



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title: **Minor Change to PUD Preliminary Plan – Foxwood PUD (Parent Petroleum)**

Presenter: Matthew O’Rourke

Please check appropriate box:

| | | | |
|---|----------------------------------|--|---------------------|
| | Government Operations | | Government Services |
| X | Planning & Development – 9/12/11 | | City Council |
| | Public Hearing | | |

| | | | | | | |
|-----------------|----|-----------|-----|--|----|--|
| Estimated Cost: | NA | Budgeted: | YES | | NO | |
|-----------------|----|-----------|-----|--|----|--|

If NO, please explain how item will be funded:

Executive Summary:

Parent Petroleum, represented by applicant Mario Spina, has submitted an Application for a Minor Change to the Approved PUD Preliminary Plan. The applicant plans to use this building as an office for Parent Petroleum. The following PUD Preliminary Plan modifications are being proposed:

- A 735 SQ FT addition for a conference room, located under the existing drive-through roof where the ATMs and drive-through windows are currently located
- Removal of the existing greenspace separating the drive-through lane from the northern parking lot
- Conversion of the existing drive-through lanes into 13 new parking spaces to the east and north of the addition
- New landscaping around the proposed addition and new parking spaces

Attachments: *(please list)*

Plan Set; D L Rawlings, Inc.; dated 8-29-11

Recommendation / Suggested Action *(briefly explain):*

Staff recommends approval of the Application for a Minor Change to the Foxwood PUD Benchmark Bank PUD Preliminary Plan for the 735 SQ FT building addition and additional parking spaces.

For office use only:

Agenda Item Number:

Community Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

TO: Chairman Cliff Carrigan
 And the Planning & Development Committee

FROM: Matthew O'Rourke, AICP
 Planner

RE: Minor Change to PUD Preliminary Plan – Foxwood PUD (Parent Petroleum)

DATE: September 2, 2011

I. APPLICATION INFORMATION:

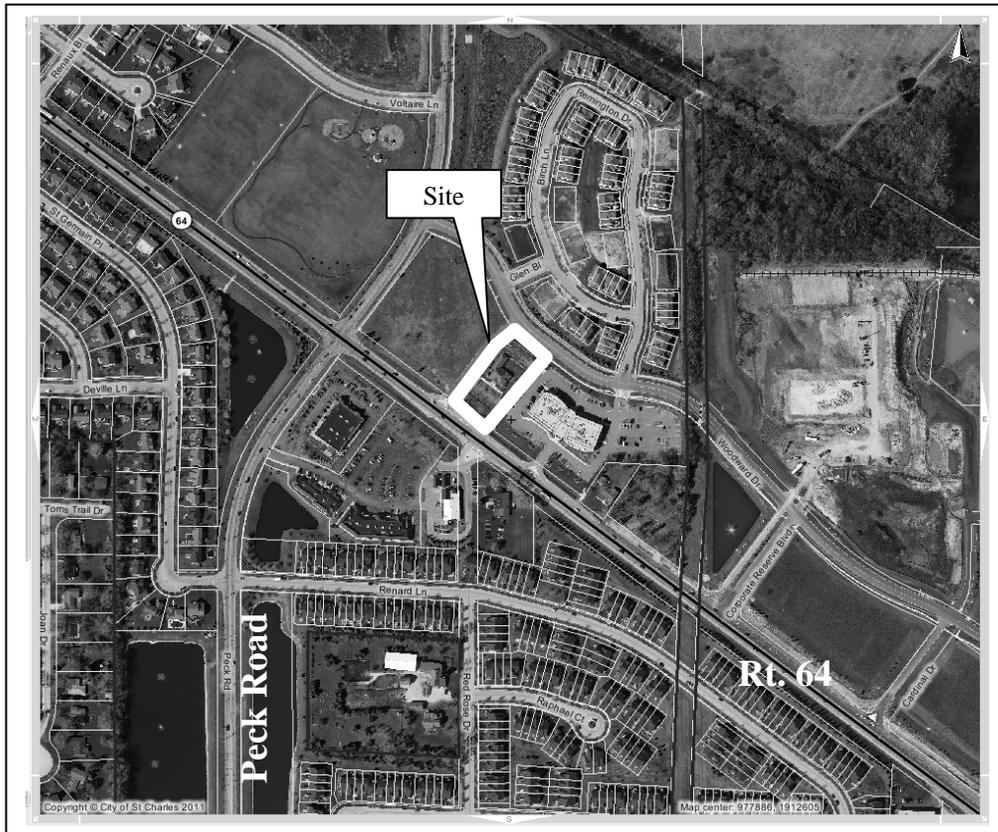
Project Name: Minor Change to a PUD Preliminary Plan for the Foxwood PUD (Parent Petroleum)

