



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve a Minor Change to PUD for St. Charles Commercial Center PUD – Ashford St. Charles Monument Entry Signs (former Covington Court Apartments)
Presenter:	Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (4/14/14)		City Council
	Public Hearing		

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

Executive Summary:

The multi-family residential development located at the southwest corner of 14th and Prairie Streets, previously known as Covington Court, was acquired by the Radco Companies in 2013. The development was renamed “Ashford St. Charles”.

As a part of the renaming, the owners are proposing to install new monument entry sign features at the two entrances to the development on Prairie St. and 14th St. The entry features will be masonry (to be faced with ashlar stone) and a sign panel will be framed on both semicircular signs.

The property is located in the St. Charles Commercial Center PUD. Preliminary Plans for Covington Court were approved by City Council Resolutions in 1986 (#1986-3 and #1986-30). A Minor Change to PUD Preliminary Plan is required for the signs to be installed.

Staff has reviewed the sign plan and determined it complies with the Zoning Ordinance requirements for Development Identifications Signs for residential uses in the RM-3 General Residential District.

Landscaping as required by the Zoning Ordinance will be installed around the sign.

Attachments: *(please list)*

Application for Minor Change to PUD; Aerial Photo, Plan documents

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a Minor Change to PUD for St. Charles Commercial Center PUD – Ashford St. Charles Monument Entry Signs (former Covington Court Apartments).

For office use only:

Agenda Item Number: 5i

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
RECEIVED
St. Charles, IL

APR 09 2014
CDD
Planning Division

CITYVIEW

Project Name:

Minor Change - St. Charles Commercial
Center PUD-Sign

Project Number:

2014 -PR- 010

Application No.

2014 -AP- 017

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):

1690 Covington Ct, ST CHARLES IL 60174
Street Address (or common location if no address is assigned):

2. Applicant Information:

Name

Dan Damery

Address

1690 Covington Ct
ST CHARLES IL 60174

Phone

630-923-0035

Fax

Email

ddamery@radco.us

3. Record Owner Information:

Name

THE RADCO COMPANIES

Address

400 Galleria PARKWAY, SE
Suite 400
ATLANTA GA 30339

Phone

770-272-9330

Fax

770-272-9373

Email

4. Billing:

To whom should costs for this application be billed?

Name

THE RADCO COMPANIES

Address

400 Galleria Parkway, SE
Suite 400
Atlanta, GA 30339

Phone

770-272-9330

Fax

770-272-9373

Email

INFORMATION FOR PROPOSED MINOR CHANGE:

NAME OF PUD: ST CHARLES COMMERCIAL CENTER

PUD ORDINANCE #: 1982-2-6 and amendments

Identify Specific PUD Plans to be changed:

1. Preliminary Plan for Covington Ct approved by Resolution 1986-3
2. Landscape Plan for Covington Ct approved by Resolution 1986-30
3. _____

Description of Proposed Changes:

Removal and replacement of Property Signage at both entrances
added landscaping at each of the new 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.

