



## AGENDA ITEM EXECUTIVE SUMMARY

<b>Title:</b>	Recommendation to approve a Minor Change to PUD Preliminary Plan for the Quad St. Charles (Charlestowne Mall PUD)
<b>Presenter:</b>	Rita Tungare, Dir. of Community & Economic Development

*Please check appropriate box:*

x	Government Operations – (7/21/14)		Government Services
	Planning & Development		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:**

**Background:**

On May 5, 2014, the City Council approved Ordinance 2014-Z-9, which approved a PUD Preliminary Site Plan and Engineering Plan for The Quad St. Charles project, a redevelopment of the Charlestowne Mall.

The remaining components of the PUD Preliminary Plan, including architectural elevations for the mall building and landscaping for the site, are expected to be reviewed by Plan Commission in August. Preliminary Plans for the outlots will be submitted for review as each is proposed for development.

**Proposal:**

The developer is proposing a Minor Change to revise the previously approved site and engineering plans. The following changes are proposed:

- Shifting the ring road further north to accommodate additional parking outside of the ring road for the outlots fronting on Main St.
- Reducing the depth of future outlot Retail B (southeast of Carson’s)
- Minor revisions to the pedestrian access paths at the north and southwest entrances to the mall building.
- Minor revisions to the layout of utilities serving the Main St. outlots (specifically watermain).

Staff has reviewed the revised geometric site plan and utility layout for consistency with the PUD. Staff is recommending approval of the subject to resolution of staff comments.

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

Application for Minor Change to PUD, Plans

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

Recommendation to approve a Minor Change to PUD Preliminary Plan for the Quad St. Charles (Charlestowne Mall PUD)

<i>For office use only:</i>	<i>Agenda Item Number: 4b</i>
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# 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

JUL 18 2014

**CDD**  
Planning Division

<b>CITYVIEW</b>	
Project Name:	<u>The Quad</u>
Project Number:	<u>2013</u> -PR- <u>013</u>
Application No.	<u>2014</u> -AP- <u>028</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.*

<b>1. Property Information:</b>	Parcel Number (s): 09-25-200-032; 09-25-200-027; 09-25-200-025; 09-25-200-016; 09-25-200-017; 09-25-200-031	
	Street Address: 3800 E. Main Street St. Charles, Illinois 60174	
<b>2. Applicant Information:</b>	Name: SC 3800 Main LLC Contact: F. Ron Krausz	Phone: 415-732-5600
	Address: 44 Montgomery Street, Suite 3300 San Francisco, CA 94104	Fax: 415-732-5699
		Email: frkrausz@krauszco.com
<b>3. Record Owner Information:</b>	Name: Same as Applicant	Phone
	Address	Fax
		Email
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name: Same as Applicant	Phone
	Address	Fax
		Email

**INFORMATION FOR PROPOSED MINOR CHANGE:**

NAME OF PUD: Charlestowne Mall PUD - 3800 E. Main St.

PUD ORDINANCE #: 2013-Z-19

Identify Specific PUD Plans to be changed:

- 1. Preliminary Site Plan, dated 3/14/2014, Prepared by Jacob & Hefner Associates, Inc.
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

Description of Proposed Changes: Site Geometric Changes including: 1) Southern ring road shift to the north by approx. 40'. 2) Reduction in depth of future Retail B by approximately 36' in N/S direction. 3) Modified pedestrian access paths at the north central mall entrance. 4) Modified pedestrian access paths at the southwest corner of the site.

***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 1/2 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.

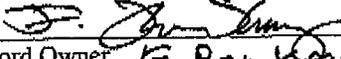
**Plans Shall include the following:**

- 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.

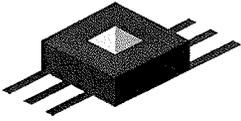
*Additional information may be necessary depending on the specific change proposed.*

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.

SC 3800 Main LLC  
by KRAUSZ Management One, LLC, its Manager

by  Date 7-18-2014  
Record Owner F. Row Krausz, member

\_\_\_\_\_  
Applicant or Authorized Agent Date



**JACOB & HEFNER**  
ASSOCIATES

1910 S. Highland Avenue, Suite 100  
Lombard, IL 60148  
P 630-652-4600  
F 630-652-4601

July 17, 2014  
F021

Russell Colby  
Planning Division Manager  
City of St. Charles  
2 E Main Street  
St. Charles, Illinois 60174

Re: **Minor Change to PUD Application**  
**The Quad – St. Charles**  
**St. Charles, Illinois**

Dear Mr. Colby,

Please find enclosed the following information for your use regarding the Minor Change to the PUD at The Quad – St. Charles:

- 1) One completed Minor Change To PUD Application.
- 2) One check in the amount of \$200.00 for payment of the application fee.
- 3) Twelve copies of the overall Preliminary Site Plan, prepared by Jacob & Hefner Associates, Inc. (JHA), dated July 17, 2014.
- 4) Twelve copies of the overall Preliminary Utility Plan, prepared by JHA, dated July 17, 2014.

