



AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to Approve a Minor Change to PUD Preliminary Plan for Regency Estates (Layout and Paving Plan)

Presenter: Matthew O'Rourke

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (3/10/14)		City Council
	Public Hearing		

Estimated Cost: N/A **Budgeted:** YES NO

If NO, please explain how item will be funded:

Executive Summary:

Background:

In 2011, the City Council approved an amendment to the original Regency Estates PUD to permit the construction of 44 single-family homes as opposed to the 56 townhome units that were not constructed. There are 5 existing townhome units that were constructed prior to this approval that are still part of the development. The new single-family development utilized the existing street layout and improvements that were already constructed by the previous developer.

The PUD Preliminary Plans approved in 2011 indicate that sections of depressed curb, located for the anticipated townhome driveways, were to be removed and replaced by non-mountable curb.

Proposal:

The applicant, Greg Heinrich representing K. Hovnanian Homes, is in the process of finishing construction of the development. K. Hovnanian Homes is requesting a Minor Change to the approved Regency Estates PUD Preliminary Plan. The applicant is requesting that the approved PUD Preliminary Plans be modified to permit the mountable curbs that were already constructed to remain instead of replacing these curb sections with non-mountable curb.

The Development Engineering Division and Public Works Department have reviewed the request and have stated that modifications are satisfactory. The Development Engineering Division Manager Chris Tiedt has noted one comment that the location of certain mountable curb sections are not shown in the appropriate location and need to be changed before the plan is approved by the City Council.

Attachments: *(please list)*

Application for Minor Change to PUD Preliminary Plan, received 1/31/2014; Approved Layout and Paving Plan; V3 Companies; dated 3/30/2011; Revised Layout and Paving Plan; V3 Companies; dated 8/21/2013; Photos of Existing Mountable and Non-Mountable Curb in Regency Estates.

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve application for Minor Change to PUD Preliminary Plan for Regency Estates (Layout and Paving Plan).

For office use only: *Agenda Item Number:3b*

Community & Economic Development

Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Daniel P. Stellato
And Members of the Planning and Development Committee

FROM: Matthew O'Rourke, AICP
Planner

RE: Proposed Minor Change to PUD Preliminary Plans for Regency Estates.

DATE: February 26, 2014

I. APPLICATION INFORMATION:

Project Name: Regency Estates.

Applicant: Greg Heinrich, K. Hovnanian Homes

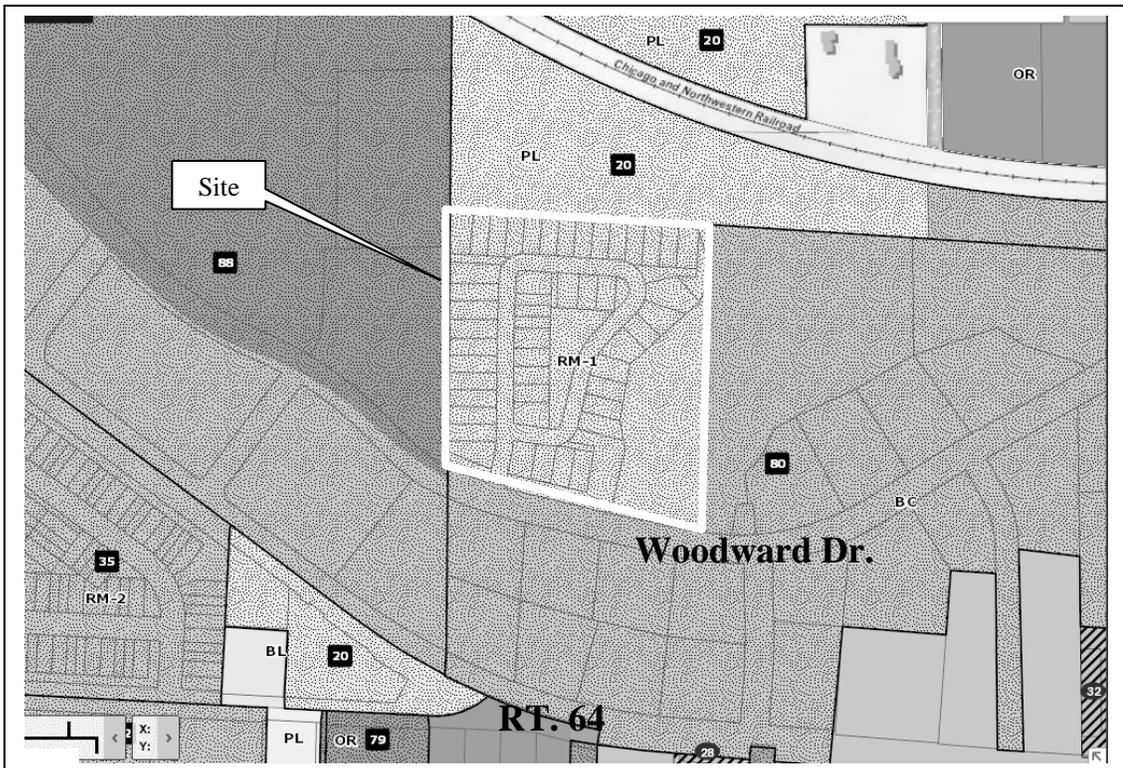
Purpose: Minor change to modify the amount of mountable curb replaced by non-mountable curb.