_____	_____
Record Owner	Date
	4/9/14
_____	_____
Applicant or Authorized Agent	Date



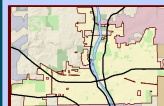
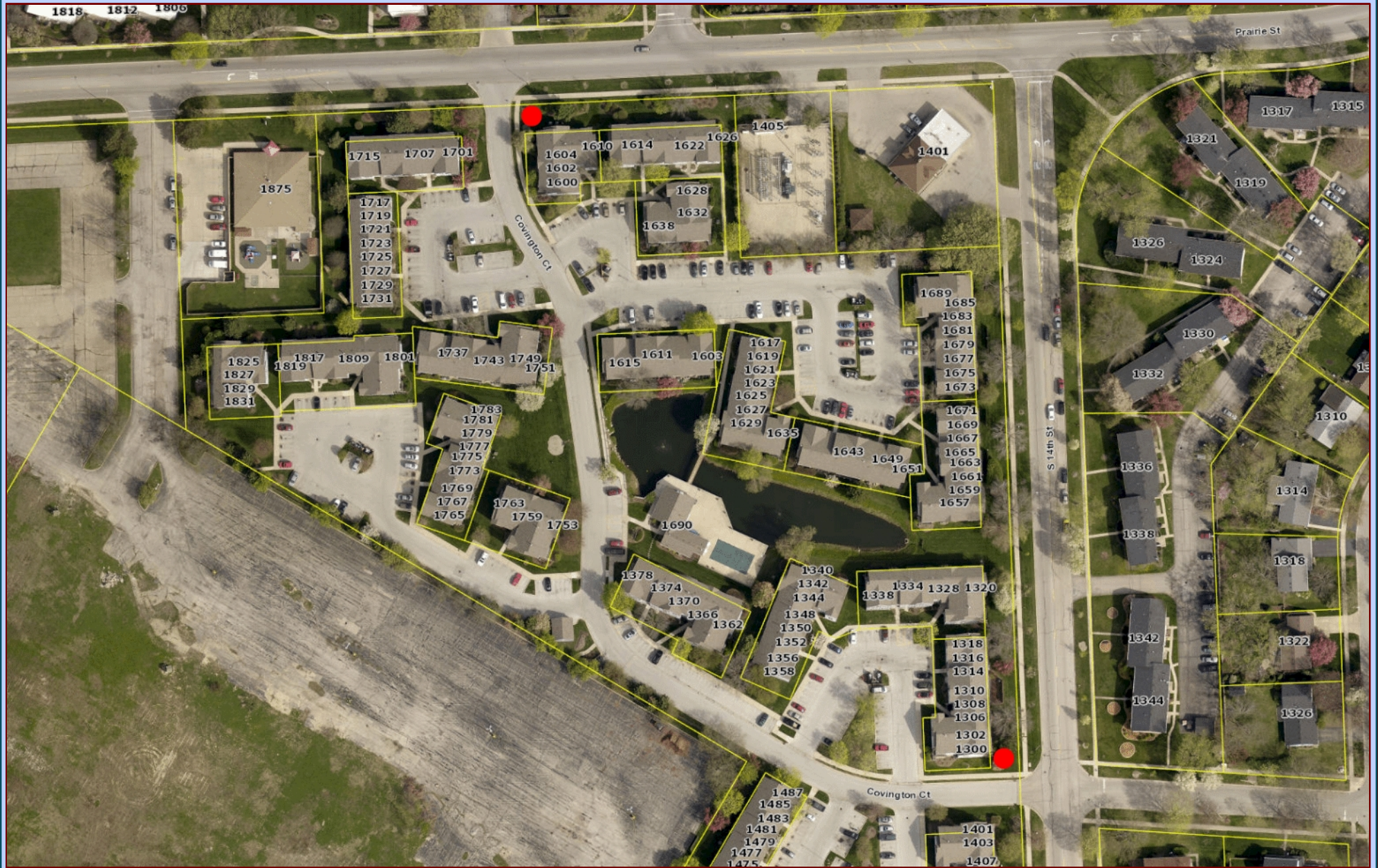
City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Ashford St. Charles sign locations