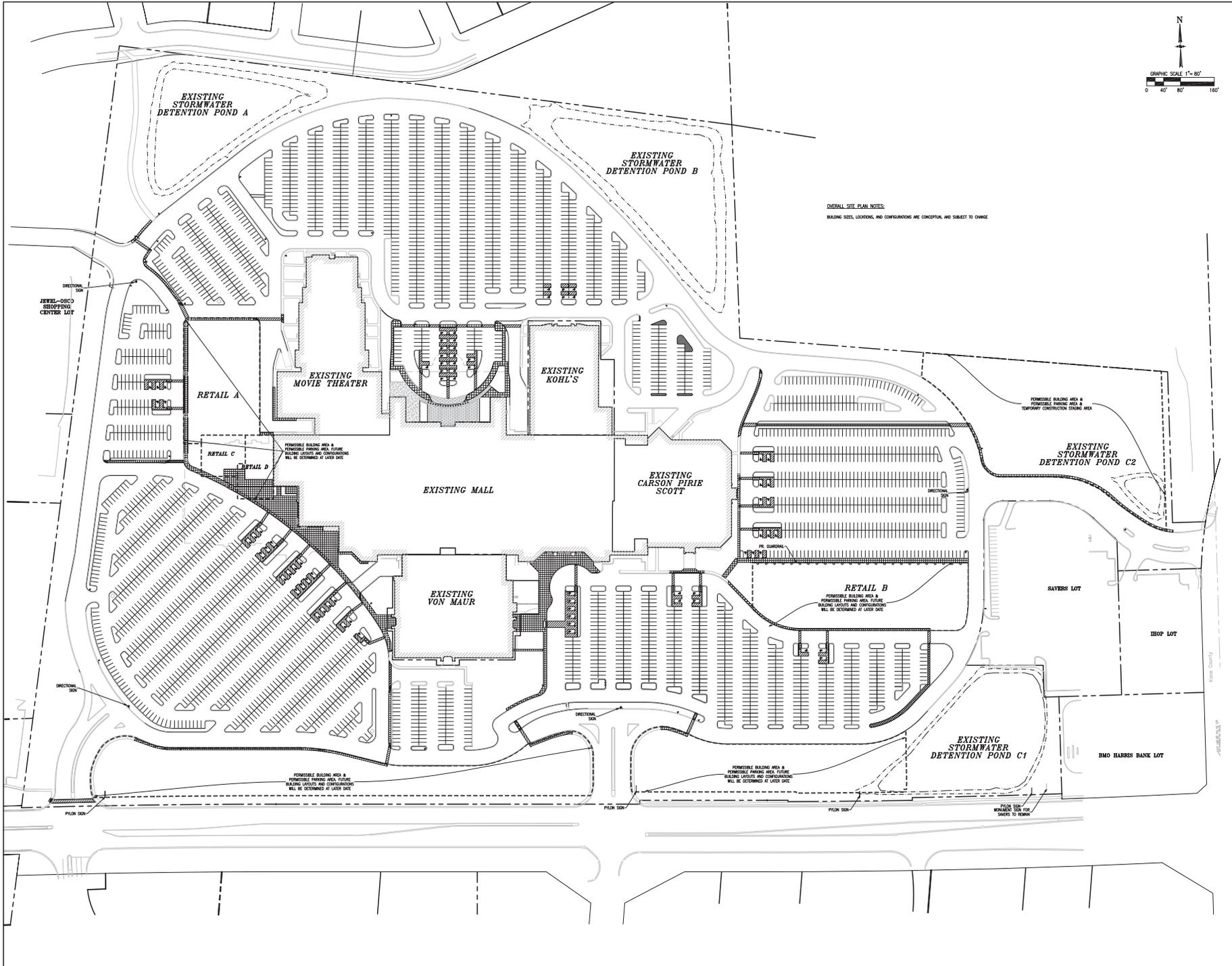
Since the Preliminary Site Plan, dated March 14, 2014, prepared by JHA received Preliminary PUD Approval, the following changes have been made:

- 1) The southern ring road (along Main Street) has been shifted approximately 40' further north in order to provide more parking for the future outlot buildings.
- 2) The proposed depth for future Retail B has been reduced by approximately 36' (in the north/south direction).
- 3) The pedestrian access paths at the north-central entrance have been revised.
- 4) The pedestrian access paths at the southwest corner of the site have been revised.

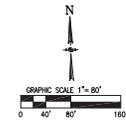
Please call if you have any questions.