Applicant: Mario Spina, Angel & Associates

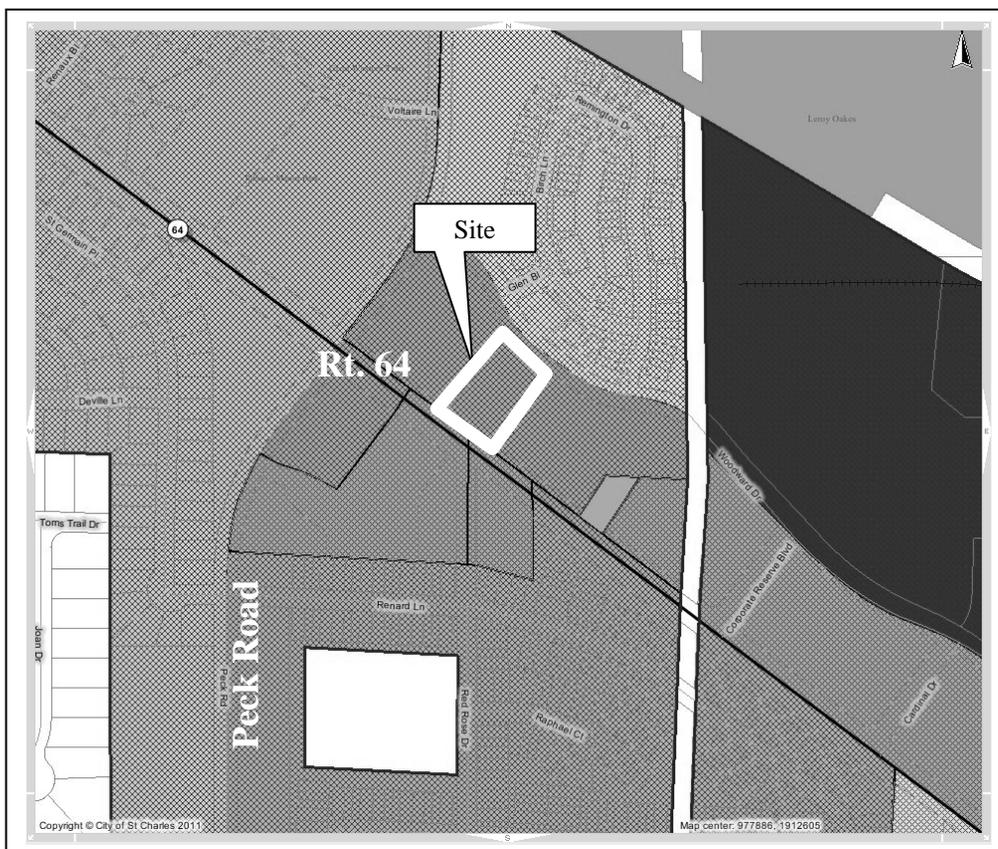
Purpose: Minor Change to PUD Preliminary Plan (Building Addition)

| | | |
|---------------------------------------|--|--------------------------|
| General Information: | | |
| Site Information | | |
| Location | 3340 W. Main Street | |
| Acres | 1.05 | |
| 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 | Commercial (Vacant Bank) | |
| Zoning | BC – Community Business (PUD) | |
| Zoning Summary | | Current Land Uses |
| North | RM1- Mixed Medium Density Residential | Townhomes |
| East | BC-Community Business (PUD) | Office Building |
| South | BC- Community Business (PUD) | Veterinary Clinic |
| West | BC- Community Business (PUD) | Vacant |
| Comprehensive Plan Designation | | |
| Retail and Service | | |

Aerial Photo



Zoning Map



II. BACKGROUND:

In 2004, the City Council approved Ordinance 2004-Z-1 “An Ordinance Amendment Ordinance No. 1990-Z-3 West Gateway PUD (Eleventh Amendment-Foxwood PUD)”; the PUD included the following:

- 19.16-acre, 110 residential unit development north of Woodward Drive
- 8.12-acre commercial development fronting Rt. 64

Later in 2004, the City Council approved Resolution 2004-55, “A Resolution Approving the PUD Preliminary Plan for Benchmark Bank (Lot 2 – Benchmark Center at Remington Glen)” for a 1.05-acre parcel within the commercial portion of the development. The resolution included the following approvals in relation to the Benchmark Bank branch:

- Site Plans
- Landscape Plans
- Building Architecture
- Signage

The Benchmark bank facility was constructed shortly thereafter. The original tenant vacated this building in late 2009 and the building has been unoccupied since.

III. PROPOSAL:

Parent Petroleum, represented by applicant Mario Spina, has submitted an Application for a Minor Change to the Approved PUD Preliminary Plan. The applicant plans to use this building as an office for Parent Petroleum. The following PUD Preliminary Plan modifications are being proposed:

- A 735 SQ FT addition for a conference room, located under the existing drive-through roof where the ATMs and drive-through windows are currently located
- Removal of the existing greenspace separating the drive-through lane from the northern parking lot
- Conversion of the existing drive-through lanes into 13 new parking spaces to the east and north of the addition
- New landscaping around the proposed addition and new parking spaces

IV. ANALYSIS:

Staff has reviewed the proposed addition and site modifications for compliance with the standards established by the PUD. The relevant standards of the PUD and Staff’s review are summarized below:

Site and Layout

Table 1

| Category | Permitted Per ORD 2004-Z-11 (Foxwood PUD) | Proposed |
|--|--|-----------------|
| Floor to Area Ratio | .40 | .08 |
| Building Setbacks: | | |
| Front | 50' | 50' |
| Exterior Side Yard | 20' | 58' |
| Interior Side Yard | 5' | 5' |
| Rear Yard | 45' | 80' |
| Parking Setbacks: | | |
| Front | 50' | 50' |
| Exterior Side Yard | 20' | 48' |
| Interior Side Yard | 5' | 5' |
| Rear Yard | 20' | 20' |
| Required Off Street Parking Spaces: | 4 Spaces Per every 1,000 SQ FT of Gross Floor Area (15 Required Spaces) | 39 Spaces |

Landscaping

The approved PUD requires that, “Foundation plantings for retail buildings should be installed where reasonably practicable across the front façade and along the building at the corner side yards”

The applicant is proposing to relocate the existing landscaping north of the drive-through to the area surrounding the addition. The applicant will also be adding landscaping east of the proposed parking spaces to delineate the north-south drive-aisle.

