



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve a Minor Change to PUD Preliminary Plan for 3875 E. Main St. (East Gate Commons PUD)
Presenter:	Ellen Johnson

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (4/13/15)		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 Glazier Corporation, applicant, is proposing to split the former TGI Friday’s building at 3875 E. Main St. into two units. The western unit will be used for a Noodles & Co. restaurant and the eastern unit will be available for another tenant. The property is located within the East Gate Commons PUD. The PUD Preliminary Plan for the subject property was approved under Resolution No. 2002-11 and modified under Resolution No. 2003-52.

The following modifications are proposed to the exterior of the building and the site:

- Replace one (1) window with a single door on the north elevation (side door for Noodles & Co.).
- Remove the canopy over the main entrance on the north elevation.
- Replace two (2) windows with a double door on the west elevation (main entrance for Noodles & Co.).
- Install fabric awnings over the Noodles & Co. windows (north and west elevations).
- Remove building foundation landscaping along the west elevation for use as an outdoor dining area.
- Paint the EIFS band a dark grey color around the entire building.
- New signage for the Noodles & Co. space.

A Minor Change to PUD Preliminary Plan is required to permit the proposed changes.

Staff has reviewed the submitted materials and determined that the proposal meets the applicable requirements of the Zoning Ordinance and PUD ordinance (Ordinance No. 2001-Z-32), upon resolution of the following staff comments:

1. That decorative pavers be used for the outdoor dining area where building foundation landscaping will be removed.
2. That one accessible parking space be relocated from the north side of the building to the west side near the Noodles & Co. entrance.

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

Application for Minor Change to PUD Preliminary Plan; Plan documents; Photos of existing building

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

Recommendation to approve a Minor Change to PUD Preliminary Plan for 3875 E. Main St., subject to resolution of outstanding staff comments.

<i>For office use only:</i>	<i>Agenda Item Number: 3C</i>
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# CITY OF ST. CHARLES

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

## MINOR CHANGE TO PUD APPLICATION

<b>For City Use</b>	
Project Name:	3875 E. Main St. (East Gate Commons)
Project Number:	2015 -PR- 005
Application No.	2015 -AP- 010

Received Date  
**RECEIVED**  
**St. Charles, IL**  
**MAR 23 2015**  
**CDD**  
**Planning Division**

**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>	Location:	
	3875 N. Main Street	
	Parcel Number (s): 5	
	PUD Name: East Gate Commons	
<b>2. Applicant Information:</b>	Name	Phone
	The Glazier Corporation	312-208-2500
	Address	Fax
	824 N. Racine - suite 200 Chicago, Illinois 60642	312-944-0963
		Email
		dabdo71@aol.com
<b>3. Record Owner Information:</b>	Name	Phone
	Czerkies Limited Partnership 2	815-230-2600
	Address	Fax
	24121 Theodore Street, Unit 4b	Email
		cdspropertygroup@att.net

**Information for proposed Minor Change:**

Name of PUD: East Gate Commons PUD

PUD Ordinance Number: 2001-Z-32

Ord. or Resolution(s) that approved the current plans: \_\_\_\_\_

**Identify Specific PUD Plans to be changed:**

- Site/Engineering Plan
- Landscape Plan
- Architectural Elevations
- Signs
- Other plans: \_\_\_\_\_

**Description of Proposed Changes:**

We will be painting the sign band of the facade, relocating storefront and adding doors as per the attached plans. We will replace any concrete slabs that are broken or not level. We will be demising a 2,600 sq ft fast casual restaurant as per the attached site plan.

**Attachment Checklist:**

*If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.*

**APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. (\$200)

**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.

**REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000



## **PROJECT DESCRIPTION**

### **The Former TGIF Building – East Gate Commons**

The Glazier Corporation has been developing retail and medical office projects in and around the Chicago land area for over 20 years and has developed close to 40 retail projects. We have developed sites for several national retail tenants.

The Glazier Corporation is currently under contract to purchase the former TGIF building at 3875 N. Main Street in the East Gate Commons Shopping Center.

The building is approximately 6,600 sq ft. We have a national fast casual use that will be taking approximately 2,600 sq ft. of the western end cap. The tenant is requesting to use the existing sidewalk area for out door seating (see attached plans). We are in discussions with several tenants for the western portion of the building.