General Information:		
Site Information		
Location	Intersection of Woodward Dr. and Regency Ct.; North of Rt.64 and East of Oak St.	
Acres	13.17	
Applications	1) Minor Change to PUD Preliminary Plan	
Applicable Ordinances and Zoning Code Sections	17.04.430 – Changes in Planned Unit Developments Title 16 “Subdivisions and Land Improvement”	
Existing Conditions		
Land Use	Residential	
Zoning	RM-1 Mixed Medium Density Residential District PUD	
Zoning Summary		
North	PL- Public Land	Park
East	BC- Community Business (PUD)	Vacant (Pine Ridge)
South	BC- Community Business (PUD)	Vacant (Pine Ridge)
West	OR- Office Research (PUD)	Corporate Reserve
Comprehensive Plan Designation		
Single-Family Attached Residential		

Aerial Photo



Surrounding Zoning



II. BACKGROUND

In 2011, the City Council approved Ordinance No. 2011-Z-4 “Ordinance Granting Approval of an Amendment to an Existing Special Use for a Planned Unit Development, Approval of a PUD Preliminary Plan, Approval of a Final Plat of Resubdivision and Related Matters - Regency Estates PUD”. The ordinance approved an amendment to the original Regency Estates plan to permit the construction of 44 single-family homes as opposed to the 56 townhome units that were not constructed. There are 5 existing townhome units that were constructed prior to this approval that are still part of the development. The new single-family development utilized the existing street layout and improvements that were already constructed by the previous developer.

The PUD Preliminary Plans approved in 2011 indicate that sections of depressed curb, located for the anticipated townhome driveways, were to be removed and replaced by non-mountable curb.

III. PROPOSAL

The applicant, Greg Heinrich representing K. Hovnanian Homes, is in the process of finishing construction of the development. K. Hovnanian Homes is requesting a Minor Change to the approved Regency Estates PUD Preliminary Plan. The applicant is requesting that the approved PUD Preliminary Plans be modified to permit the mountable curbs that were already constructed to remain instead of replacing these curb sections with non-mountable curb.

IV. STAFF ANALYSIS

A. MINOR CHANGE

Based on the details of the proposal, staff has determined that this project meets the criteria of a minor change to a PUD. **Section 17.04.430.B Minor Changes** of the Zoning Ordinance states that a change to the PUD plan constitutes a minor change under the following circumstances:

“The City Council may, without review and recommendation of the Plan Commission, approve minor changes in the PUD plans that do not change the concept or intent of the PUD. Minor changes are defined as any change not defined as a major change (see Paragraph A above) or an authorized administrative change (see Paragraph C below).”

