

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

SPECIAL USE APPLICATION

CITYVIEW

Project Name: 3795 E. Main St. - Jet Brite

Project Number: 2022 -PR- 015

Application Number: PLS4202200059

Received Date
RECEIVED

NOV 01 2022

City of St. Charles
Community Development

To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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:	Parcel Number (s): 09-25-402-001	
	Street Address (or common location if no address is assigned): 3795 E. Main St.	
2. Applicant Information:	Name Eric Nuebling	Phone 224-500-9444
	Address 2675 Pratum Avenue Hoffman Estates, IL 60192	Fax 224-293-6333
		Email enuebling@wtgroup.com
3. Record Owner Information:	Name DB Triple Dipper Restaurant II LLC	Phone 415-616-
	Address 3867 Plaza Tower Drive Baton Rouge, LA 70816	Email trabel@querrey.com
4. Billing: <i>To whom should costs for this application be billed?</i>	Name JB Development Inc	Phone 708-417-0005
	Address 590 Kildeer Dr, Bolingbrook, IL 60440	Fax 630-410-8521
		Email dave@jetbritecarwash.com

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: Corridor/Regional Commercial

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? BC - Community Business

What is the property currently used for? Business (Chili's)

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

Table 17.14-1 Car Wash in BC - Community Business

If the proposed Special Use is approved, what improvements or construction are planned?

Car Wash

For Special Use Amendments only: N/A

What Special Use ordinance do you want to amend? Ordinance No. _____

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

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.

☒ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

☒ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

☐ **TRAFFIC STUDY:** If requested by the Director of Community Development.

☒ **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.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

☒ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance

17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

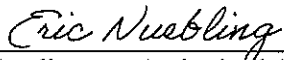
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

 - Manager

10/6/22

Record Owner

Date



10/6/2022

Applicant or Authorized Agent

Date

FINDINGS OF FACT SHEET – SPECIAL USE

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to "make your case" by explaining specifically how your project meets each of the following standards.



Jet Brite - St. Charles - 3795 E. Main Street
Project Name or Address

10/7/22
Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The Special Sue will service the public convenience at the proposed location as it is providing an affordable car wash and vaccuum service to the public while replacing a currently closed Chili's that is at the current location. The site has been designed to not interfere with traffic on E. Main Street or 38th Avenue with access being provided on the south end of the property.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Detention will occur on site whether by underground or above ground. All necessary utilities exist at the current location at present day. Civil engineering will be completed to meet all city requirements.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The special use will not be injurious to the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values in the neighborhood. Jet Brite is replacing a currently closed chili's in a commerical district and does not directly compete with the surrounding businesses. Jet Brite will bring a needed use to the immediate vicinity.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The developmetn will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The Jet Brite Car Wash will not disrupt surrounding properties or deter surrounding properties in thier own development. This is a well established commerical area as it stands Jet Brite will upgrade the existing area with a brand new building while removing an older closed down building.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The special use will not be detrimental to or endanger the public health, safety, comfort, or general welfare. A customer entering the site does not have to leave their vehicle to use the car wash. The free vaccuums will be lit with highly efficient LED fixtrues to provide bright lighting to customers using the lot while not allowing for light overflow on to surrounding properties. There will always be 2-3 staff members on site to assist customers and guide traffic.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

Jet Brite will conform to all existing federal, state, and local legislation and regulation and meet or exceed all applicable provisions. Jet Brite has been leaders in the Chicago Car Wash industry since 1984 and pioneered the first express wash concept in 2004. New facilities have been built in surrounding neighborhoods. Jet Brite has incurred great expense in designing the facility to be appealing to customers and surrounding properties. The design has been upgraded per the newest regulations over and over again as new facilities are built.

DB TRIPLE DIPPER RESTAURANT II LLC

October 25, 2022

The City of St Charles
2 East Main Street St.
Charles, IL 60174

Re: 795 E Main Street, St. Charles, Kane County, IL (the "Property")

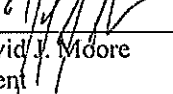
To Whom It May Concern,

This letter is to confirm that Eric Nuebling at WT Group is the authorized agent of DB TRIPLE DIPPER RESTAURANT II LLC, a Delaware limited liability company ("Owner"), the owner of the Property described above, with authority to act on behalf of Owner with respect to applying for Special Use with the City of St. Charles for the Property.

Please feel free to contact me at (415) 616-5141 should you have any questions or concerns that need to be addressed by Owner.

Sincerely,

DB TRIPLE DIPPER RESTAURANT II LLC,
a Delaware limited liability company

By: 
Name: David J. Moore
Title: Agent

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, William Turner, being first duly sworn on oath depose and say that I am
Authorized Signatory Delaware
~~Manager~~ of DB TRIPLE DIPPER RESTAURANT II LLC, an ~~Illinois~~ Delaware Limited Liability
entity is the sole member
Company (L.L.C.), and that the following ~~persons are all of the members~~ of the said L.L.C.:

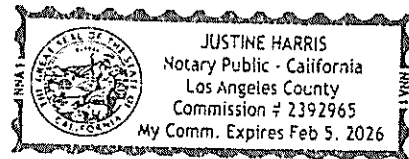
<u>DB TRIPLE DIPPER LLC</u>	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: William Turner Authorized Signatory
~~Manager~~

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Subscribed and Sworn before me this 19th day of
October, 20 22.