Our plans include replacing several windows with new door entrances and painting the sign band a dark grey color. We will be repairing sidewalks and restoring any exterior elements based on wear and tear as needed. We will be providing the tenants with an interior shell with all mechanical services.. Each tenant will submit plans for their interior build out.

At this time, we are not asking for any specific variances and are complying with all PUD requirements.

Thank you for your consideration and we look forward to providing a re-development that will have a positive impact on the community.

**OWNERSHIP DISCLOSURE FORM  
PARTNERSHIPS**

STATE OF ILLINOIS    )  
                                  ) SS.  
KANE COUNTY         )

I, Edward M Gerbaies, being first duly sworn on oath depose and say that I am a General Partner of Creeks Limited Partnership 2, an Illinois (General) (Limited) Partnership and that the following persons are all of the partners thereof:

- |                          |                            |
|--------------------------|----------------------------|
| <u>Edward M Gerbaies</u> | (General)(Limited) Partner |
| _____                    | (General)(Limited) Partner |
| _____                    | (General)(Limited) Partner |
| _____                    | (General)(Limited) Partner |
| _____                    | (General)(Limited) Partner |
| _____                    | (General)(Limited) Partner |

By: \_\_\_\_\_ (General)(Limited) Partner

Subscribed and Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**  
Legal Description

Parcel 1:

Lot 4 in Plat of Resubdivision East Gate Commons, being a resubdivision of Lot 1 in Unit 1C, the "St. Charles" Illinois Industrial Development of the Central Manufacturing District, being a resubdivision in the east 1/2 of Section 25, Township 40 North, Range 8 East of the Third Principal Meridian, recorded in the office of the Recorder of Deeds of Kane County, Illinois on June 19, 2002 as document number 2002k076, in the City of St. Charles, in Kane County, Illinois.

Parcel 2: Non-exclusive easement for ingress, egress, parking and utilities for the benefit of Parcel 1 as described in and created by Operation and Easement Agreement dated October 16, 2001 and recorded November 6, 2001 as document number 2001K166517, amended by First Amendment to Operation and Easement Agreement recorded April 10, 2002, as document number 2002K048161, and amended by Second Amendment to Operation and Easement Agreement recorded April 10, 2002 as document number 2002K048170, by and between Target Corporation and Dalan/St. Charles II, LLC.

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ALTA Commitment (06/17/2006)

