

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

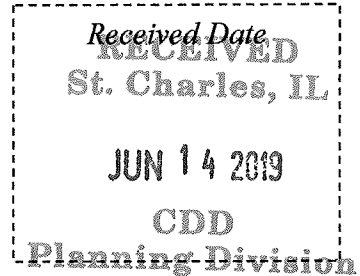


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

MINOR CHANGE TO PUD APPLICATION

For City Use	
Project Name:	_____
Project Number:	_____ -PR- _____
Application No.	_____ -AP- _____



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:	Location: First Street Building #2	
	Parcel Number (s): 0934127080	
	PUD Name: First Street Redevelopment	
2. Applicant Information:	Name Tristan Dacre of Dacre Youngquist Architects	Phone 312.477.0772
	Address 118 N. Peoria, Ste 4S Chicago, IL 60607	Fax
		Email tacre@dandyarchitects.com
3. Record Owner Information:	Name First Street Development II, LLC	Phone
	Address 409 Illinois Ave St. Charles, IL 60174	Fax
		Email bob@midwestcustomhomes.com

Information for proposed Minor Change:

Name of PUD: First Street Redevelopment (Phase 3, Building #2)

PUD Ordinance Number: 2006-Z-29, 2008-Z-22, 2016-Z-18

Ord. or Resolution(s) that approved the current plans: 2017-Z-20

Identify Specific PUD Plans to be changed:

- Site/Engineering Plan
- Landscape Plan
- Architectural Elevations
- Signs
- Other plans: Outdoor Patio Area Improvements

Description of Proposed Changes:

Interior Buildout of Restaurant with Brewery proposed to include awnings and signage on Northside (Riverwalk Plaza). Patio on East side (Riverwalk) also to include perimeter fence, lighting, a transformer enclosure, a "container" bar, and a seasonal enclosure (use for less than 180 days per year).

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: N/A

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: N/A

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

PROOF OF OWNERSHIP and DISCLOSURE: On File

- 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 On file

PLAT OF SURVEY: On file

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: 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:

Please contact the Planning Division to determine if full size copies of plans are needed. For simple applications, provide one full scale plan set, three (3) 11" x 17" copies (in color if applicable), and a PDF file on CD-ROM or emailed to the Project Manager.


Plans shall include the following, depending on the scope of the proposed Minor Change:

- Site Plan indicating location of proposed change.
- For changes to site/engineering plans, show existing/approved and proposed site/engineering plan changes.
- For changes to architectural elevations, show existing/approved and proposed building design, color and materials.
- For changes to landscaping, show approved and proposed plans, 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 6/13/19
Date



 Applicant or Authorized Agent 06/13/19
Date



St. Charles - Outdoor Patio & Signage
June 14th, 2019

DACRE & YOUNGQUIST, LLC
ARCHITECTURE | INTERIOR DESIGN

OUR BEER IS A CLARION CALL TO THE COMMUNITY TO ALTER THEIR PRECONCEPTIONS NOT ONLY OF WHAT BEER IS, BUT ALSO OF WHAT BEER CAN BE.



