



AGENDA ITEM EXECUTIVE SUMMARY

Title: **Minor Change to PUD Preliminary Plan - Foxfield Commons (Goodwill)**

Presenter: Matthew O'Rourke

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
X	Planning & Development – 6/13/11	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	

Estimated Cost:	NA	Budgeted:	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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If NO, please explain how item will be funded:

Executive Summary:

Goodwill Retail Services, Inc. has submitted an Application for a Minor Change to the approved Foxfield Commons PUD Preliminary Plan.

They are proposing to construct a 676 SQ FT loading dock addition to the east/rear elevation of the existing unit located at 2750 E Main Street. This loading dock will replace a small screening area that is currently used to store roll-away dumpsters and excess product for the current tenant. The addition will be used to store trash and products internally as opposed to out in the open.

As part of the proposal, 4 off-street parking spaces located east of the existing building will also be removed.

Attachments: *(please list)*

Goodwill Store & Donation Center Plans; The Kubala Washatko Architects, Inc.; dated 3/12/11(Received 5-19-11)

Recommendation / Suggested Action *(briefly explain):*

Staff recommends approval of the Application for a Minor Change to the Foxfield Commons PUD Preliminary to allow Goodwill Retail Services, Inc. to construct a 676 SQ FT addition.

For office use only:

Agenda Item Number:

Community Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
 SINCE 1834

Staff Report

TO: Chairman Cliff Carrigan
 And the Planning & Development Committee

FROM: Matthew O'Rourke, AICP
 Planner

RE: Minor Change to PUD Preliminary Plan - Foxfield Commons (Goodwill)

DATE: June 3, 2011

I. APPLICATION INFORMATION:

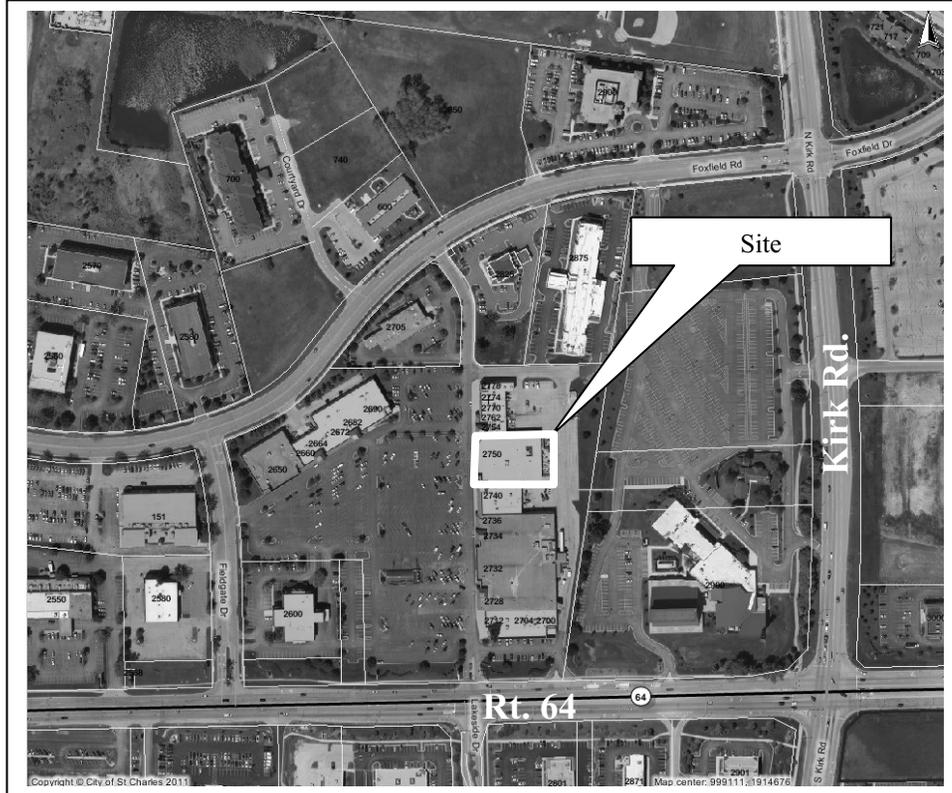
Project Name: Application for a Minor Change to a PUD Preliminary Plan for Foxfield Commons - Goodwill

Applicant: Goodwill Retail Service, Inc.