Building Architecture

The proposed elevations for the addition are consistent with the materials and design of the existing building, and are consistent with the provisions of the Foxwood PUD.

V. RECOMMENDATION

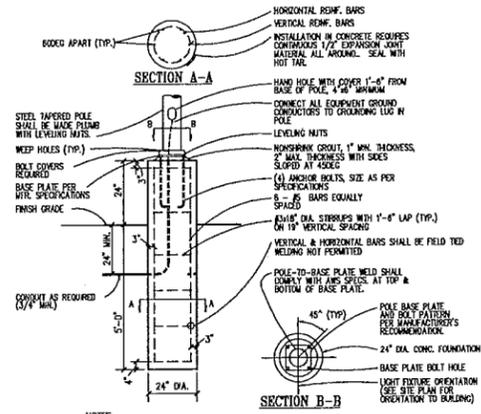
Staff recommends approval of the Application for a Minor Change to the Foxwood PUD Benchmark Bank PUD Preliminary Plan for the 735 SQ FT building addition and additional parking spaces.

VI. ATTACHMENTS

- Plan Set; D L Rawlings, Inc.; dated 8-29-11

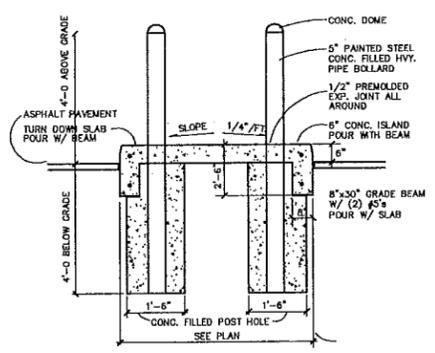
Cc: Russell Colby, Planning Division Manager
 Mario Spina, Applicant

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St. Charles, IL
 AUG 29 2011
CDD
Planning Division

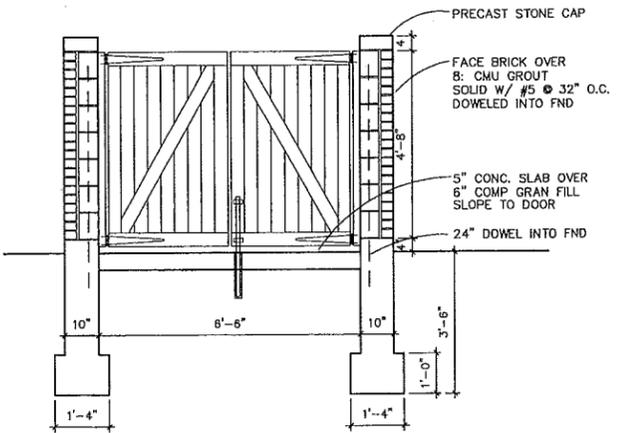


- NOTES:**
- 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONG. WITH GRADE 40 REINF. STEEL.
 - IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 - EXPOSED CONCRETE AND GROUT SHALL BE PAINTED TRAFFIC YELLOW BY THE
 PAVEMENT STRIPING CONTRACTOR.
 - FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY
 COMPACTED FILL PER SPECIFICATIONS.