B. PLAN CHANGES

Staff has included the approved Layout and Paving Plan dated 2/2/2011 (Attachment 1) and the revised plan dated 8/21/2013 (Attachment 2). The two plans highlight the sections of curbing that are proposed to be removed.

The Development Engineering Division and Public Works Department have reviewed the request and have stated that modifications are satisfactory. The Development Engineering Division Manager Chris Tiedt has noted one comment that the location of certain mountable curb sections are not shown in the appropriate location and need to be changed before the plan is approved by the City Council.

V. RECOMMENDATION

Staff recommends approval of the application for Minor Change to PUD Preliminary Plan contingent upon compliance with staff comments.

VI. ATTACHMENTS

- Application for Minor Change to PUD Preliminary Plan; received 1/31/2014
- Approved Layout and Paving Plan; V3 Companies; dated 3/30/2011
- Revised Layout and Paving Plan; V3 Companies; dated 8/21/2013
- Photos of Existing Mountable and Non-Mountable Curb in Regency Estates.

Photos of Existing Curbs

Non-Mountable Curb



Mountable Curb



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
Received Date
St. Charles, IL

JAN 31 2014

CDD
Planning Division

CITYVIEW	
Project Name:	<u>Regency Estates</u>
Project Number:	<u>2010</u> -PR- <u>005</u>
Application No.	<u>2014</u> -AP- <u>006</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.

1. Property Information:	Parcel Number (s):	
	Street Address (or common location if no address is assigned): <u>Regency Court West & East</u>	
2. Applicant Information:	Name <u>Greg Heinrich</u>	Phone <u>630-742-5258</u>
	Address <u>234 Bluegrass PKWY Oswego, IL 60543</u>	Fax
		Email <u>gheinrich@khol.com</u>
3. Record Owner Information:	Name <u>K. Houscainian Homes</u>	Phone <u>630-210-8888</u>
	Address <u>1804 Naper Blvd Naperville, IL</u>	Fax
		Email
4. Billing: <i>To whom should costs for this application be billed?</i>	Name <u>K. Houscainian Homes</u>	Phone <u>630-210-8888</u>
	Address <u>1804 Naper Blvd Naperville, IL 60563</u>	Fax
		Email

INFORMATION FOR PROPOSED MINOR CHANGE:

NAME OF PUD: Curb modification for Regency Estates Subdivision

PUD ORDINANCE #: _____

Identify Specific PUD Plans to be changed:

1. Modified the engineering plans to leave in most of the curb
2. depressions on the existing street
3. _____

Description of Proposed Changes:

Modify plan to leave curb depressions in place on existing streets

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:

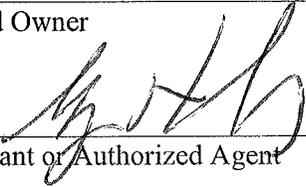
- Site Plan indicating location of proposed change.
- Existing streets on and adjacent to the tract.
- Architectural elevations showing existing/approved and proposed building design, color and materials (if applicable)
- If change is proposed to landscaping, show approved and proposed drawings, indicate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

Record Owner

Date



9/21/13

Applicant or Authorized Agent

Date



January 30, 2013

City of St. Charles
Two East Main Street
St. Charles, IL 60174-1984

Attention: Community Development and Planning Division

Reference: Minor Change Request to PUD Application
Regency Estates

Please find attached our completed Minor Change to PUD Application along with the requested supporting documentation.

We respectfully request a modification in the engineering plans to leave the current curb depressions in place on the existing streets.

If you require any additional information or documentation, please feel free to contact us.

Thank you for considering our proposed modification, and we look forward to hearing from you at your earliest convenience.

A handwritten signature in black ink, appearing to read 'GH', is positioned above the typed name.

Greg Heinrich
Senior Community Manager
K. Hovnanian Estates at Regency, LLC

GH/bg

attachments

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Greg Heinrich, being first duly sworn on oath depose and say that I am
Manager of K. Hornanian Estates at Regency, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Andy Konovodoff _____

By: [Signature], Manager

Subscribed and Sworn before me this 30 day of

January, 20 14.