Purpose: Minor Change to PUD Preliminary Plan

General Information:		
Site Information		
Location	2750 E. Main Street	
Acres	N/A	
Applications:	1) Minor Change to a PUD Preliminary Plan	
Applicable Zoning Code Sections	17.04.430 Changes in Planned Unit Development	
Existing Conditions		
Land Use	Multi-Tenant Commercial Building	
Zoning	BC – Community Business - PUD	
Zoning Summary		Current Land Uses
North	BC-Community Business (PUD)	Bank/Hotel
East	OR- Office/Research	Church
South	BC- Community Business (PUD)	Multiple Businesses
West	BC- Community Business (PUD)	Bank
Comprehensive Plan Designation		
Retail and Service		

Aerial Photo



Zoning Map



II. PROPOSAL:

Goodwill Retail Service, Inc., the applicant, is working with the owners of the Foxfield Commons Shopping Center to locate a retail store into the unit at 2750 E. Main Street, which is a permitted use per the Foxfield Commons PUD.

Goodwill has submitted an Application for a Minor Change to the Foxfield Commons PUD Preliminary Plan. They are proposing to construct a 676 SQ FT loading dock addition to the east/rear elevation of the existing building. This loading dock will replace a small screening area that is currently used to store roll-away dumpsters and excess product for the current tenant. The addition will be used to store trash and products internally as opposed to out in the open.

As part of the proposal, 4 off-street parking spaces located east of the existing building will also be removed.

III. BACKGROUND:

This property is subject to the provisions of Ordinance 1991-Z-4 (Foxfield Commons PUD). A PUD Preliminary Plan for this center was approved in 1991. This PUD Preliminary Plan detailed a specific building footprint and gross floor area (GFA).

Section 17.04.430 Changes in Planned Unit Developments of the Title 17 (Zoning ordinance) states that:

“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).”

IV. ANALYSIS:

A. MINOR CHANGE

Since this proposal is less than 5% of the total GFA of the retail buildings within this PUD, it is considered a minor change. The existing buildings equal 131,344 SQ FT; therefore, the addition of 676 SQ FT is equivalent to an increase of 0.005% of the GFA.

B. OFF-STREET PARKING SPACES

Staff analyzed the proposed reduction of 4 off-street parking spaces to ensure that enough parking spaces remained to satisfy the requirements of the PUD.

The total number of required off-street parking spaces was established in **Ordinance 1991-Z-4, Exhibit “V”, section 1.06 Off-Street Parking and Loading** and were based on the previous Zoning Ordinance as such:

“Shopping centers under single ownership of management containing at least 50,000 square feet of floor area shall provide off-street parking as follows:

For centers having from, 50,000 to 399,999 square feet of floor area 5.0 parking spaces per 1,000 square feet”

It is also important to note that the previous Zoning Ordinance used *net floor area* as opposed to *gross floor area*. This means that the square footage used to calculate the number of required parking spaces does not include certain areas such as mechanical rooms. To account for this, the total square footage of the development is reduced by 15%. Then the number of required off-street parking spaces is calculated using the resulting square footage.

Staff reviewed the number of existing parking spaces within the PUD and determined, per ordinance, there are an adequate number of existing off-street parking spaces, as indicated in the table below:

Table 1				
Total Square Feet of Shopping Center	85% of Square Feet of the Shopping Center	Total # of Existing Parking Spaces	# of Required Off-Street Parking Spaces Per ORD 1991-Z-4	Total # of Existing Parking Spaces With The Proposed Reduction
134,344	114,192	680	571	676