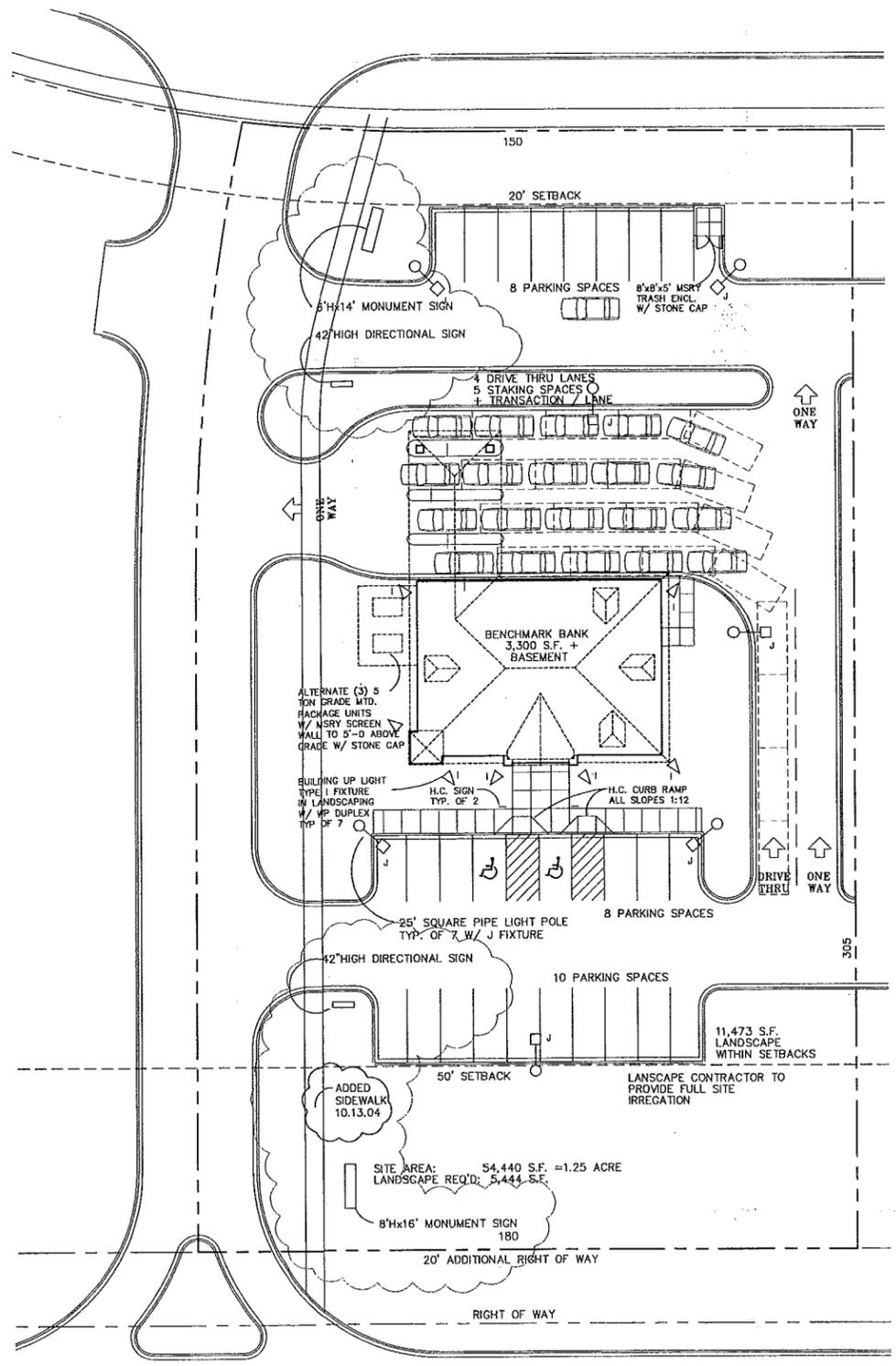
LIGHT POLE BASE



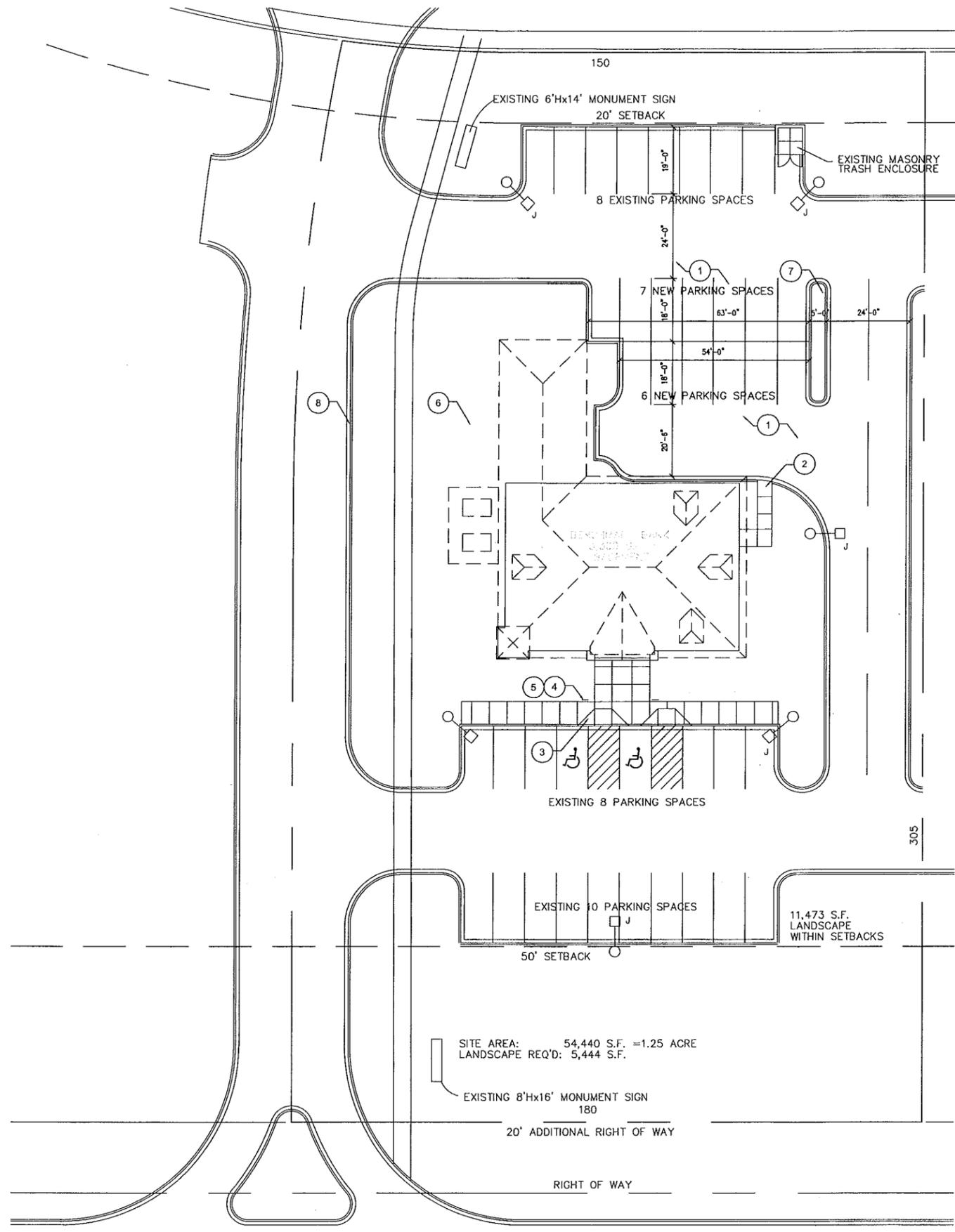
DRIVE THRU ISLAND DETAIL



TRASH ENCL. DETAIL ALTERNATE MSRY. HVAC SCREEN SIMILAR
 1/2"=1'-0"



