rd. & Foxfield Dr. will remain unchanged.
- The existing sign at Kirk Rd. & Main St. will be removed and replaced with a new, larger sign with room for additional sign panels. The overall height will remain the same but the sign face area will increase.
- A new smaller multi-tenant sign will be added along Kirk Rd. at the right-in/right-out access located at the center of the shopping center.
- Landscaping around the new signs will be modified and enhanced.

Staff has reviewed the proposed signs for compliance with the standards established by the PUD and the Zoning Ordinance, as detailed in the Staff Report.

Attachments: *(please list)*

Staff Report dated 1/30/13; Application Materials; Sign Drawings; Landscape Plans

Recommendation / Suggested Action *(briefly explain):*

Recommend approval of the Minor Change to PUD Preliminary Plans for Stuart's Crossing PUD (shopping center signs).

<i>For office use only:</i>	<i>Agenda Item Number: 3b</i>
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Community Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

TO: Chairman Cliff Carrigan
 And the Planning & Development Committee

FROM: Russell Colby
 Planning Division Manager

RE: Minor Change to PUD Preliminary Plan – Stuarts Crossing PUD (Shopping Center Signs)

DATE: January 30, 2013

I. APPLICATION INFORMATION:

Project Name: Minor Change to a PUD Preliminary Plan for Stuarts Crossing PUD

Applicant: Ed Pyter of Olympic Signs, for Inland Real Estate Corporation, owner

Purpose: Replace and add new Shopping Center signs

General Information:		
Site Information		
Location	Northeast corner of Kirk Road and East Main Street	
Acres	22.5 acres (total shopping center)	
Applications:	Minor Change to a PUD Preliminary Plan	
Applicable Zoning Code Sections	17.04.430 Changes in Planned Unit Development Stuarts Crossing PUD Ordinances #1997-M-115 and 1999-M-43	
Existing Conditions		
Land Use	Shopping Center	
Zoning	BR – Regional Business (PUD)	
Zoning Summary		Current Land Uses
North	RM-2 Medium Density Multi-Family (PUD)	Staurt’s Crossing Townhomes
East	OR- Office Research	Charlestowne Mall
South	BR- Regional Business (PUD)	Main Street Commons
West	BC- Regional Business (PUD)	St. John Neumann Church
Comprehensive Plan Designation		
Retail & Service		