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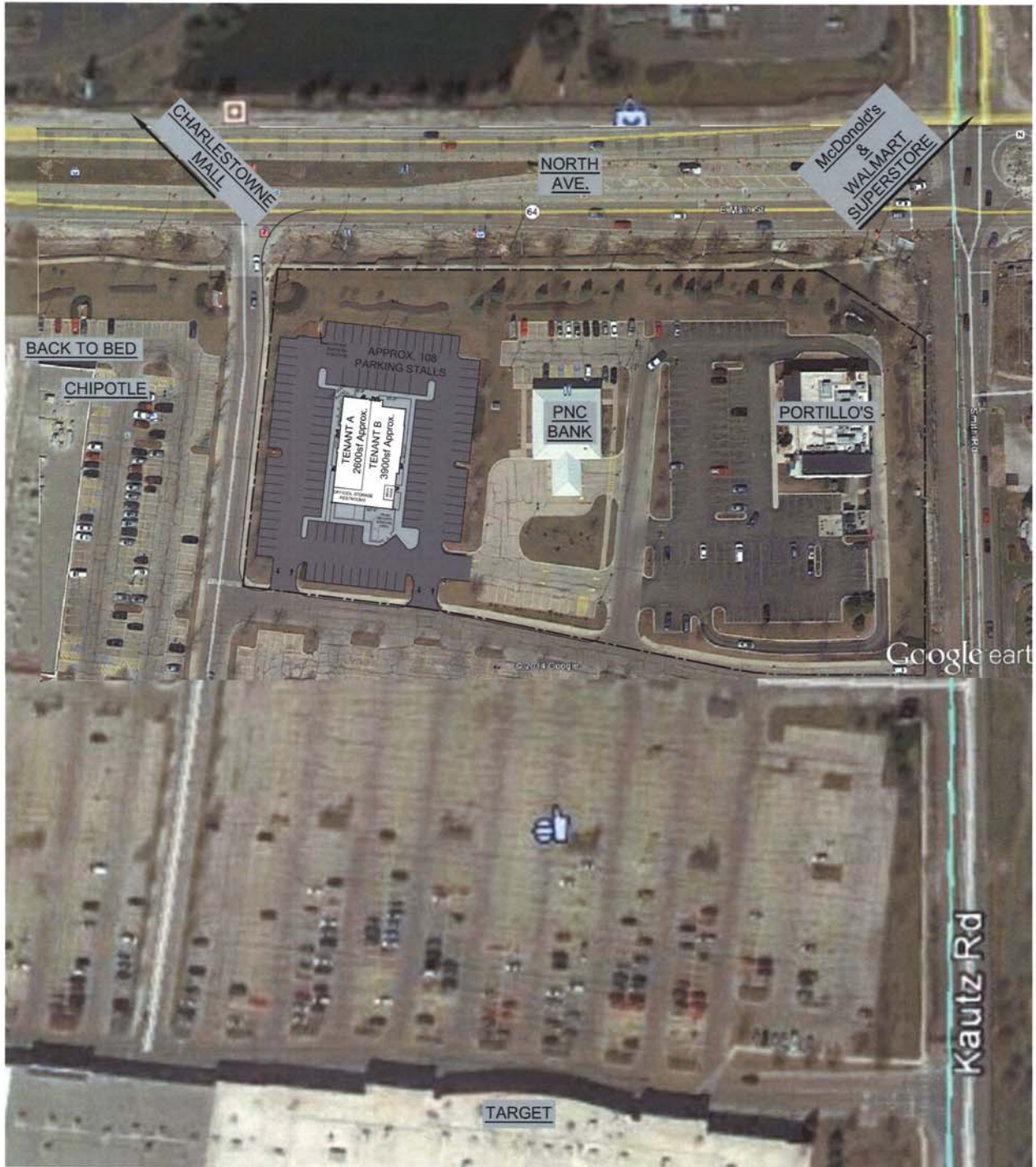
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MAR 23 2015

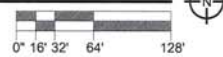


1 PROPOSED SITE PLAN  
1/28" = 1'-0"

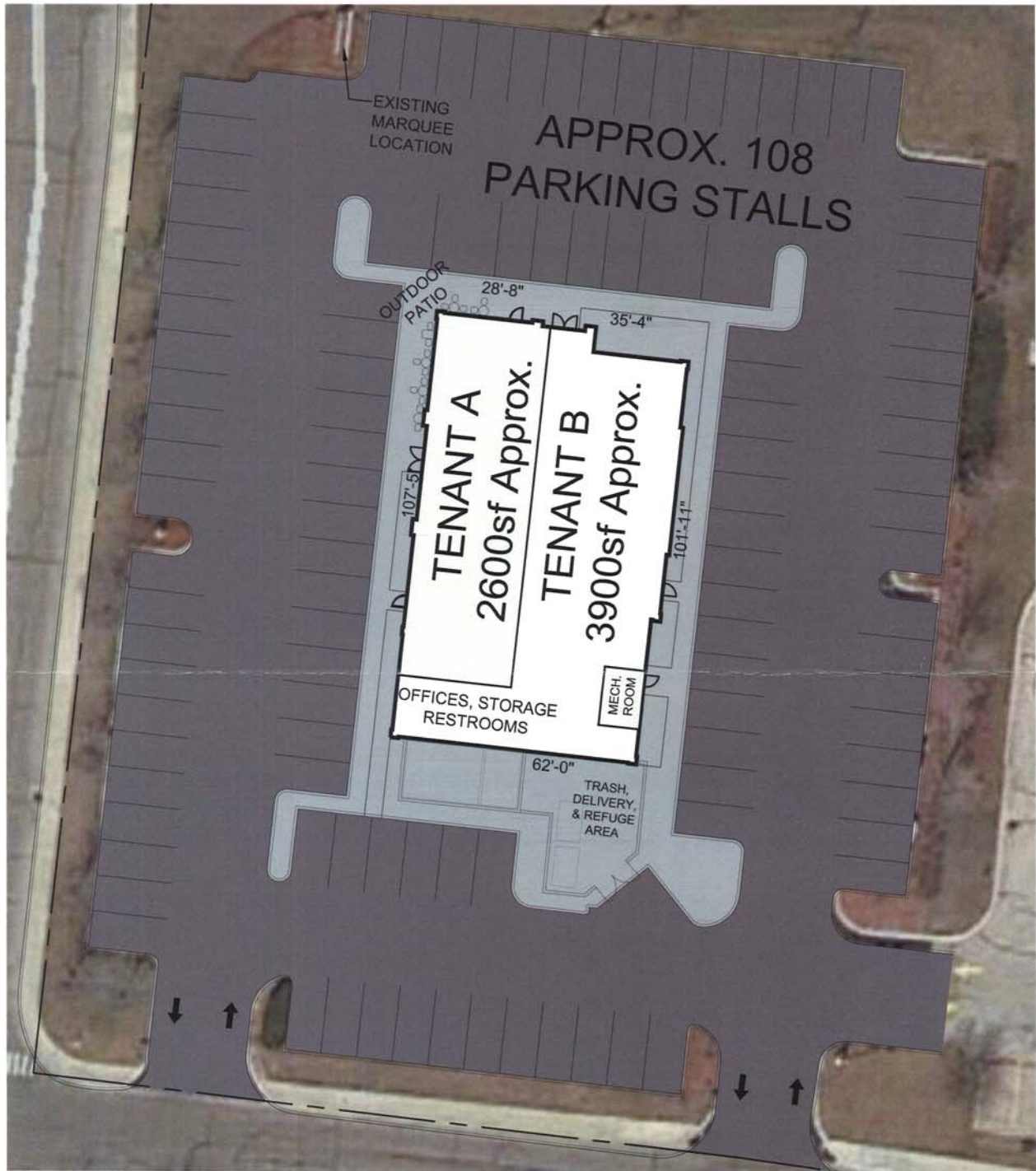
The GLAZIER Corp.