Site Plan
 Scale: 1"=20'-0"



SITE PLAN NOTES

- ① NEW BLACKTOP AND SITEWORK
- ② EXISTING SIDEWALK RAMP WITH DETECTABLE WARNING
- ③ EXISTING CONCRETE SIDEWALK AND RAMPS TO REMAIN
- ④ EXISTING HANDICAP SIGN SEE SHEET 8/HC3 HANDICAP SIGN TO BE CENTERED IN FRONT OF THE PARKING SPACE AND NOT MORE THAN 5'-0" IN FRONT OF THE SPACE
- ⑤ THIS SPACE IS "VAN ACCESSIBLE" PLEASE SEE SIGN REQUIREMENTS
- ⑥ NEW LANDSCAPING / GREEN AREA
- ⑦ NEW LANDSCAPE ISLAND WITH DWARF ORNAMENTAL TREE
- ⑧ NEW 6" CONCRETE CURB



GLEASON ARCHITECTS, P.C.

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| FOR CONST. | |

| REVISIONS | DATE |
|-----------|------|
| 1 | |
| 2 | |
| 3 | |

PROJECT: Parent Petroleum Office
 St. Charles, IL
 CLIENT: Parent Petroleum
 361 East St. Charles Road
 Carol Stream, Illinois 60188

JOB NO. 11-026
 DATE
 FILE 01-00
 PLOT SCALE: 1/8"=1'-0"

OWNER APPROVAL
 Signature _____
 Title _____

SHEET TITLE
 SITE PLAN

SHEET NUMBER
 SP-1

IL. RT. 64

SITE PLAN

SCALE: 1/16"=1'-0"

FLOOR PLAN NOTES

- 1 EXISTING CASEWORK TO BE MOVED TO NEW LOCATION AS SHOWN
- 2 INTERIOR WOOD WINDOWS STAINED TO MATCH EXISTING WINDOWS - FULL LITE FLOOR TO CEILING WINDOWS
- 3 NEW 8'-0" TALL WALLS - METAL STUDS @ 16" O.C. W/ 5/8" DRYWALL BOTH SIDES - CROWN MOLDING AT TOP STAINED TO MATCH EXISTING WOOD - GENERAL CONTRACTOR TO STABILIZE WALLS AS REQUIRED
- 4 NEW 3/8" WOOD DOOR FULL LITE AND WINDOWS FULL LITE - STAINED TO MATCH EXISTING WOOD
- 5 IN FILL NEW MASONRY WALL TO MATCH EXISTING EXTERIOR BUILDING WALL CONSTRUCTION - STONE AND BRICK TO MATCH EXISTING STRUCTURE
- 6 4" MIN. CONCRETE FLOOR TO BE POURED AT HEIGHT TO MATCH EXISTING BUILDING FIN FLOOR
- 7 PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED - FIRE EXTINGUISHERS SHALL NOT EXTEND MORE THAN 4" OUT FROM THE WALL
- 8 OCCUPANCY CERTIFICATE POSTING
- 9 TACTILE "EXIT" WALL SIGN
- 10 NEW WALLS - METAL STUDS @ 16" O.C. W/ 5/8" DRYWALL BOTH SIDES
- 11 NEW MASONRY WALL - 4" SPLIT FACE VENEER PROMDE 3/16" MIN WEEP HOLES @ 32" O.C. AT BASE LOCATION WITH PRECAST STONE ACCENT BAND / SILL OVER 8" SMOOTH FACE CMU W/ FOAMED IN PLACE INSULATION R-21 MIN W/3 1/2" MIL STUDS @ 16" O.C. W/ R-21 INSULATION W/ 5/8" DRYWALL ROOM SIDE PRIMED AND PAINTED
- 12 RELOCATED MILLWORK FROM LOBBY
- 13 BRONZE STOREFRONT WITH 1" INSULATED GLASS
- 14 NEW MASONRY WALL - 4" SPLIT FACE VENEER PROMDE 3/16" MIN WEEP HOLES @ 32" O.C. AT BASE LOCATION WITH PRECAST STONE ACCENT BAND / SILL W/ UTILITY BRICK TO MATCH EXISTING BUILDING - OVER 8" SMOOTH FACE CMU W/ FOAMED IN PLACE INSULATION R-21 MIN - INTERIOR SIDE TO HAVE SPLIT FACE VENEER W/ PRECAST SILL AND UTILITY BRICK TO MATCH EXTERIOR
- 15 EXISTING COLUMNS TO REMAIN - CLEAN AND REPAIR MASONRY AS NECESSARY
- 16 REUSE EXISTING DOORS FROM DEMO
- 17 EXISTING WALLS TO REMAIN - TOUCH UP AND REPAINT AS NECESSARY