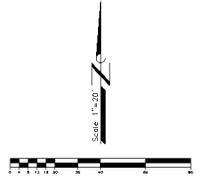
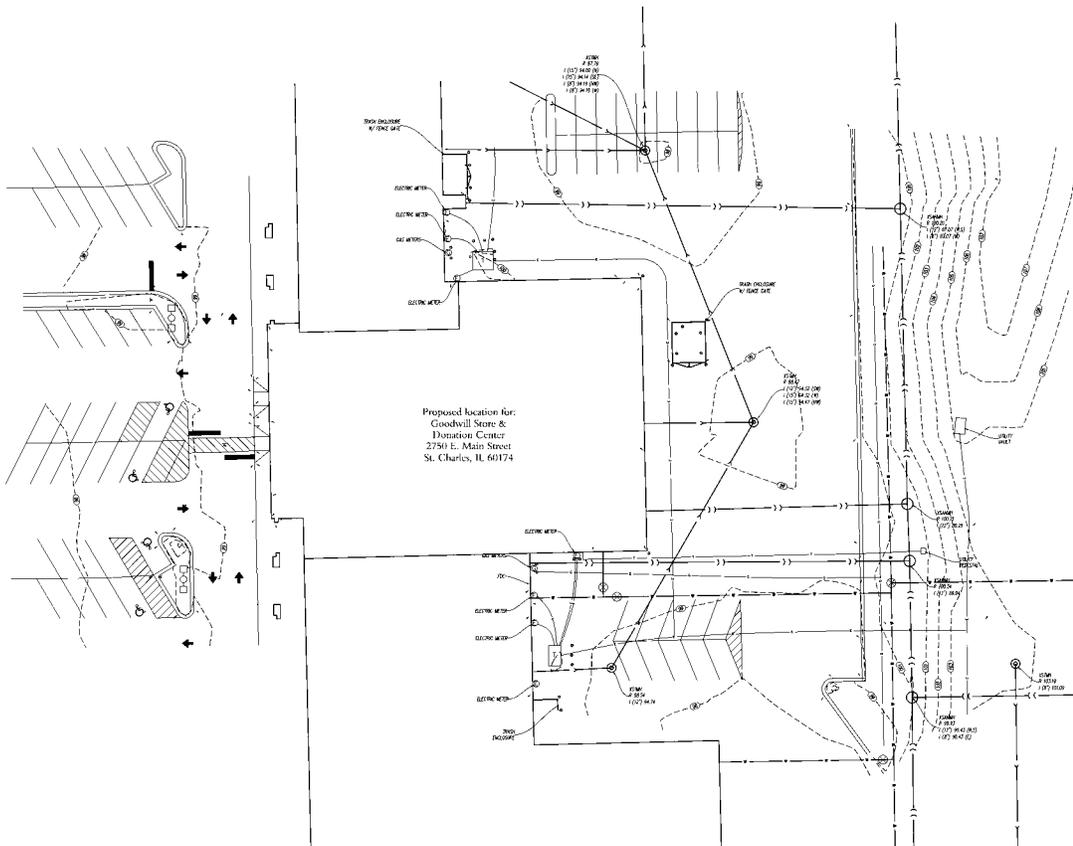
V. RECOMMENDATION

Staff recommends approval of the Application for a Minor Change to the Foxfield Commons PUD Preliminary to allow Goodwill Retail Services, Inc. to construct a 676 SQ FT addition.

VI. ATTACHMENTS

- Goodwill Store & Donation Center Plans; The Kubala Washatko Architects, Inc.; dated 3/12/11(Received 5-19-11)

Cc: Rita Tungare, Director of Community Development
Doug Nass, Goodwill industries of SE WI, Inc., Applicant



LEGEND

STORM SEWER	---
SANITARY SEWER	---
WATER MAIN	---
ELECTRIC	---
TELEPHONE	---
GAS	---
STORM MANHOLE	⊙
SANITARY MANHOLE	⊙
VALVE VAULT / BI-BOX	⊙
FIRE HYDRANT	⊙
LIGHT FIXTURE	⊙
SOCK	⊙

Proposed location for:
 Goodwill Store &
 Donation Center
 2750 E. Main Street
 St. Charles, IL 60174

REVISIONS			
NO.	DATE	DESCRIPTION	ISS. DATE

**TOPOGRAPHY
 EXHIBIT**

**GOODWILL STORE
 FOXFIELD COMMONS
 ST. CHARLES, ILLINOIS**

Craig R. Knoche & Associates • Civil Engineers
Civil Engineers, P.C.
 14 N. Barnhart Street • Geneva, IL 60136 • phone (630) 463-1100 • fax (630) 463-1101