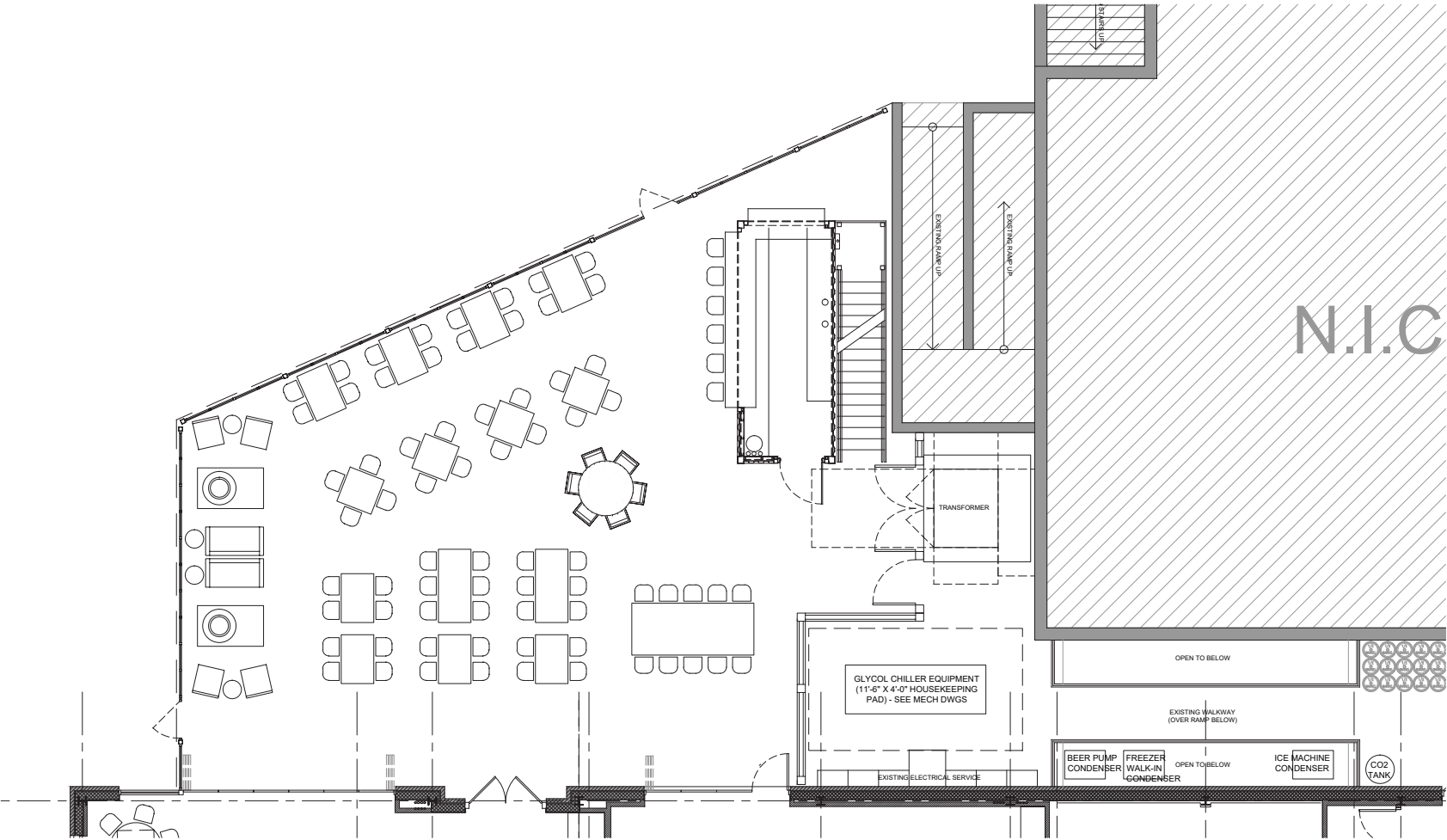
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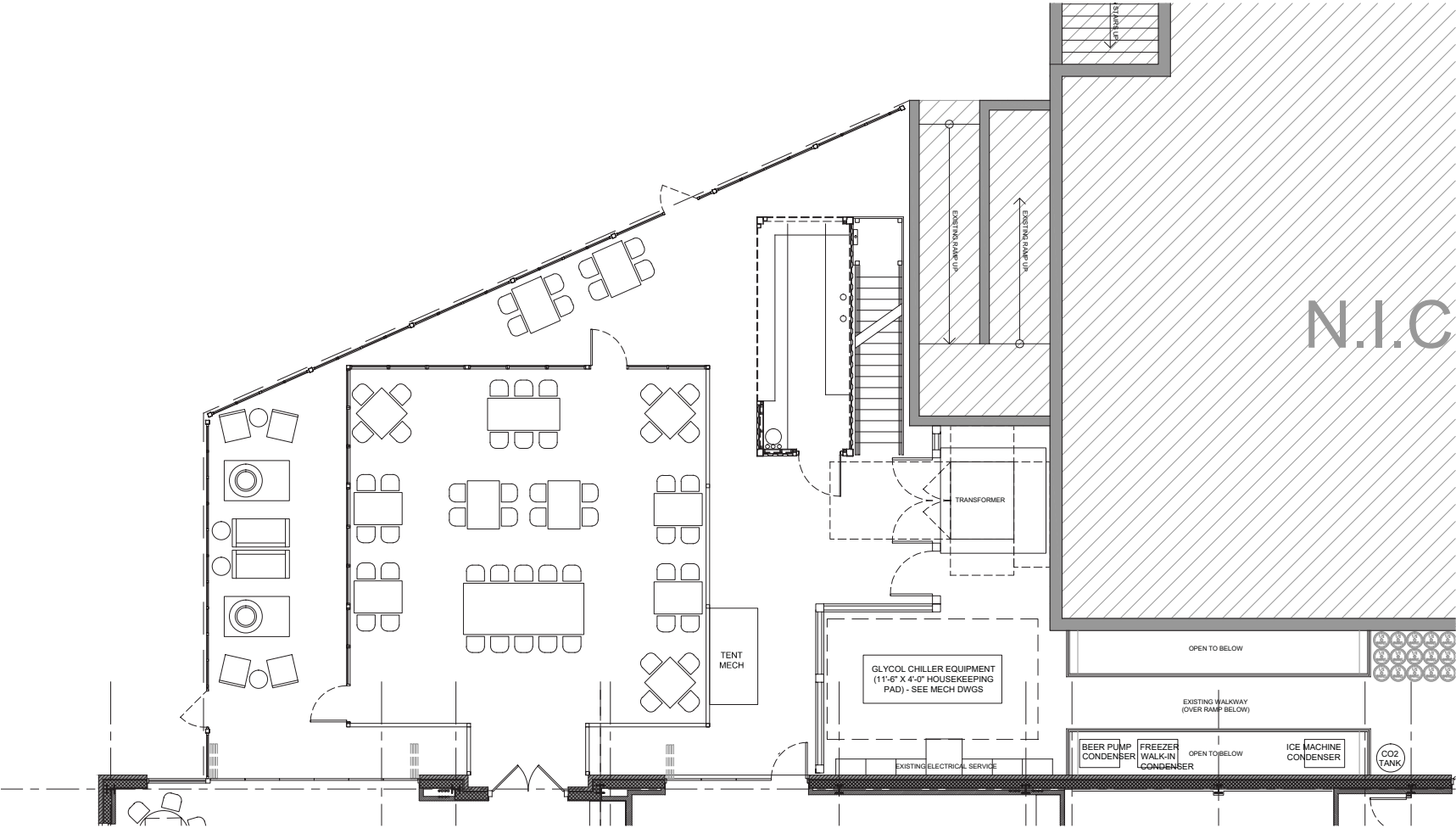
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