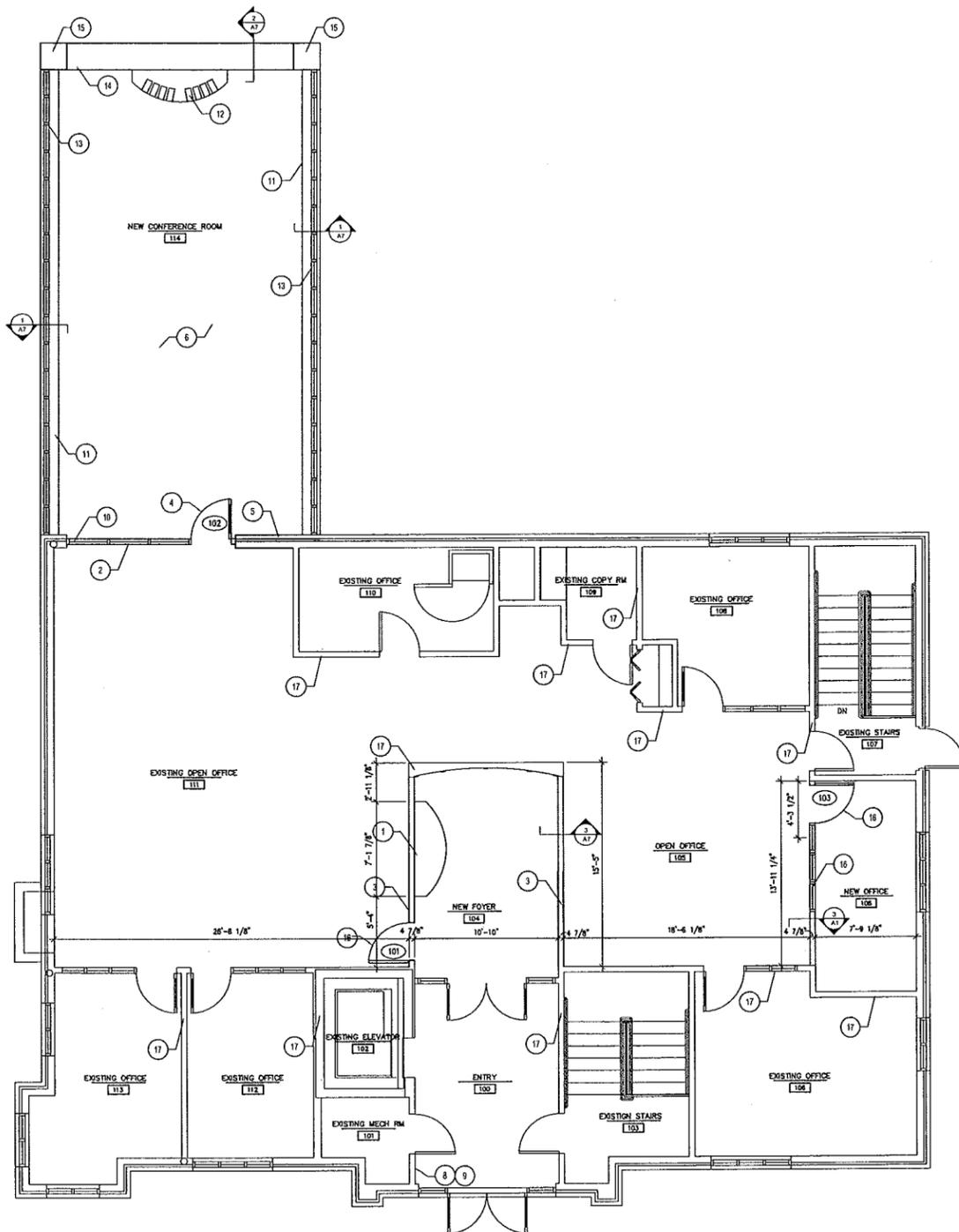
INTERIOR FINISH NOTES

1. FLAME SPREAD RATING OF INTERIOR FINISHES IS AS FOLLOWS
CORRIDORS 0 TO 25 (CLASS I)
OTHER SPACES 76 TO 200 (CLASS II)
FLOOR COVERING NO CLASSIFICATION REQUIRED (BUSINESS)
EXTERIOR WALLS ARE AN R-21 AND ROOF IS R-38

NOTES:

GENERAL CONTRACTOR TO CONTRACT WITH FIRE ALARM CONTRACTOR TO PROVIDE FIRE ALARM DRAWINGS TO GOVERNING AGENCY OR APPROVAL OF FIRE ALARM SYSTEM FOR BUILDING
BUILDING TO BE FULLY SPRINKLED - GENERAL CONTRACTOR TO CONTRACT WITH SPRINKLER CONTRACTOR TO PROVIDE SPRINKLER DRAWINGS TO THE GOVERNING AGENCY FOR APPROVAL OF SPRINKLER SYSTEM

GENERAL CONTRACTOR TO PROVIDE KNOX BOX - LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
ALL EXIT DOORS TO HAVE SELF CLOSING DEVICES AND PROVIDE EGRESS FROM THE SPACE AT ALL TIMES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE - DOOR HARDWARE SHALL BE CAPABLE OF OPENING WITH THE USE OF 1 HAND AND SHALL NOT REQUIRE TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THUMBURN DEADBOLTS ARE PROHIBITED; LEVER OR PADLOCK DEAD BOLT RELEASES ARE ACCEPTABLE. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



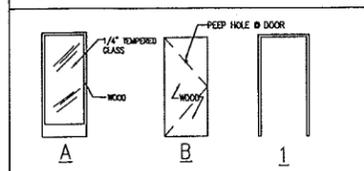
DOOR SCHEDULE

| NO. | LOCATION | DOOR DATA | | | | FINISH | | FRAME DATA | | FINISH | | NOTES |
|-----|------------|------------------------|----------|------|---------|---------|----------|------------|---------|--------|---|-------|
| | | SIZE | MATERIAL | TYPE | INT/EXT | INT/EXT | MATERIAL | TYPE | INT/EXT | | | |
| 101 | FOYER | 3'-6" x 7'-0" | WOOD | A | NOTE 1 | | H.M. | 1 | NOTE 2 | | 1 | |
| 102 | CONFERENCE | 3'-6" x 6'-8" x 1 3/4" | WOOD/GL | B | NOTE 1 | | H.M. | 1 | NOTE 2 | | 1 | |
| 103 | OFFICE | EXISTING DOOR | WOOD/GL | B | NOTE 1 | | H.M. | 1 | NOTE 2 | | 1 | |