DATE: 5/13/11
 FILE: 11-025.1
 SHEET: 11-025
 SHEET NO. 00

PROPOSED GOODWILL STORE ST. CHARLES, ILLINOIS



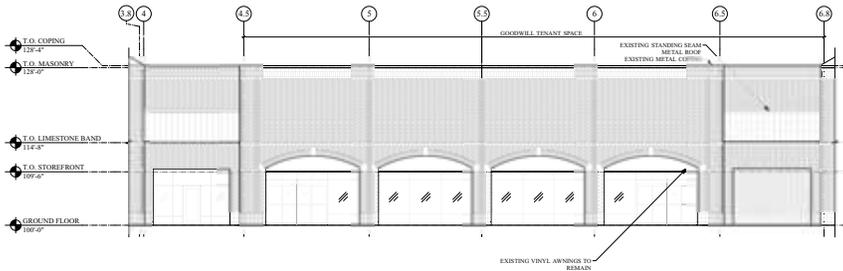
THE KUBALA WASHATKO ARCHITECTS INC.
 1875 North Wisconsin Avenue
 Columbus, WI 53918-9007
 Tel: 408.277.8900
 Fax: 408.277.8954

Goodwill Store & Donation Center
 ST. CHARLES
 2750 East Main Street
 St Charles, IL 60154

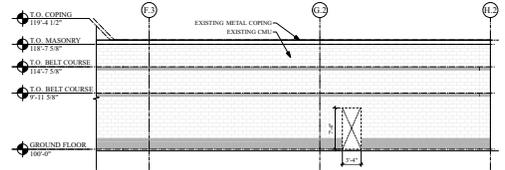
Goodwill
 Industries of Southeastern
 Wisconsin, Inc.
 5300 N. 112th Court
 Milwaukee, WI 53225

GENERAL CONTRACTOR

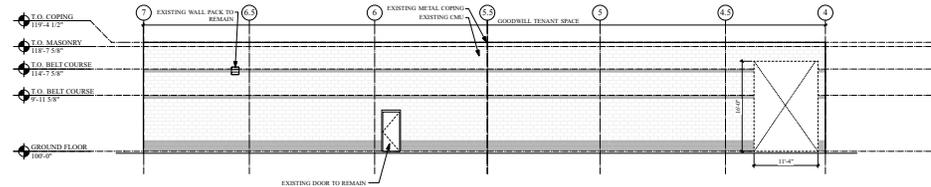
CONSULTANT



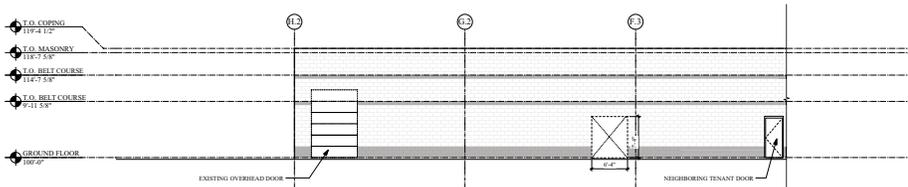
1 WEST ELEVATION
 D3.0 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 D3.0 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
 D3.0 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
 D3.0 SCALE: 1/8" = 1'-0"

DEMO NOTES (per 2012 for a full list of Demo Items)

- Ⓐ Demo window frames, glazing, stone sills, brick below windows to grade level and interior wall furring (gypsum and steel stud wall) & separate debris for proper recycling.
- Ⓡ Demo & salvage exterior brick for reuse on this project. Demo & separate debris for proper recycling - 4' high CMU As-beg wall (see D3.0 for height of demo), interior gypsum and metal stud wall.
- Ⓐ Demo lift, wood fence, steel bollards and steel roof enclosure & separate debris for proper recycling.
- Ⓡ Demo 10' high O.H.D. & separate debris for proper recycling.
- Ⓐ Demo vestibule enclosure and exterior doors & separate debris for proper recycling.
- Ⓐ Demo exterior steel door and frame & separate debris for proper recycling.
- Ⓡ Automatic entrance door is to be carefully removed and retained for reuse.
- Ⓡ Demo exterior wall construction (see 2.D3.0 for Height) wall composed of CMU w/ clay brick veneer. Contractor to save clay brick and reuse at infilled openings.
- Ⓡ **ADP ADEMATECH Inc.** Restore Existing Glazing w/ New Glazing w/ Surface Applied 3M Inter Film.
- Ⓐ Demo exterior brick, 8" CMU backup wall, interior gypsum and metal stud wall & separate debris for proper recycling (reuse to 10'0"). Contractor to save clay brick and reuse at infilled openings (south side of building).
- Ⓐ Demo window frames, glass and masonry sills as indicated on demo plank; separate debris for proper recycling.