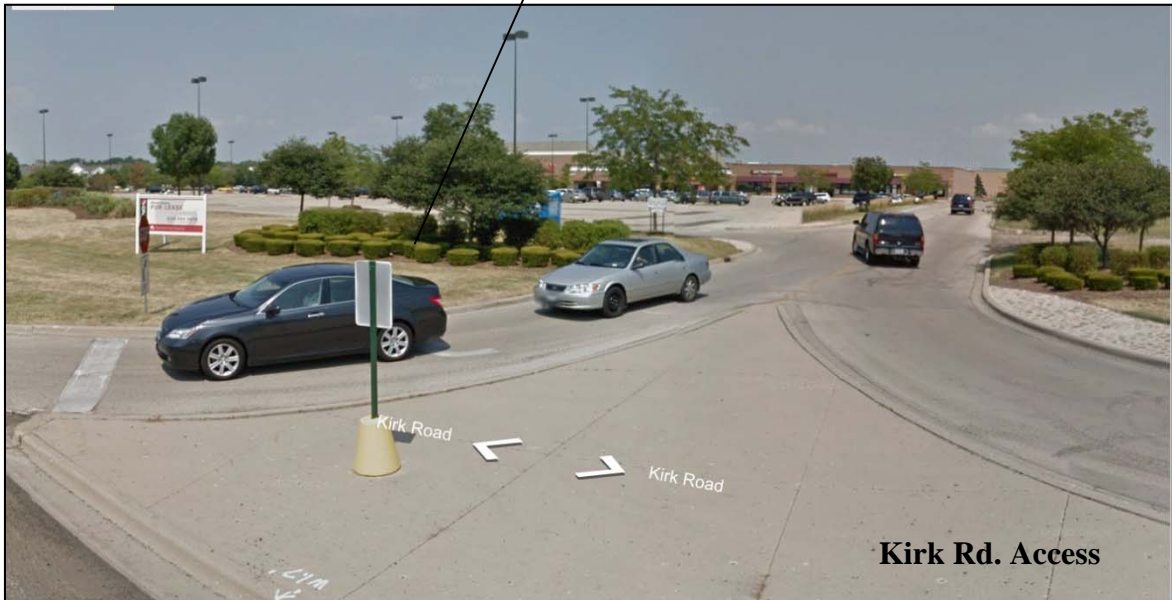
Aerial Photo



Sign to be replaced with larger sign



New sign location



II. BACKGROUND:

In 1997, the City approved Ordinance 1997-M-115, which approved the Stuart’s Crossing PUD. In 1999, the sign requirements for the shopping center were amended by Ordinance 1999-M-43. PUD Preliminary Plans for the shopping center, including the freestanding signs, were approved by Resolution 1999-35.

Freestanding signs for the shopping center currently consist of two, 15 ft. tall signs with brick columns and a peaked roof shape designed to match the Jewel building. One sign is located at the southeast corner of Kirk Rd. and Foxfield Drive. The other sign is located at the northeast corner of Kirk Rd. and Main Street. The design of the signs leaves a limited area for advertising space.

III. PROPOSAL:

The applicant, Olympic Signs, on behalf of the owner, Inland Real Estate Corporation, is proposing to modify one of the existing freestanding signs and add an additional freestanding sign. The owners have indicated that the lack of visibility and signage for the shopping center has hindered the attraction and retention of tenants.

The following changes are proposed:

- The sign at Kirk Rd. & Foxfield will remain unchanged.
- The existing sign at Kirk Rd. & Main St. will be removed and replaced with a new, larger shopping center sign.
 - The sign face area will be larger than the existing sign but the same overall height.
 - The sign will accommodate a larger sign panel for Jewel Osco and a greater number of individual tenant sign panels.
 - Landscaping around the sign will be modified and enhanced.
- A new smaller sign will be added along Kirk Rd. at the right-in/right-out access located near the center of the shopping center.
 - The sign will be a smaller version of the larger sign proposed along Main St.
 - Landscaping around the sign will be modified and enhanced.

IV. ANALYSIS:

Staff has reviewed the proposed signs for compliance with the standards established by the PUD. The proposed signs comply with the provisions of PUD Ordinances 1997-M-115 and 1999-M-43 and shown in the table below.

Table 1

Category	Permitted Per ORD 1999-M-43 (Stuarts Crossing PUD)	Proposed
Freestanding Signs:		
<i>Total Number of Signs</i>	1 per street frontage; 1 sign may be a shopping center sign	3, 1 per street frontage on Foxfield Dr., Kirk Rd. & Main St.
<i>Freestanding Sign #1- Shopping Center Sign (Replacement for Main St. Sign)</i>		
• Size	200 sq. ft. max.	144 sq. ft.
• Height	15 ft. max.	15 ft.
• Setback	35 ft. to Kirk Rd. 25 ft. to Main St.	35 ft. to Kirk Rd. 25 ft. to Main St.
<i>Freestanding Sign #2 (Proposed Kirk Rd. Sign)</i>		
• Size	50 sq. ft. max	48 sq. ft.
• Height	8 ft. max.	8 ft.
• Setback	35 ft. to Kirk Rd.	35 ft. to Kirk Rd.
<i>Freestanding Sign #3 (Existing Foxfield Rd. Sign)</i>		
• Size	50 sq. ft. max	50 sq. ft.
• Height	15 ft. max.	15 ft.
• Setback	35 ft. to Kirk Rd. 10 ft. to Foxfield Dr.	35 ft. to Kirk Rd. 10 ft. to Foxfield Dr.

V. RECOMMENDATION

Staff recommends approval of the Application for a Minor Change to the Preliminary Plan for the Stuarts Crossing PUD for shopping center signs.

CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

MINOR CHANGE TO PUD APPLICATION

Received Date
St. Charles, IL

JAN 11 2013

CDD
Planning Division

CITYVIEW
Project Name: Stuarts Crossing PUD - minor change
Project Number: 2013 -PR- 002
Application No. 2013 -AP- 002

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:	Parcel Number (s): 09-25-178-002 09-25-178-003 09-25-178-001 09-25-128-001	
	Street Address (or common location if no address is assigned): 502-652 KIRK RD	
2. Applicant Information:	Name OLYMPIC SIGNS, INC (EDWARD PYTER)	Phone (630) 424-6100
	Address 1130 N. GARFIELD LOMBARD, IL 60148	Fax (630) 424-6120
		Email EPYTER@OLYSIGNS.COM
3. Record Owner Information:	Name INLAND REAL ESTATE CORPORATION	Phone (630) 218-5262
	Address ATTN: LARRY MAYNARD 2901 BUTTERFIELD RD OAK BROOK, IL 60523	Fax (630) 218-5270
		Email MAYNARD@INLANDREALESTATE.COM
4. Billing: <i>To whom should costs for this application be billed?</i>	Name OLYMPIC SIGNS, INC (EDWARD PYTER)	Phone (630) 424-6100
	Address 1130 N. GARFIELD LOMBARD, IL 60148	Fax (630) 424-6120
		Email EPYTER@OLYSIGNS.COM

INFORMATION FOR PROPOSED MINOR CHANGE:

NAME OF PUD: STUART'S CROSSING

PUD ORDINANCE #: 1999-M-43

Identify Specific PUD Plans to be changed:

1. SIGNAGE
2. _____
3. _____

Description of Proposed Changes:

NEW FREE STANDING SIGNS

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- 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.
- 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:** 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:


- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.

Plans Shall include the following:

- Site Plan indicating location of proposed change.
- Existing streets on and adjacent to the tract.
- Architectural elevations showing existing/approved and proposed building design, color and materials (if applicable)
- If change is proposed to landscaping, show approved and proposed drawings, 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.

 INLAND R.E. 1/7/2013
Record Owner Date

 OLYMPIC SIGNS 1-8-13
Applicant or Authorized Agent Date

RECEIVED
St. Charles, IL

JAN 11 2013



CDD
Planning Division

1130 N. Garfield, Lombard, IL 60148
www.oly signs.com

Phone: 630/424-6100
Fax: 630/424-6120

City Of St. Charles
Two East Main Street
St. Charles, IL 60174

Re: Stuart's Crossing Shopping Center
502-652 Kirk Road
St. Charles, IL

To Whom it may Concern:

Inland Real estate Corporation the owner of Stuart's Crossing Shopping Center is seeking approval for a minor change to the existing PUD agreement. Stuart's Crossing is a 86,000 sq.foot shopping center situated near the intersection of Main Street (Rt. 64) and Kirk Road. The shopping center was developed about 15 years ago with Jewel-Osco as the anchor tenant. Since then the business climate has changed and much of the surrounding area has been developed. New shopping centers and retail development have made it more competitive to retain existing tenants and attract new business to Stuart's Crossing. Current and potential tenants have expressed the need for improved exposure through more effective street front pylon signage. Especially since the shopping center is set back over 250 feet from Kirk Road and has no exposure along Main Street (Rt. 64).

Inland Real Estate Corporation is seeking approval to:

- 1) Replace the existing monument sign at the corner of Main Street (Rt.64) and Kirk Road.
- 2) Install a new sign by the Kirk Road Ingress-Egress for the shopping center.

The request complies with signage agreements per the original PUD agreement 1999-M-43. Inland Real Estate believes the new signage will benefit all involved and looks forward to working with the city of St. Charles throughout the review and application process.

Sincerely Yours
Edward Pyter
c/o Inland Real Estate Corp.