Justine Harris
Notary Public



OWNERSHIP DISCLOSURE FORM
CORPORATION

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Dave Dalesandro, being first duly sworn on oath depose and say that I am the
President of JB Development Inc, an
(Illinois) (S-) Corporation and that the following persons are all of the shareholders
of 7% or more of the common stock of said Corporation:

Dave Dalesandro

Sam Youssef

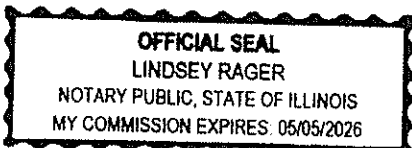
BY:

[Signature] - President

TITLE: President

Subscribed and Sworn before me this 6 day of
October, 2022.

[Signature]
Notary Public



LEGAL DESCRIPTION

DESCRIPTION

Parcel 1:

Lot No.1 of Brinker Subdivision, as shown in plat recorded as document 93K18173, in the City of St. Charles, Kane County, Illinois.

Parcel II:

Easement for ingress and egress created by the grant recorded March 18, 1993 as document 93K18175 on and over that part of Lot 3 in Unit No. 1 aforesaid described as follows: Commencing at the Southeast corner of said Lot 3; thence North 06 degrees 40 minutes 26 seconds East, along the Easterly line of said Lot 3, a distance of 233.08 feet the point of beginning; thence North 87 degrees 42 minutes 48 seconds West, a distance of 130.00 feet; thence South 02 degrees 17 minutes 12 seconds West, a distance of 35.0 feet; thence South 87 degrees 42 minutes 48 seconds East to the Easterly line of Lot 3, a distance of 127.31 feet; thence North 06 degrees 40 minutes 26 seconds East along the Easterly line of said Lot 3, a distance of 35.10 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.



October 17, 2022

To: Community Development, City of St Charles

Re: Explanation of Car Wash Operation

To Whom It May Concern:

We are purchasing the closed down Chilis Restaurant at 3795 E Main Street. We are applying for a permit to build an Exterior Only Car Wash, like our 11 other existing facilities in Western Suburbs. The car wash facility would consist of a 180' long building (please refer to color renderings). We feel that facility appearance is important to the success of the business as well as the success of the City and neighboring businesses. Therefore, we have incurred great expense in designing a facility that will meet this objective.

The name of our company is Jet Brite Car Wash. We have been leaders in the Chicago Area Car Wash Industry since 1984. We are also the largest supplier of car wash equipment in the Chicago area. In other words, we sell and install car wash equipment to many of the other car washes in the area.

In 2004 we have helped pioneer in the Express Wash Concept with our first Jet Brite Car Wash in Addison. Since then, we have built new facilities in Villa Park, Aurora, Chicago, Carol Stream, Bolingbrook, Roselle, Northlake, and Naperville. We pride ourselves on keeping our locations fully staffed and operational at all times. This includes continually cleaning and maintaining our facilities. This is a family business, and we live and die with our reputation. Owners, and family members, are on site most of the time. In addition, we staff our facilities with polite, clean-cut employees, that are required to wear their Green Uniforms, at all times, to remain visible to the customers.

JET BRITE CAR WASH INC

590 Kildeer Drive, Bolingbrook, IL 60440

O: 630.312.8844 | F: 630.410.8521



The type of car wash operation we are proposing is the same as our existing facilities, and is referred to, in the industry, as an Express Wash. An Express Wash operates in the following way:

- The customers will remain in their vehicle as they enter the property and pull up to one of four automated pay stations. These are touch screen machines that take cash and credit cards, much like you see at Grocery Stores, Banks, and Airports. There are pull-out lanes adjacent to the pay station island referred to as Truck Bed Clean Outs. This parking area allows for customer to pull out of the queue and address vehicle problems such as large items in the back of pick-up trucks. These areas have trash cans available and is cleaned on a continued basis along with the vacuum area.
- After paying for the wash, the customer then proceeds to the entrance of the 180' long, conveyORIZED car wash tunnel, where the customer, is guided onto the conveyor, by the wash attendant.
- The vehicle is then pushed through the wash tunnel where the car is completely cleaned and dried by the most advanced equipment available in the industry. This wash system features a heated drying chamber that dries the vehicle without the need for towel dryers. The 180hp / 3,000,000btu drying system will remove 99% of the water from the vehicle. This mostly eliminates the problem of icing at the exit end.
- The wash system also includes the ability to apply additional services such as tire dressing to the vehicle.
- Once the wash is completed, the customer then has the option to exit the property or utilize one of the 35 FREE vacuum stalls. The Vacuum Areas will feature a central vacuum system that will be cosmetically appealing unlike the typical self-serve vacuum seen at other wash facilities. The Central Vacuum Producers will be enclosed within the main building, and free-standing enclosures, constructed with the same materials as the building (all other items on the site that are not visually appealing will be enclosed or shielded with landscaping). This includes all transformers, meters, and floor mat machines. The vacuum canopies & pay station canopies will be lit with Highly Efficient LED light fixtures. The vacuum columns will be wrapped with a masonry block to match the building.

JET BRITE CAR WASH INC

590 Kildeer Drive, Bolingbrook, IL 60440

O: 630.312.8844 | F: 630.410.8521



- The Car Wash will always be staffed with two to three employees and will remain open 7 days a week from 7am – 9pm. The purpose of the employees is as follows:
 1. To guide the customers onto the conveyor
 2. Continually clean and monitor the vacuum area
 3. Guide traffic and assist customers with questions

In addition, I would like to add that we have hired the best professionals available in the design of the facility to ensure that the traffic flows on and off the property in a safe and efficient manner.

Thank you for your time.

Dave Dalesandro
President Jet Brite Car Wash, Inc.
Cell Phone – 708-417-0005
Email – dave@jetbritecarwash.com

JET BRITE CAR WASH INC
590 Kildeer Drive, Bolingbrook, IL 60440
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