GENERAL NOTES

1. See *Structural, Mechanical, Electrical, Plumbing and Fire Protection* drawings for required demolition.
2. Prior to removal of exterior CMU see Structural.

SYMBOL KEY

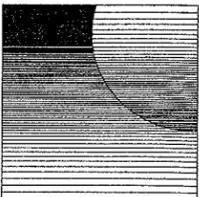
- Existing Wall to Remain
- Demol Wall
- Demol Note Tag

PRELIMINARY NOT FOR CONSTRUCTION

March 12, 2011
 PROJECT NUMBER
 193611.00

Demolition Exterior Elevations

D3.0



**THE
KUBALA WASHATKO
ARCHITECTS
INC.**

W61 N617 Mequon Avenue
Cedarburg, WI 53012-2017
Tel: 262.377.6039
Fax: 262.377.2954

PROJECT

**Goodwill Store &
Donation Center**
ST. CHARLES

2750 East Main Street
St Charles, IL 60174.

OWNER

Goodwill
Industries of Southeastern
Wisconsin, Inc.
5300 N. 118th Court
Milwaukee, WI 53225

GENERAL CONTRACTOR

CONSULTANT(S)

**PRELIMINARY
NOT FOR
CONSTRUCTION**

REVISIONS

NO.	DATE	DESCRIPTION

DATE

March 12, 2011

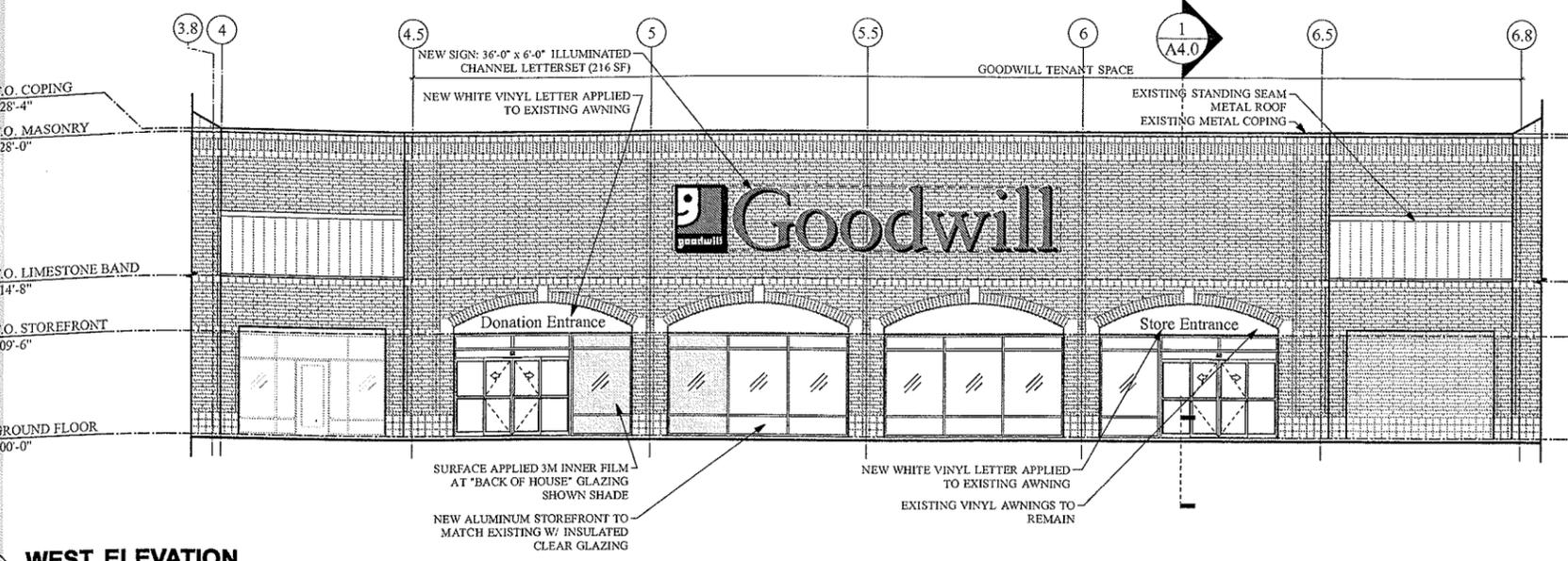
PROJECT NUMBER

193611.00

SHEET TITLE

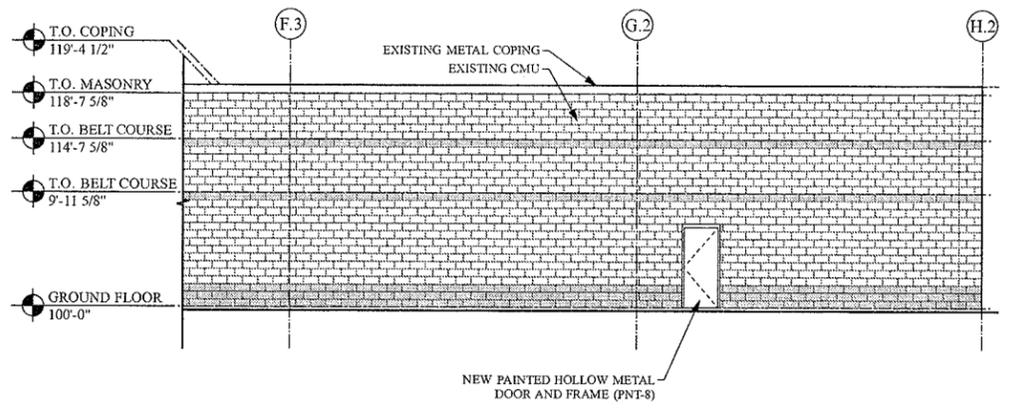
Exterior Elevations

SHEET NUMBER



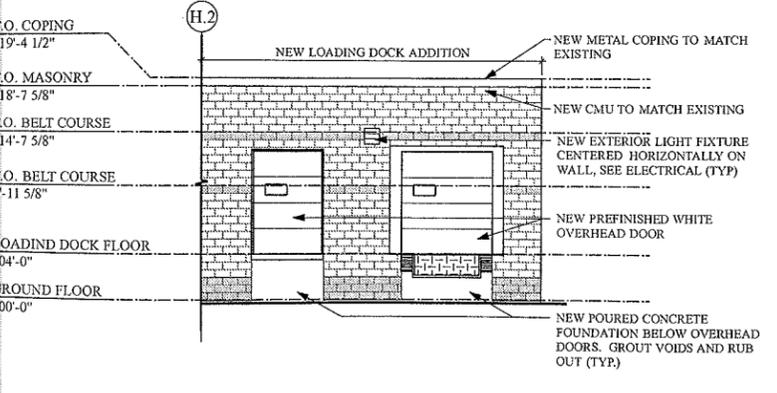
WEST ELEVATION

SCALE: 1/8" = 1'-0"