[Signature]
Notary Public

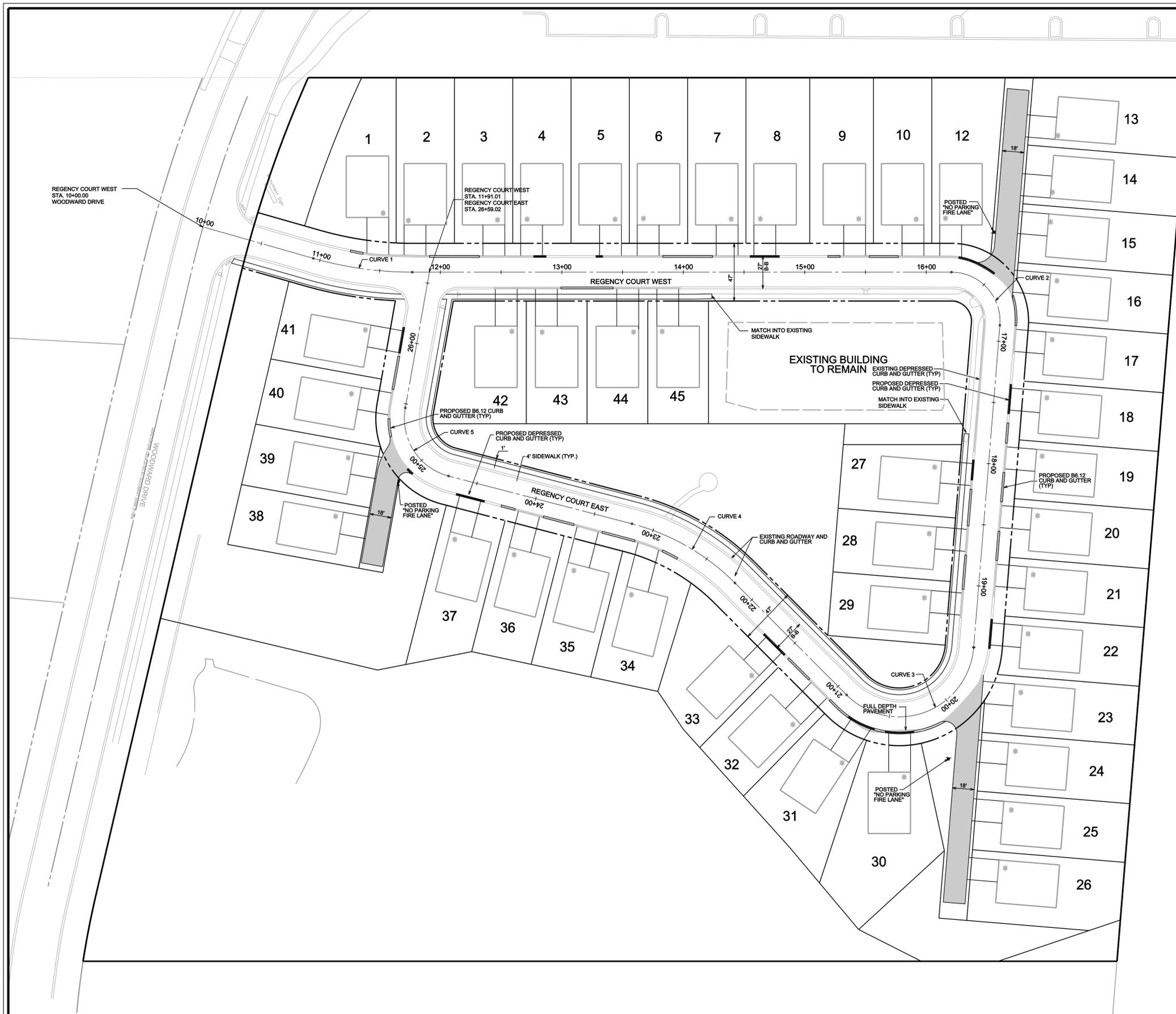
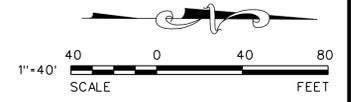
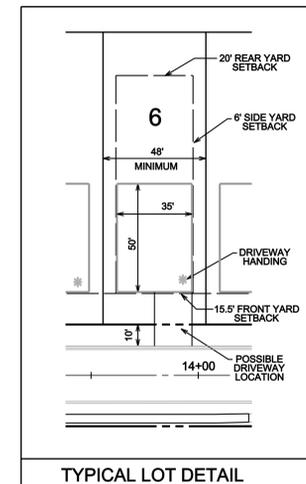