Gaspare inc.

St. CHARLES  
Site Layout Option A



March 9, 2015  
773.550.5565  
gpitrello@hotmail.com

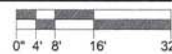


② PROPOSED SITE PLAN  
 1/32" = 1'-0"

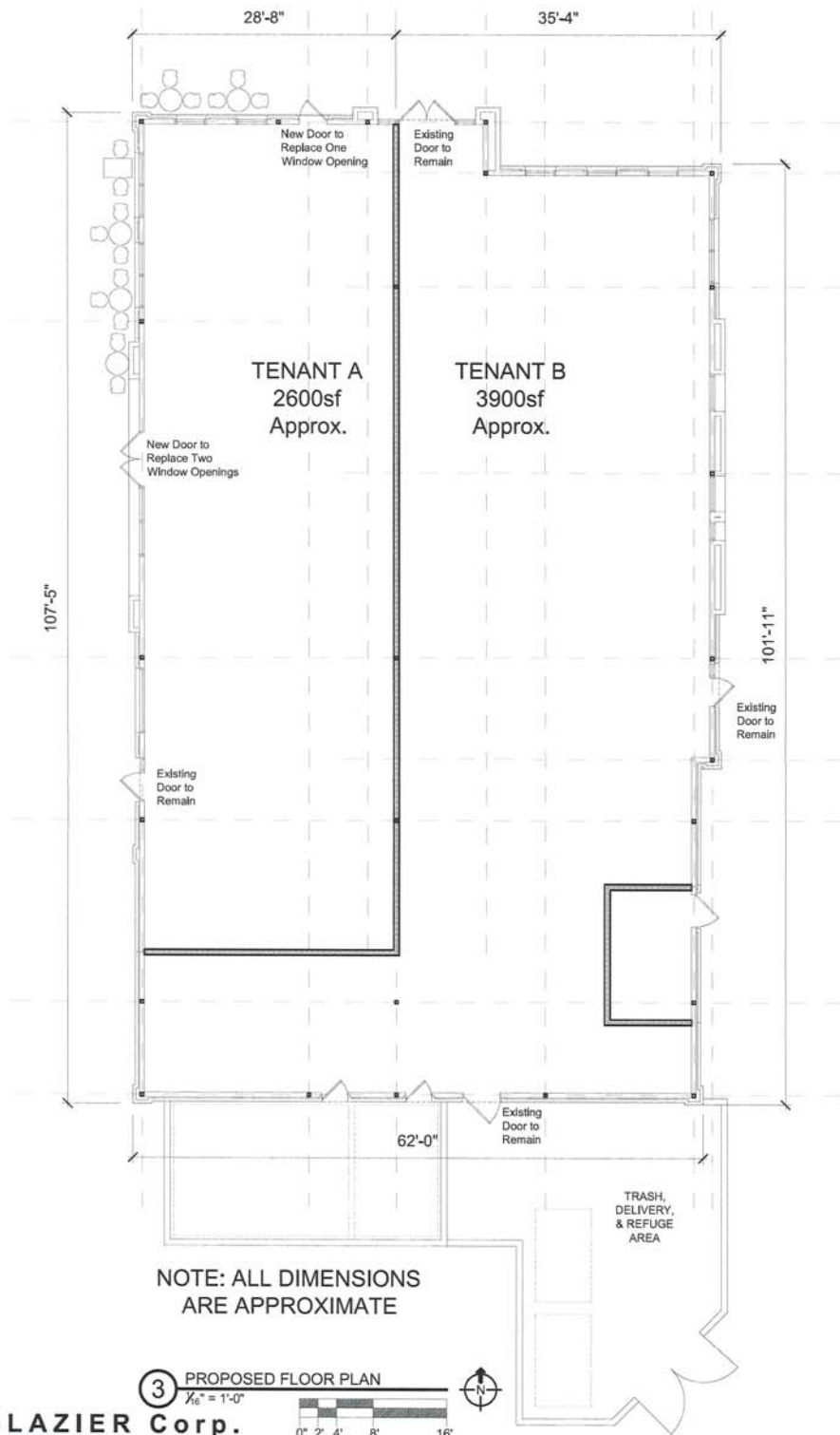
The GLAZIER Corp.