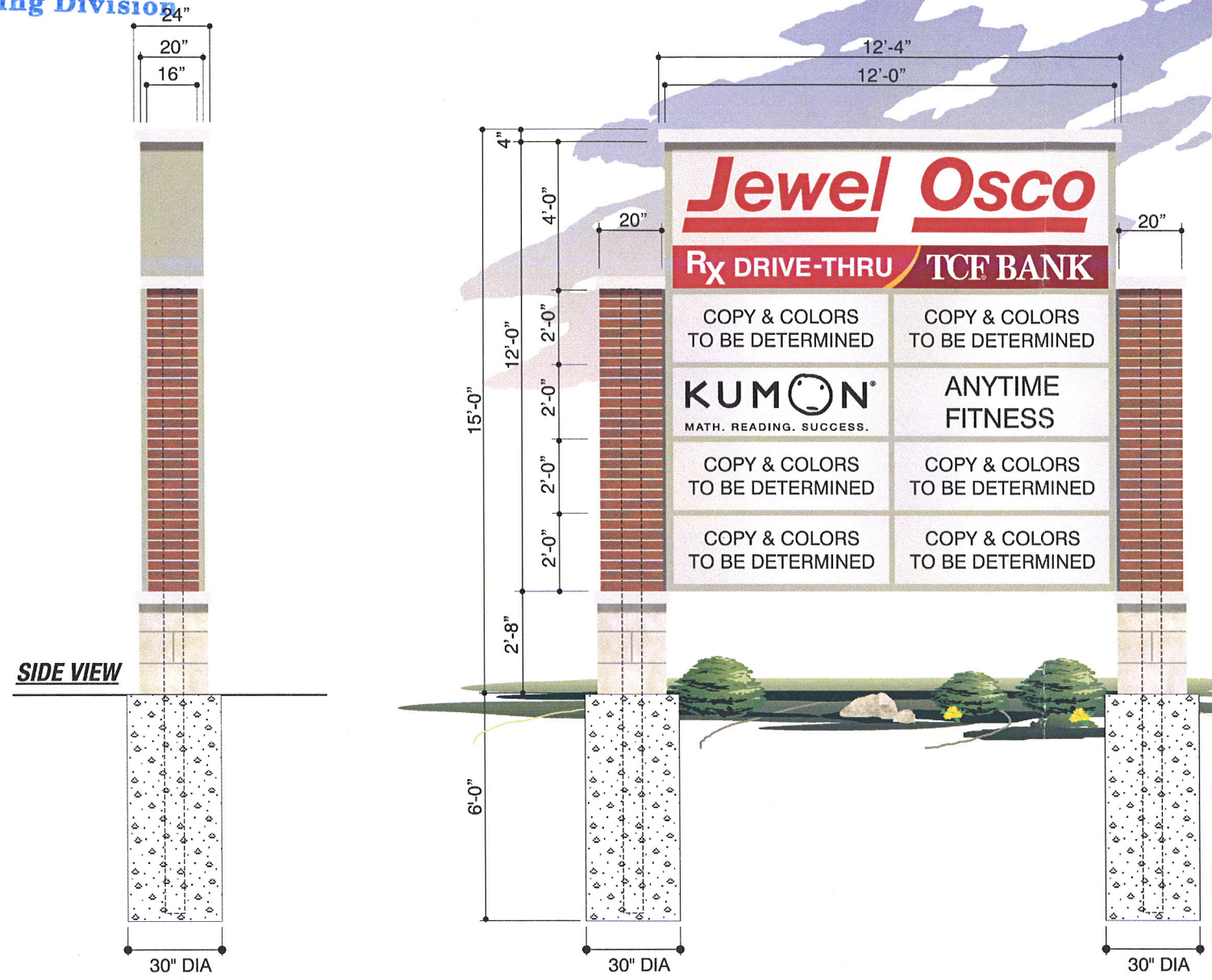
A handwritten signature in black ink, appearing to read "Edward Pyter".

1/8/2013

RECEIVED
St. Charles, IL

JAN 11 2013

CDD
Planning Division



D/F INT. H. O. FLO. ILLUMINATED DISPLAY 1/4" = 1'-0"

- ALUMINUM CAPS, PMS #1C COOL GREY PAINTED FINISH.
- ALUMINUM CABINET, RETAINERS & H-BARS, BM AC-28 WINTER GATES GREY PAINTED FINISH. WHITE LEXAN TENANT PANELS W/ VINYL APPLIED GRAPHICS TO BE ADVISED.
- BY OTHERS; MASONRY PIERS W/ PRE-CAST CAPS & SPLIT FACE STONE BASES W/ PRE-CAST SILLS TO MATCH BUILDING.