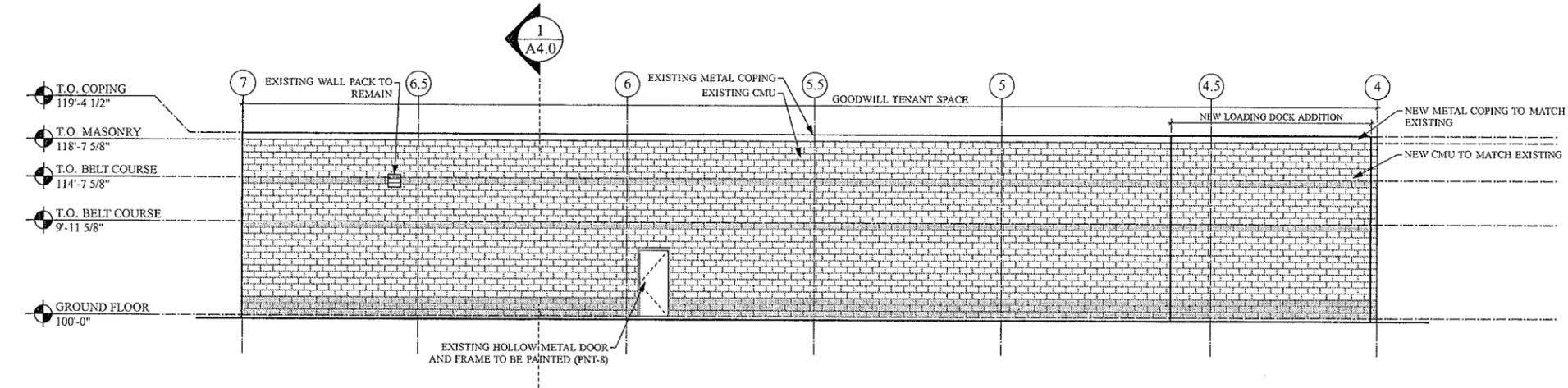
2 SOUTH ELEVATION - SALES

SCALE: 1/8" = 1'-0"



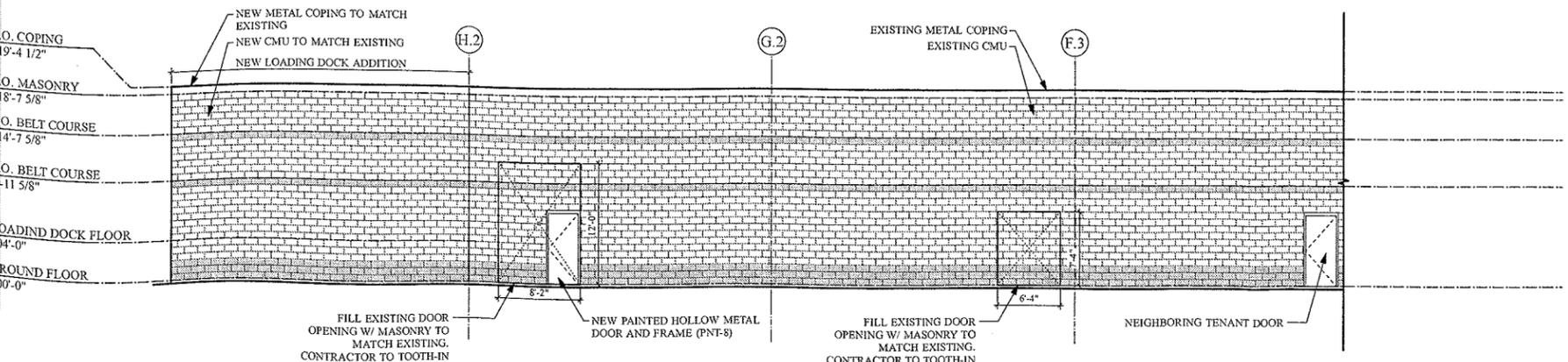
SOUTH ELEVATION - LOADING DOCK

SCALE: 1/8" = 1'-0"



4 EAST ELEVATION

SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. GROUND FLOOR ELEVATION: 100'-0"
2. TYPICAL DIMENSIONS ARE TO FINISHED WALL SURFACE. SEE INDIVIDUAL WALL TYPES (A5.0) FOR DIMENSIONS AND CONSTRUCTION.

SYMBOL KEY

- WINDOW TYPE (See A8.1)
- WALL OR BUILDING SECTION (SEE DESIGNATED SHEET)
- MASONRY
- VINYL

FILL EXISTING DOOR OPENING W/ MASONRY TO MATCH EXISTING. CONTRACTOR TO TOOTH-IN NEW BRICK MASONRY.

NEW PAINTED HOLLOW METAL DOOR AND FRAME (PNT-8)

FILL EXISTING DOOR OPENING W/ MASONRY TO MATCH EXISTING. CONTRACTOR TO TOOTH-IN NEW BRICK MASONRY.

NEIGHBORING TENANT DOOR