NOTES:

1. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

EXISTING ROADWAY CENTERLINE CURVE DATA

CURVE NO.	1	2	3	4	5
DELTA	15°45'09.77"	94°41'32.00"	130°05'24.00"	30°19'30.62"	85°44'20.62"
RADIUS	300.00	40.00	62.50	186.50	48.50
LENGTH	82.48	66.11	139.64	98.71	72.58
TANGENT	41.50	43.42	132.16	50.54	45.02
P.C. STATION	10+94.35	16+20.77	19+50.34	22+19.50	24+74.11
NORTHING	1,911,671.88	1,912,197.30	1,912,217.11	1,912,020.31	1,911,784.10
EASTING	979,931.31	979,940.02	980,245.78	980,194.13	980,108.14
P.T. STATION	11+76.83	16+86.87	20+89.98	23+18.21	25+46.69
NORTHING	1,911,753.38	1,912,237.38	1,912,112.68	1,911,935.26	1,911,748.21
EASTING	979,942.18	979,983.09	980,284.91	980,146.32	980,052.76
CHORD LENGTH	82.22	58.842	111.52	97.56	65.99
CHORD BEARING	N07°35'50.17"E	N47°04'01.29"E	S20°32'30.71"E	S29°20'25.98"W	S57°02'50.98"W



REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	02-02-11	REVISED PER CITY REVIEW			
2	02-16-11	REVISED LOTS 30 - 33 AND ADDRESSED CITY COMMENTS			
3	03-30-11	REVISED PER CITY REVIEW			

PROJECT NO.: 10190
 FILE NAME: C3.0_Lay10190
 ORIGINAL ISSUE DATE: 12-06-2010
 SCALE: 1" = 40'