NOTES

1. FINISH AND COLOR TO MATCH EXISTING
2. PAINT FINISH AND COLOR TO MATCH EXISTING

DOOR TYPES NOT TO SCALE



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PROJECT: Parent Petroleum Office
St. Charles, IL
CLIENT: Parent Petroleum
381 East St. Charles Road
Carol Stream, Illinois 60188

JOB NO. 11-026
DATE 01-08
FILE 01-08
PLOT SCALE: 1
OWNER APPROVAL

Signature _____
Date _____

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A1



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ARCHITECTS, P.C.**

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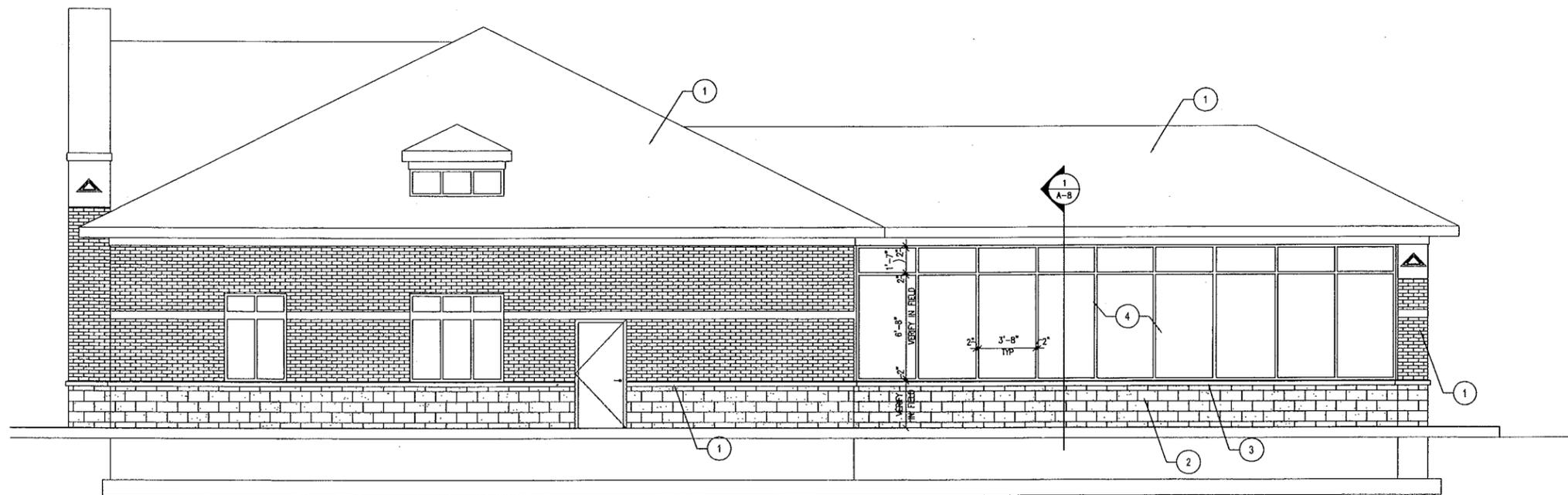
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ELEVATION NOTES

- 1 EXISTING BUILDING NOT IN CONTRACT
- 2 NEW SPLIT FACE BLOCK MASONRY WALL W/ 3/16" MIN WEEP HOLES @ 32" O.C. MAX @ BASE OVER SMOOTH FACE CMU WITH INSULATED CELLS - COLOR TO MATCH EXISTING BUILDING
- 3 NEW 4" PRECAST STONE SILL WITH TAPERED TOP - COLOR AND STYLE TO MATCH EXISTING BUILDING
- 4 NEW STOREFRONT FRAMING SYSTEM W/ 1" INSULATED & TEMPERED GLASS PER CODE - FRAME TO HAVE DARK BRONZE ANODIZED FINISH. (TYP.) TO MATCH EXISTING
- 5 NEW UTILITY BRICK TO MATCH EXISTING OVER SMOOTH FACE CMU BLOCK WALL ON EXTERIOR AND INTERIOR - SEE WALL SECTION FOR DETAILS



1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

PROJECT: Parent Petroleum Office
St. Charles, IL

CLIENT: Parent Petroleum
361 East St. Charles Road
Carol Stream, Illinois 60188

JOB NO. 11-026
DATE
FILE 01-A2
PLOT SCALE: 1"