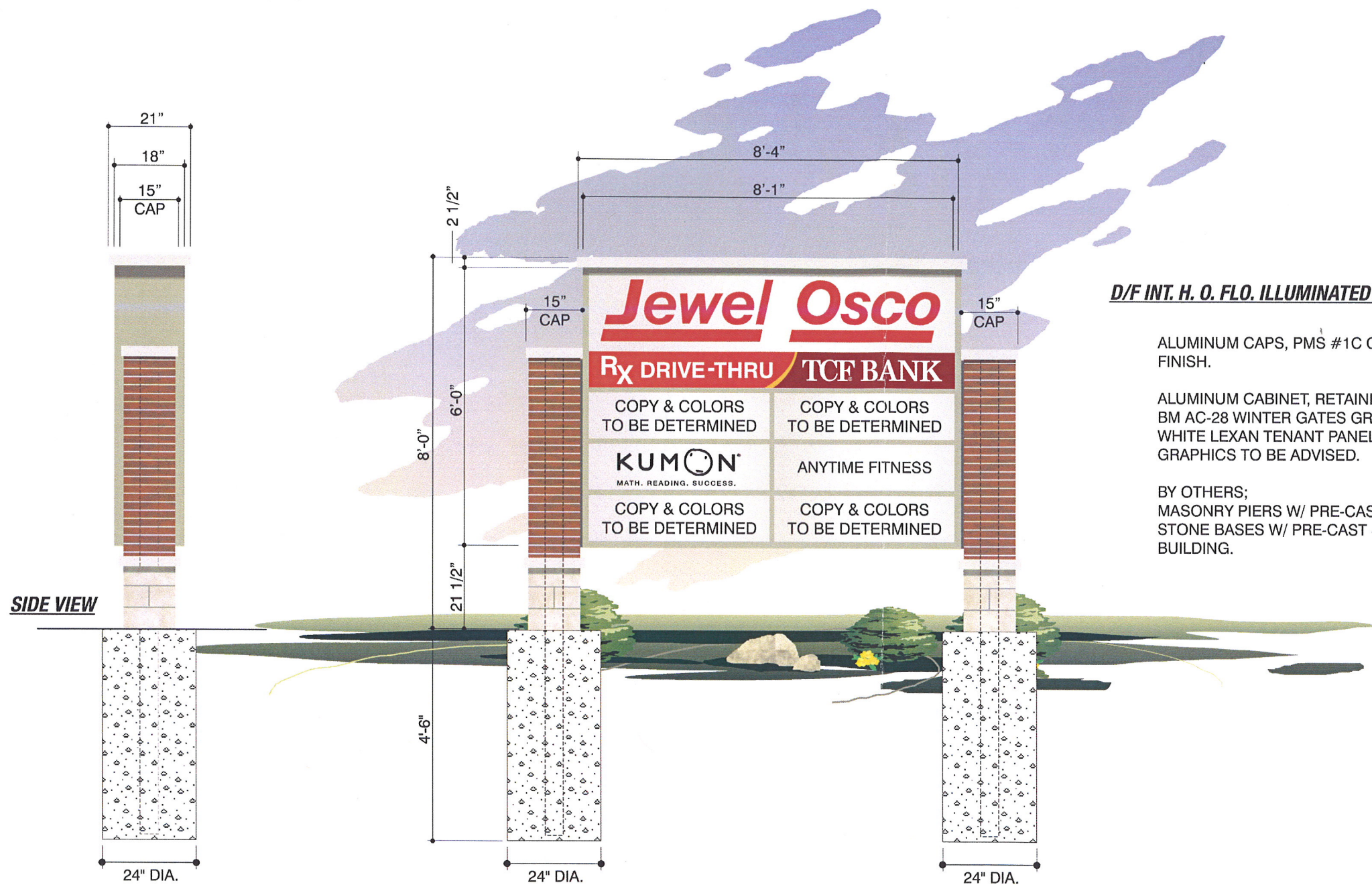


account representative: E PYTER
client: STUARTS CROSSING
RT 64 & KIRK RD. ST. CHARLES, IL
drawn by: JOHN W
job#: 10-4249
5-20-10
rev.# 1-8-13
1130 N. Garfield Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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Customer's Signature: _____ Date: _____

Comments: _____



D/F INT. H. O. FLO. ILLUMINATED DISPLAY 3/8" = 1'-0"

ALUMINUM CAPS, PMS #1C COOL GREY PAINTED FINISH.

ALUMINUM CABINET, RETAINERS & H-BARS, BM AC-28 WINTER GATES GREY PAINTED FINISH. WHITE LEXAN TENANT PANELS W/ VINYL APPLIED GRAPHICS TO BE ADVISED.

BY OTHERS; MASONRY PIERS W/ PRE-CAST CAPS & SPLIT FACE STONE BASES W/ PRE-CAST SILLS TO MATCH BUILDING.