Gaspare inc.

St. CHARLES  
 Site Layout Option A



March 9, 2015  
 773.550.5565  
 gpitrello@hotmail.com



NOTE: ALL DIMENSIONS ARE APPROXIMATE



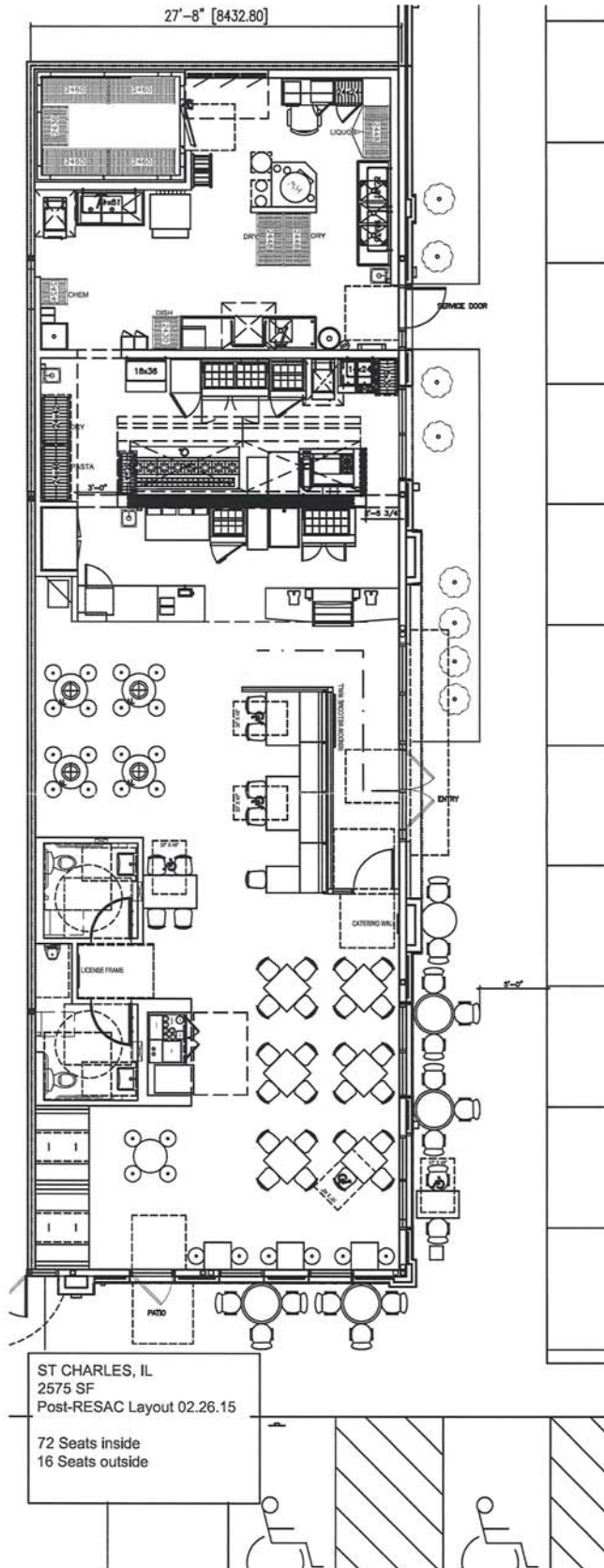
The GLAZIER Corp.