RAYMOND ROGINA Mayor

MARK KOENEN City Administrator

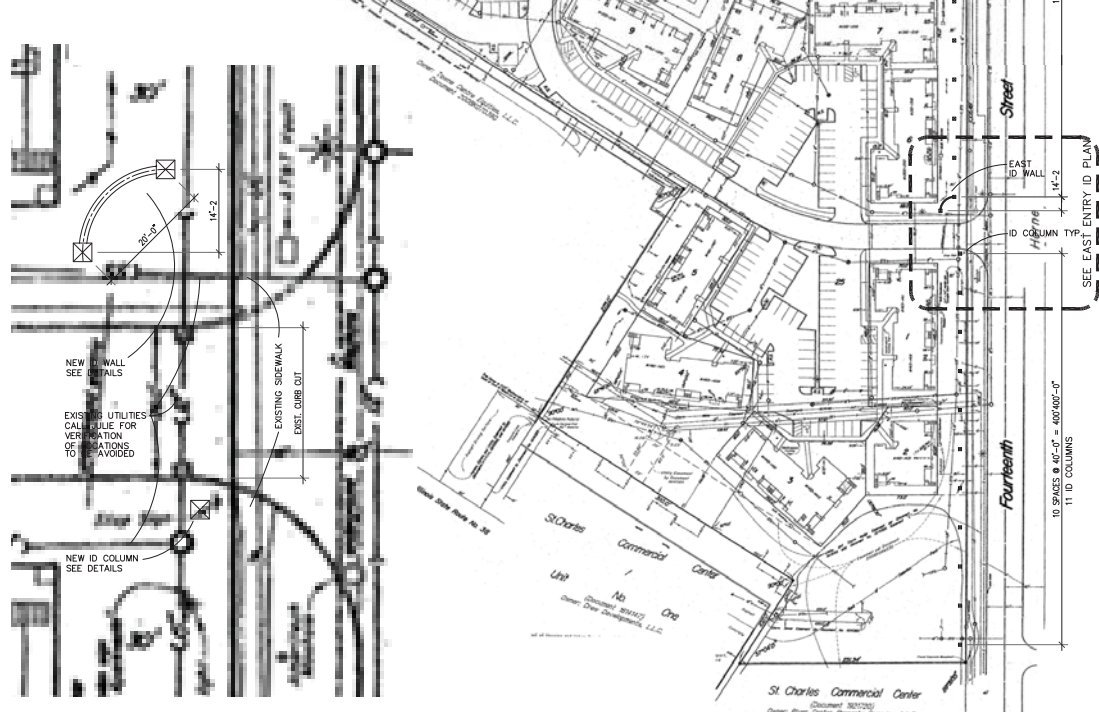
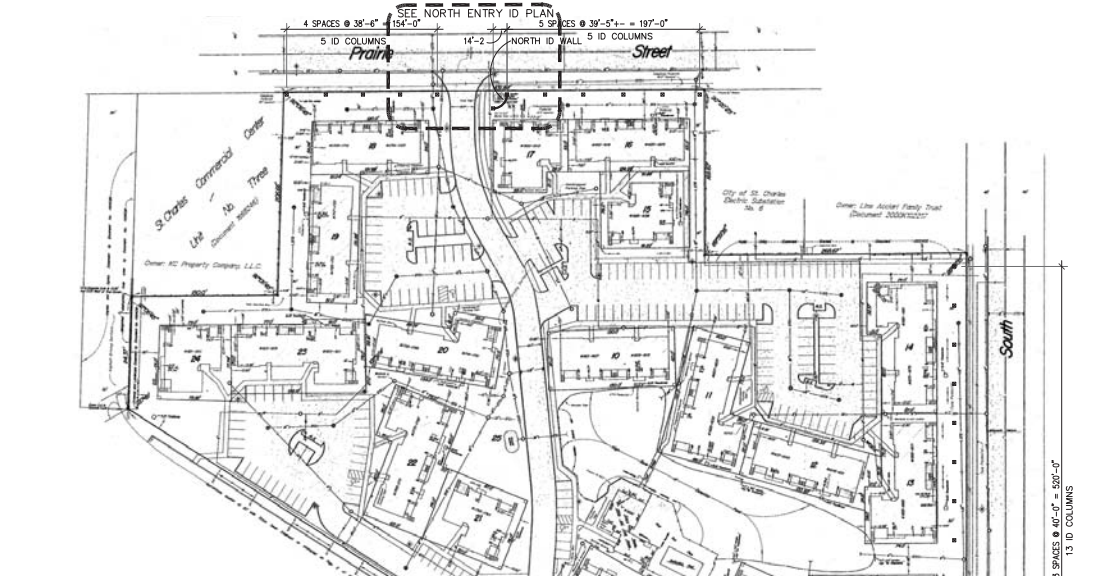
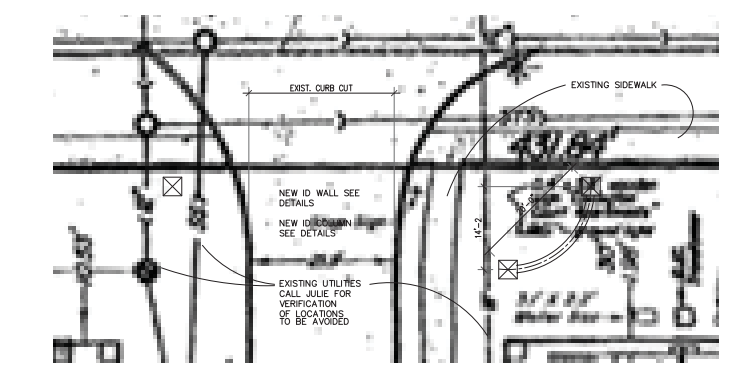
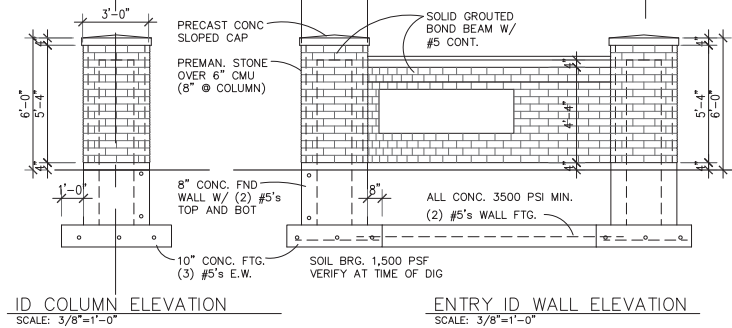
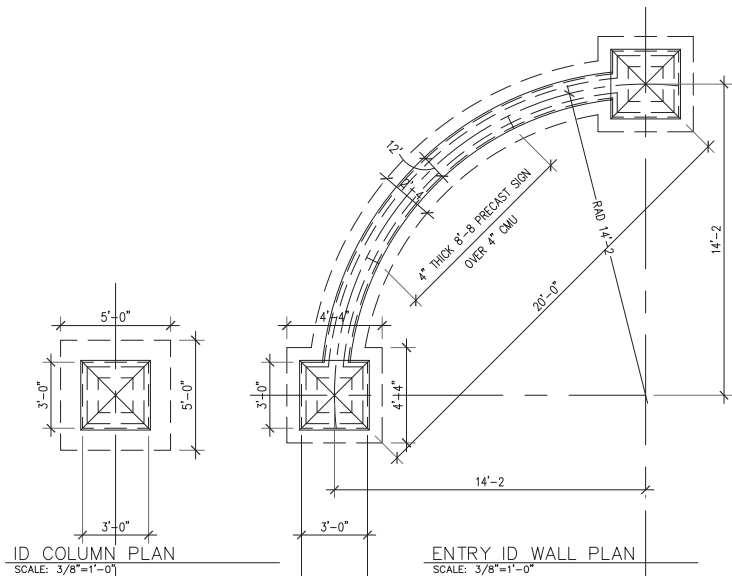


Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Projection: Transverse Mercator
 Coordinate System: Illinois State Plane East
 North American Datum 1983
 Printed on: April 10, 2014 01:10 PM



0 69 137 Feet

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SEASONAL SOLUTION LANDSCAPING

Seasonal Solution, Inc.
PO Box 501105
Atlanta, GA 31150

(678)822-1804
http://www.seasonalsolution.com

Estimate

ADDRESS
Ashford Saint Charles
Mr. Dan Damery
The Radco Companies
400 Galleria Parkway, SE Suite
Atlanta, GA 30339

PROJECT MEMO: ASC - Install ESTIMATE # 1537
SALES REP: WF DATE 03/17/2014
CLIENT P.O. #: Hardscapes - Entr: EXP. DATE 04/17/2014

DATE	ACTIVITY	QUANTITY	RATE	AMOUNT
03/17/2014	Site Preparation M.Hrs. - Foundation Bed Prep Specific Site Preparation - Man hours	39		
03/17/2014	Tree removal Tree Removal - Right-of-way (trees affected by construction only).	1		
03/17/2014	Signage monuments Signage Monuments - Labor, equipment, and materials necessary for the construction of monument signage per plan specifications. Monument walls to be veneered with tan or gray, crab orchard stone, in a random ashlar pattern (as pictured). Monument to be constructed upon a 12" concrete footer. Structural core to consist of CML. Capstone to be of solid sections of the same type of stone. The monument walls will have a recessed area conditioned with a stucco background, to allow for property ID. Price includes South 14th St. and Prairie Street monuments.	2		
03/17/2014	Hardscape:Brick Columns Labor, equipment, and materials necessary for the construction of tan or gray crab orchard stone columns (3 W X 6 H) capped with same type of stone. The columns will have a recessed area conditioned with a stucco background, to allow for ID. Price includes South 14th St. and Prairie Street columns.	2		
03/17/2014	Cephalotaxūs - #3 Monument Sign Plantings - Both signs Cephalotaxus - #3	45		
03/17/2014	CHICAGO -Spirea / 'Anthony Waterer' - #3 Spirea / 'Anthony Waterer' - #3	30		

Description of sign / entry features

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DATE	ACTIVITY	
03/17/2014	Arborvitae - 8' H.H.	4
03/17/2014	Fescue / Price per square foot > 1000 sq. ft.	4500
03/17/2014	Hardwood Mulch (Chicago-Bulk)	45
03/17/2014	Soil Amendments (BULK) - Fiftee	4
03/17/2014	Annuals (Common) - Spring	18
03/17/2014	Liriope / Big Blue - 4 pots	480

All work to be performed to industry standards. Pricing to serve for budgetary purposes only. Final invoice will be based upon actual quantities used to perform the job. Any variances from the quantities listed above will be brought to your attention through written / verbal change orders, depending upon scale. Estimate values are good for a period of thirty (30) days from the date of the estimate.

ACCEPTED BY

ACCEPTED DATE

Seasonal Solution, Inc.

Estimate 1537

03/17/2014