OWNER APPROVAL

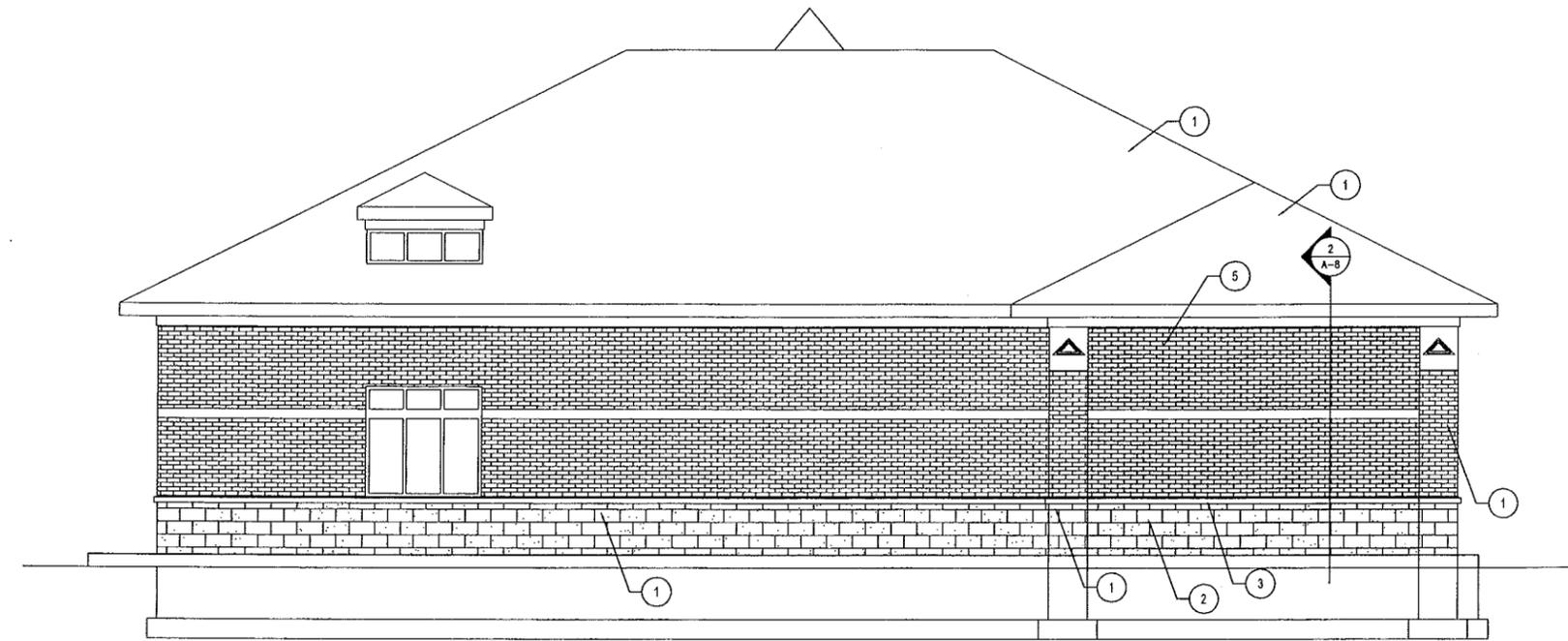
Signature _____

Date _____

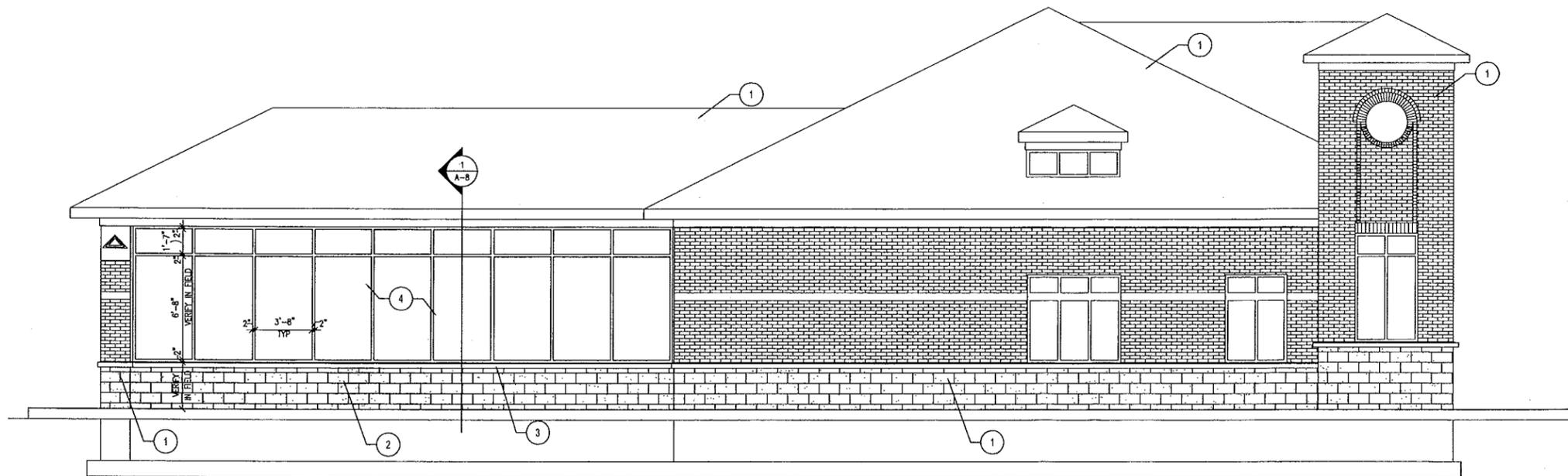
SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

A5



3 **EXISTING SOUTH ELEVATION W/ ADDITION**
SCALE: 1/4"=1'-0"



4 **EXISTING WEST ELEVATION W/ ADDITION**
SCALE: 1/4"=1'-0"

ELEVATION NOTES

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- 5 NEW UTILITY BRICK TO MATCH EXISTING OVER SMOOTH FACE CMU BLOCK WALL ON EXTERIOR AND INTERIOR - SEE WALL SECTION FOR DETAILS



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St. Charles, IL
CLIENT: Petroleum
Parent Petroleum
381 East St. Charles Road
Carol Stream, Illinois 60188

JOB NO. 11-026
DATE
FILE 01-A2
PLOT SCALE: 1
OWNER APPROVAL

Signature _____
Date _____

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A5.1