Gaspare inc.

St. CHARLES  
Site Layout Option A

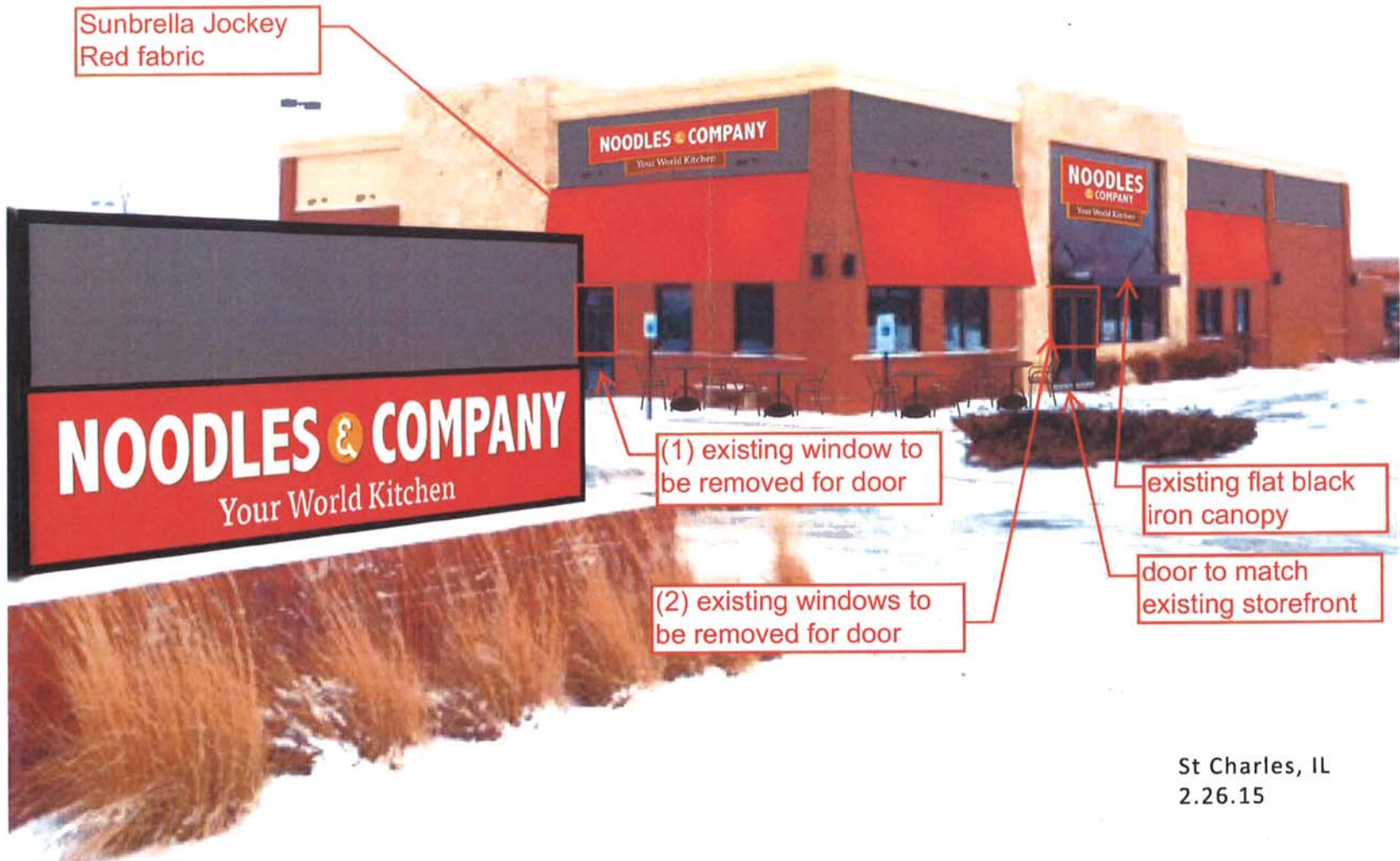
March 9, 2015  
773.550.5565  
gpitrello@hotmail.com