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account representative / client
E PYTER / STUARTS CROSSING

STUARTS CROSSING
RT 64 & KIRK RD. ST. CHARLES, IL

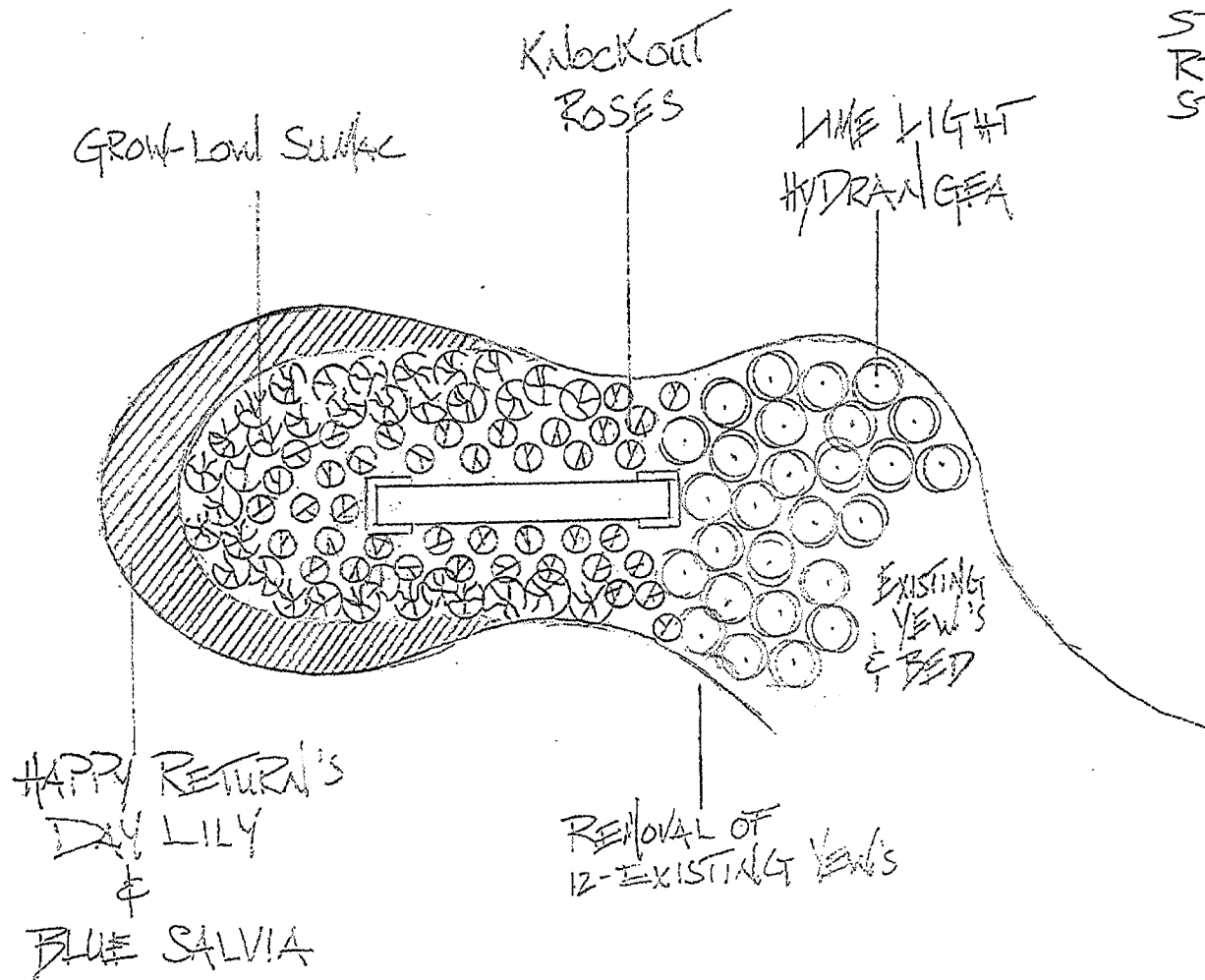
drawn by
JOHN W

• job#: 10-4249
• 5-20-10
• rev.# 8-31-12

Customer's Signature: _____ Date: _____

Comments:

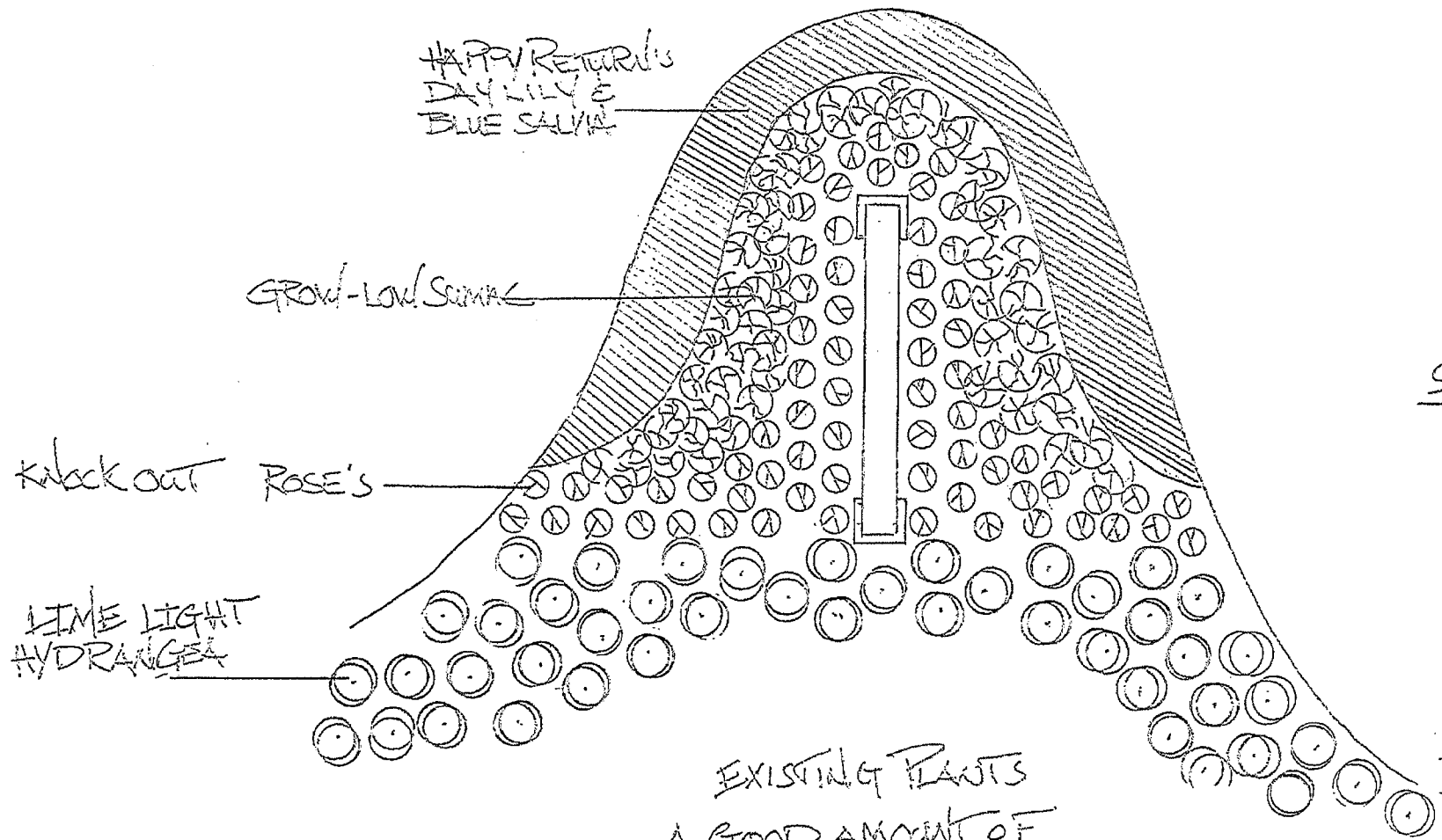
STUARTS CROSSING
RT #64 & KIRK RD.
ST. CHARLES IL



NORTH SIGNAL

1/4" = 1'

STUARTS, CROSSING
RT #64 & KIRK RD
ST. CHARLES ILL



SOUTH SIGN
1/4 = 1''

EXISTING PLANTS
A GOOD AMOUNT OF
JEWELERS WILL BE REMOVED