DESIGNED BY: MFC
 DRAWN BY: VRS
 CHECKED BY: HEV
 PROJECT MANAGER: HEV

ST. CHARLES ILLINOIS

REGENCY ESTATES

LAYOUT AND PAVING PLAN

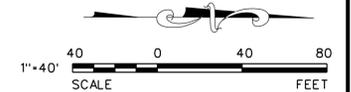
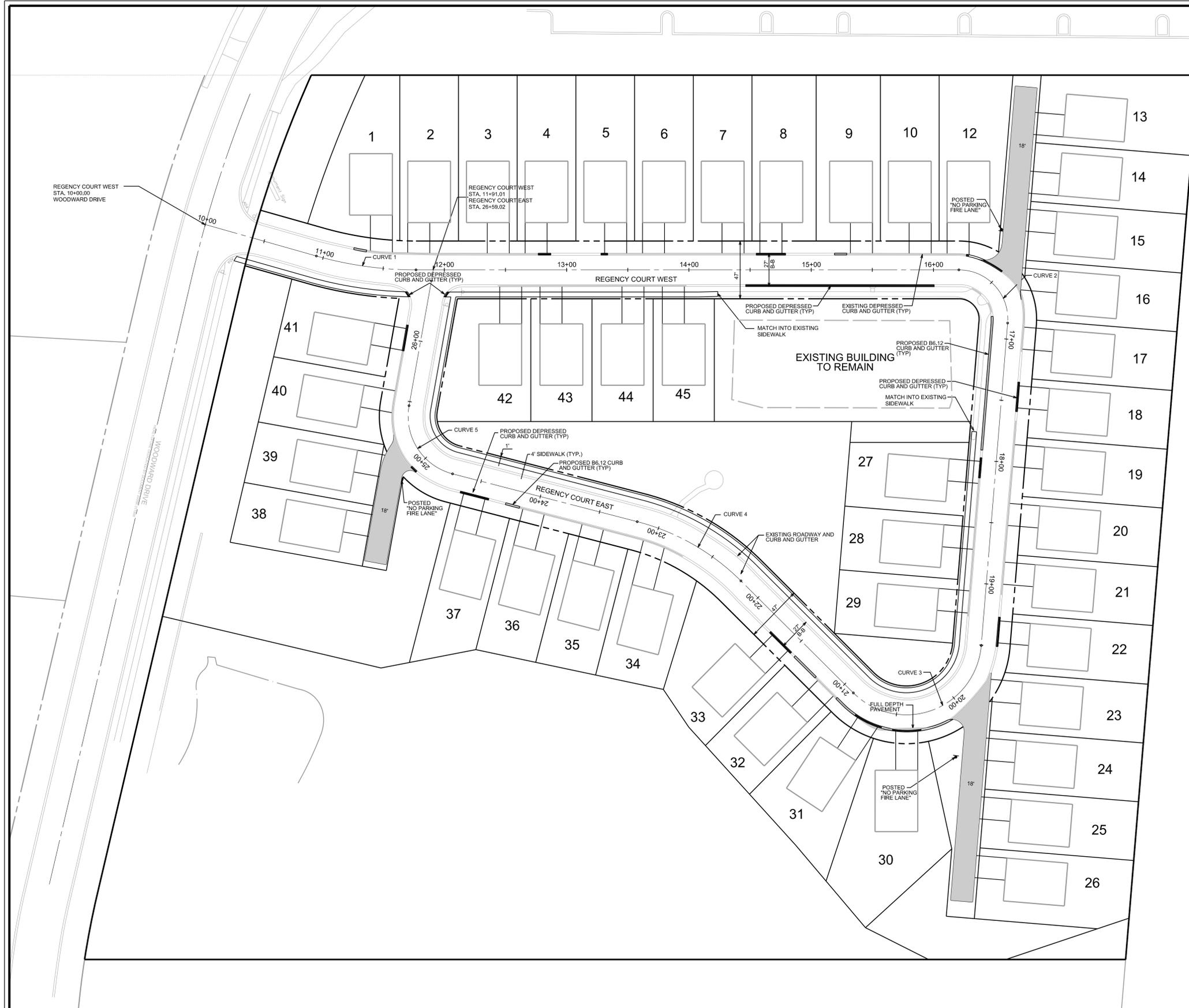
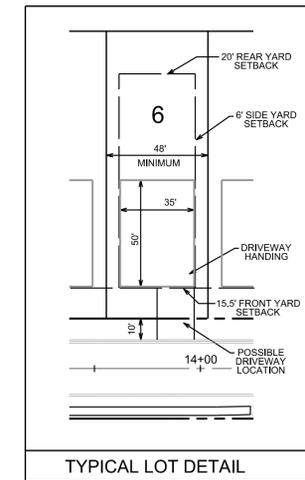
DRAWING NO. **C3.0**

V3 Companies
 7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

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EASTING	979,931.31	979,940.02	980,245.78	980,194.13	980,108.14
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2	02-16-11	REVISED LOTS 30 - 33 AND ADDRESSED CITY COMMENTS			
3	03-30-11	REVISED PER CITY REVIEW			
4	08-21-13	CURB REVISIONS			

PROJECT NO.: 10190
 FILE NAME: C3_0_Lay10190
 ORIGINAL ISSUE DATE: 12-06-2010
 SCALE: 1" = 40'

DESIGNED BY: MFC
 DRAWN BY: VRS
 CHECKED BY: HEV
 PROJECT MANAGER: HEV

REGENCY ESTATES

ST. CHARLES ILLINOIS

LAYOUT AND PAVING PLAN

DRAWING NO. **C3.0**