27'-8" [8432.80]



ST CHARLES, IL  
2575 SF  
Post-RESAC Layout 02.26.15

72 Seats inside  
16 Seats outside



Sunbrella Jockey  
Red fabric

**NOODLES & COMPANY**  
Your World Kitchen

(1) existing window to  
be removed for door

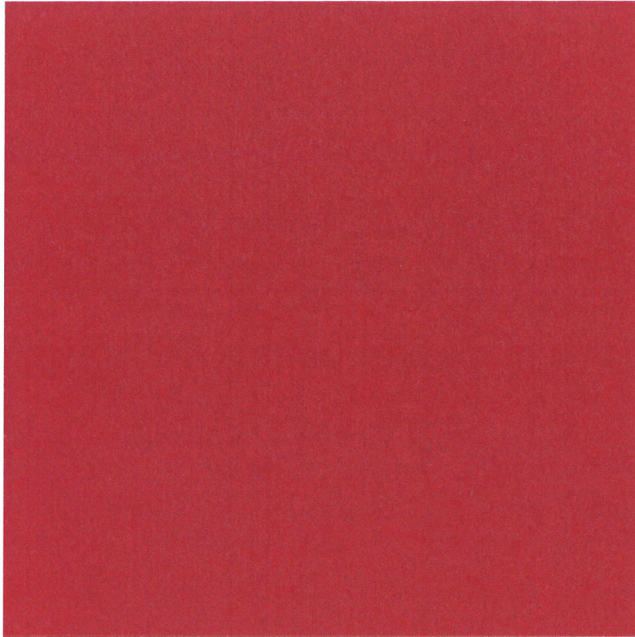
(2) existing windows to  
be removed for door

existing flat black  
iron canopy

door to match  
existing storefront

St Charles, IL  
2.26.15





**WIDTH:** 46" / 116.84 cm  
**REPEAT:** n/a  
**CONTENT:** 100% Sunbrella® Acrylic

**SELVEDGE POSITION:** Left / Right

**RECOMMENDED USES:**  
Biminis / Covers / Dodgers / Fixed Awnings / Retractable Awnings / Shade Sails / Tops / Umbrellas

**OTHER WIDTHS/FINISHES:**  
6003-0000 - 60" Jockey Red  
83003-0000 - 60" Jockey Red Clarity  
8403-0000 - 60" Jockey Red Plus

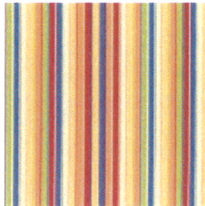
**SWATCH SIZE SHOWN ~**

**CARE AND CLEANING:**  
Brush off loose dirt. Wash with a mild soap and lukewarm water solution. Rinse thoroughly. Allow to air dry. For more information visit [www.sunbrella.com/cleaning](http://www.sunbrella.com/cleaning)