Sincerely,  
**JACOB & HEFNER ASSOCIATES, INC.**

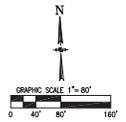
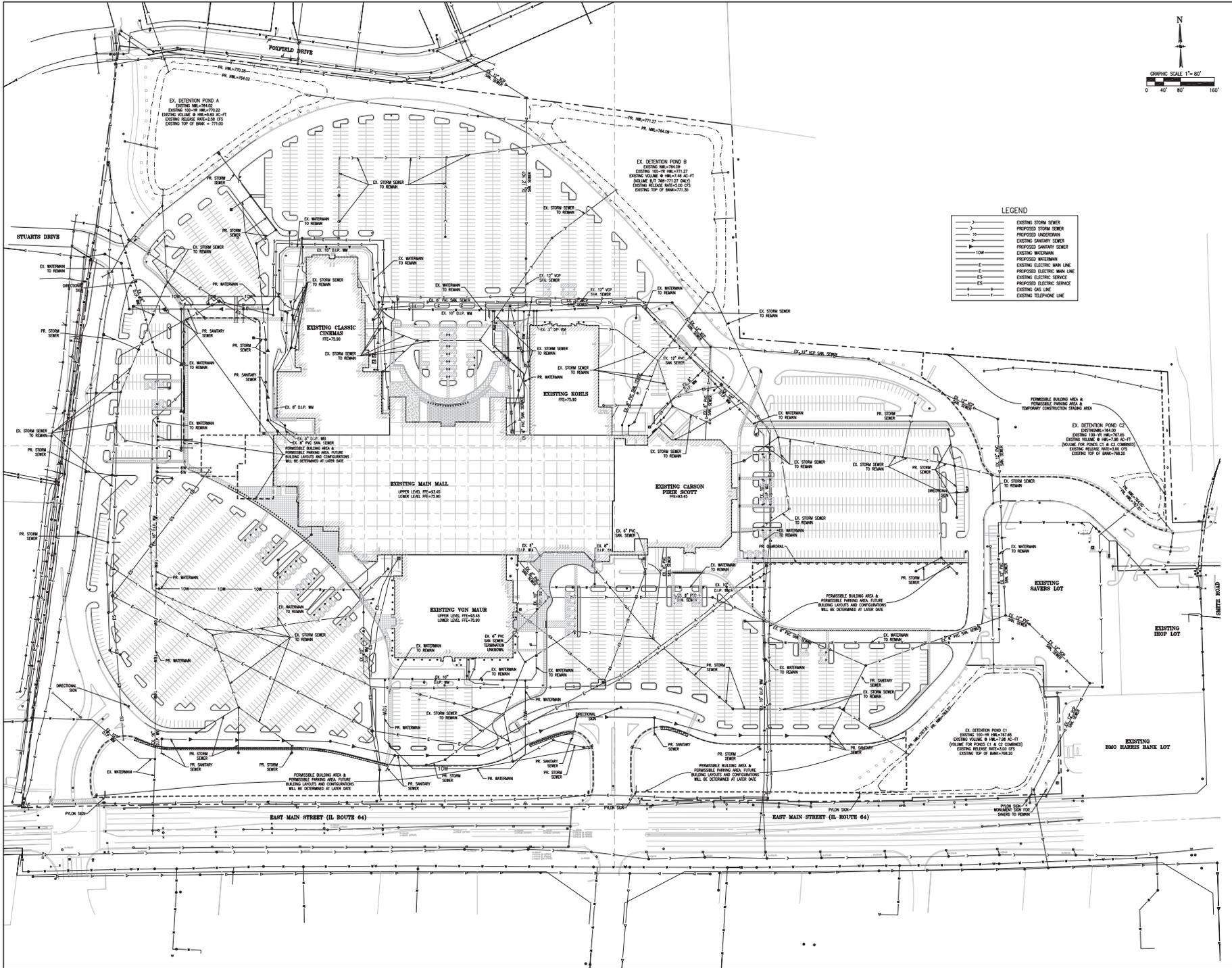
William L. Bohne, P.E.  
President



GENERAL SITE PLAN NOTES:  
 BUILDING SIZES, LOCATIONS, AND CONFIGURATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.



<b>PRELIMINARY SITE PLAN</b>	
THE QUAD ST. CHARLES	
3800 E. MAIN STREET	
ST. CHARLES, ILLINOIS	
<b>JACOB &amp; HEFNER ASSOCIATES</b>	
1118 S. Highland Avenue, Suite 100, St. Charles, IL 62418	
PHONE: (618) 452-4686 FAX: (618) 452-4611	
www.jacobandhefner.com	
	
SC 3800 MAIN LLC	
1"=80'	
F021	
EX. 1	



**LEGEND**

—	EXISTING STORM SEWER
- - -	PROPOSED STORM SEWER
- - -	PROPOSED UNDERDRAIN
- - -	EXISTING SANITARY SEWER
- - -	PROPOSED SANITARY SEWER
- - -	EXISTING WATERMAIN
- - -	PROPOSED WATERMAIN
- - -	EXISTING ELECTRIC MAIN LINE
- - -	PROPOSED ELECTRIC MAIN LINE
- - -	EXISTING ELECTRIC SERVICE
- - -	PROPOSED ELECTRIC SERVICE
- - -	EXISTING GAS LINE
- - -	EXISTING TELEPHONE LINE

**PRELIMINARY UTILITY PLAN**  
 THE QUAD ST. CHARLES  
 3800 E. MAIN STREET  
 ST. CHARLES, ILLINOIS

**JACOB & HEFNER ASSOCIATES**  
 1118 S. Hickory Ave., Suite 100, St. Charles, IL 62424  
 PHONE: (618) 452-6800 FAX: (618) 452-6401  
 www.jacobandhefner.com

SC 3800 MAIN LLC

1"=80'  
 F021  
 EX. 2