**WARRANTY:** 10-year  
For more information visit [www.sunbrella.com/warranty](http://www.sunbrella.com/warranty)

**46" Jockey Red**  
4603-0000

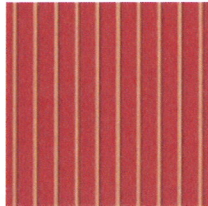
**UPHOLSTERY COORDINATES**



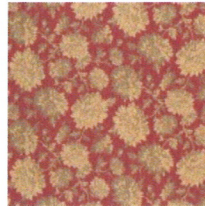
54" Castanet Beach  
5604-0000



54" Bravada Salsa  
5601-0000



54" Harwood Crimson  
5603-0000

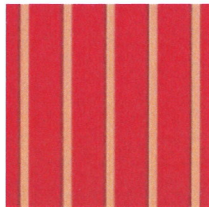


54" Newbury Sunset  
45399-0000

**AWNING COORDINATES**



46" Dubonnet Tweed  
4606-0000

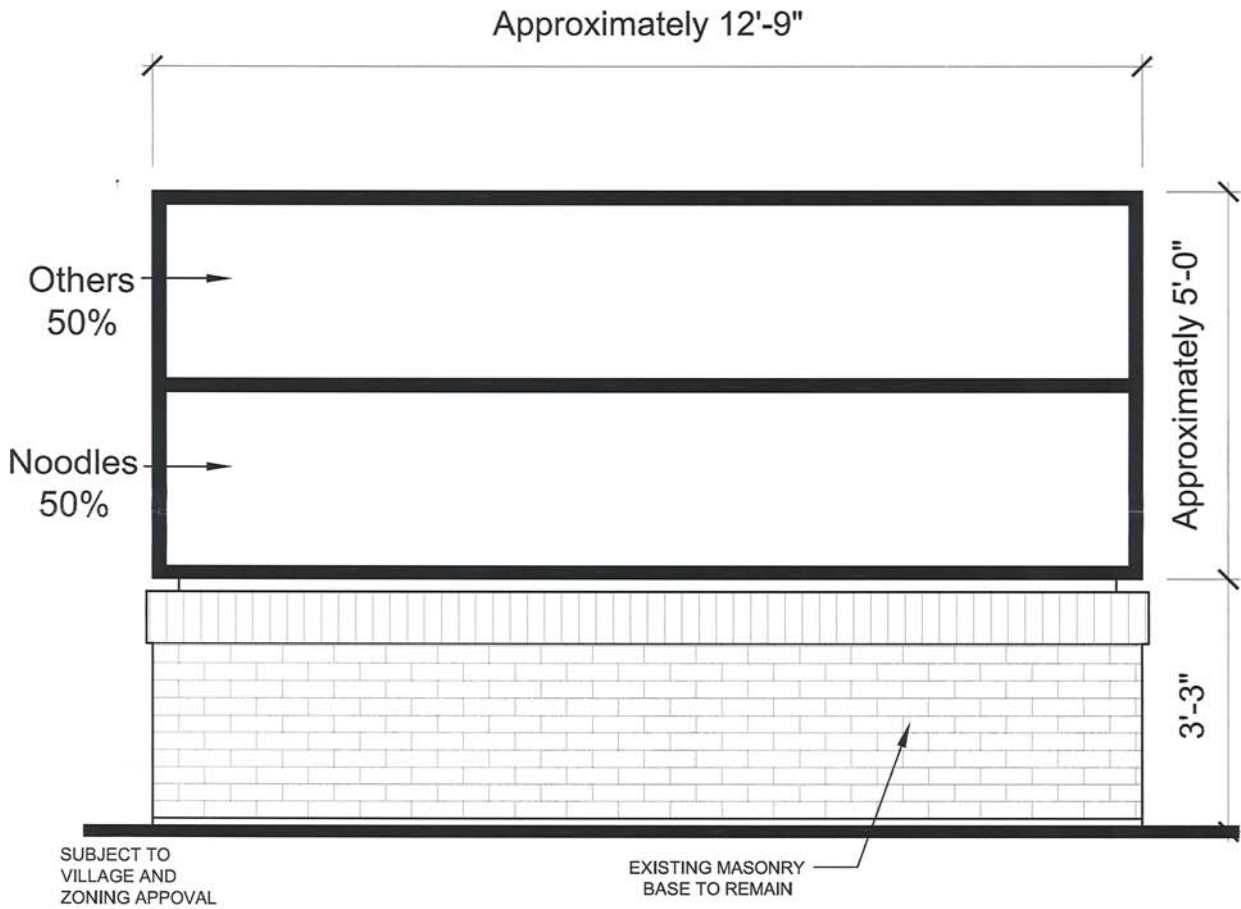


46" Manteo Cardinal  
4991-0000

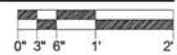
**DISCLAIMER**

Monitor/printer colors may vary. Please refer to an actual fabric swatch before making your final decision.;

Sunbrella® is a registered trademark of Glen Raven, Inc.



① PROPOSED MARQUEE ELEVATION  
1/2" = 1'-0"





**Existing Building – 3875 E. Main St.**

**North Elevation-**



**West Elevation-**

