

City of St. Charles  
 Community Development Division  
 2 E. Main Street  
 St. Charles, IL 60174



Phone: (630) 377-4443  
 Email: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

## ZONING MAP AMENDMENT APPLICATION

<b>For City Use</b>	
Project Name:	<u>15 S. 3rd St.</u>
Project Number:	<u>2022 -PR- 003</u>
Cityview Project Number:	<u>PLMA202200006</u>

Received Date  
**RECEIVED**  
**FEB 11 2022**  
 City of St. Charles  
 Community Development

- File this application to request a zoning map amendment (rezoning) for a property.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

<b>1. Property Information:</b>	Location: 15 S. THIRD STREET. ST. CHARLES, IL	
	Parcel Number (s): 09-34-104-003	
<b>2. Applicant Information:</b>	Name: Julie Purcell, Executive Director	Phone: 630.587.2144
	Address LAZARUS HOUSE 214 WALNUT STREET ST. CHARLES, IL 60174	Email: <a href="mailto:JulieP@LazarusHouse.Net">JulieP@LazarusHouse.Net</a>
<b>3. Record Owner Information:</b>	Name: LAZARUS HOUSE	Phone: 630.587.2144
	Address: 214 Walnut Street, St. Charles, IL 60174	Email: <a href="mailto:JulieP@LazarusHouse.net">JulieP@LazarusHouse.net</a>

**4. Zoning & Use Information:**

Current zoning of the property: CBD-2 Mixed Use Business District

Current use of the property: temporary housing for shelter guests who test positive to COVID

Comprehensive Plan land use designation of the property: Multi-Family Residential

Is the property a designated Landmark or in a Historic District? Yes

Proposed zoning of the property: CBD-1 Central Business District

Proposed use of the property: affordable housing in 2-units -- one up and one down.

If the proposed Map Amendment is approved, what improvements or construction are planned?

To create 2 separate housing units. Upstairs would have 2 small & one large bedrooms for 3-4 persons; downstairs would have 2 large bedrooms for up to 4 persons or a family. The purpose is to provide affordable housing for Lazarus House shelter guests who are transitioning to their own housing yet need more time for financial stability. Men would be housed upstairs and women/children or a family would be downstairs.

**5. Required Attachments:**

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

**APPLICATION FEE:** \$500

**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 subject property:

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:** a) A current title policy report; or  
 b) A deed and a current title search

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

**N/A** **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

**LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

**LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

**PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

**SITE PLAN:** A site plan drawn to scale to demonstrate that the property can meet the minimum requirements of the proposed zoning district (including setbacks, landscaping, parking, etc.). *2 pages*

**FINDINGS OF FACT:** Fill out the attached form.

**LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: [http://gistech.countyofkane.org/gisims/kanemap/kanegis4\\_AGOx.html](http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html)

**SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

**ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>

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.

*Paul M Dowell* 1.27.2022  
Record Owner President of Lazarus House Board of Directors Date

*Julio Runcell Executive Director* 1-27-2022  
Applicant or Authorized Agent Date

**LAZARUS HOUSE**  
**BOARD OF DIRECTORS RESOLUTION**  
In lieu of Letter of Authorization as requested by the City

On **January 25, 2022**, through an *email vote*, Stormy Grinnell made a motion to the Board of Directors to approve Julie Purcell, Executive Director, and Sandy Falk, Financial & Administrative Director, to move forward as representatives of Lazarus House in applying with the City of St. Charles for *rezoning* of 15 S. 3<sup>rd</sup> Street from the current CBD-2 classification to CBD-1 as has been advised by a City official. This rezoning will allow for 15 S. 3<sup>rd</sup> Street to be a 2-unit residence for the remodeling work planned for Affordable Housing.

Lynette Anderson seconded the motion.

The motion was carried by 13 Board members email responses to approve. The remaining 3 Board members were not available through email.

  
\_\_\_\_\_  
Bob McDowell, Board President

1.27.2022  
Date

  
\_\_\_\_\_  
Scott Corirossi, Board Vice President

1/28/2022  
Date

## FINDINGS OF FACT – MAP AMENDMENT

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

*As an applicant, the “burden of proof” is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to “make your case” by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate “not applicable” and explain why it does not apply.*

**Project Name or Address:** 15 S. 3rd Street, St. Charles, IL

**From the St. Charles Zoning Ordinance, Section 17.04.320.D:**

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

- 1. The existing uses and zoning of nearby property. (*Relate the proposed land use and zoning to the land use and zoning of other properties in the area*)**

The proposed use of the 15 S. 3rd Street property is for residential through the renovation of 2 existing apartments that will be utilized as affordable housing units. The only nearby, comparable property is 9 S. 3rd Street which is currently utilized as a residential property, but was used for commercial/office space in the past.

- 2. The extent to which property values are diminished by the existing zoning restrictions. (*Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.*)**

The property value will not be diminished by the existing zoning, but it cannot be utilized as affordable housing for those of our neighbors in need of it in order to be housed independently. The proposed change in zoning would not necessarily change the value of the property significantly, but would allow for a better use of the space for the benefit of the community and the people who call it home.

- 3. The extent to which the reduction of the property’s value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. (*If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?*)**

There are minimal options for affordable housing in central Kane County, yet there are many individuals and families who work in the area who are in need of such an option. Many of the guests at Lazarus House have successfully completed one of our programs, have attained income and are ready for an opportunity to return to independent living, but cannot afford housing in the area. Many have grown up and/or lived their whole lives in the Fox Valley and want to remain in this area, but cannot, lack of affordable housing options. Lazarus House wants to offer them a chance at independence in one of the affordable housing units that will be created.

4. **The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification. (Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)**

The building was originally a 2-flat apartment for residential use. The proposed zoning change would bring the building back to that use. Under the current zoning, the property cannot be used for affordable housing of more than 1 unit.

5. **The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located. (If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)**

This building has been vacant since late 2019.

6. **The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district. (Development trends, market forces, and the Comprehensive Plan may be considered.)**

With minimal affordable housing in Kane County and the apartment vacancy rate in Kane currently at 1.1%, there is a great need for this proposed project. The location of the property also creates affordable housing that is in reasonable proximity to businesses that are looking for employees. This is especially important for individuals that do not have their own transportation.

7. **The consistency of the proposed amendment with the City's Comprehensive Plan.**

The proposed amendment to the zoning of this property is in alignment with two goals for residential areas in the city's plan: **Goal 1:** Maintain the City's image and desirability as a great place to live by preserving and enhancing the diversity, quality, character, safety, affordability, and appeal of residential neighborhoods. St. Charles needs more affordable options for those Fox Valley residents, who cannot afford the current housing market, but wish to stay part of our community. **Goal 2:** Enable residents to be life-long citizens by adopting an "aging in place" approach to development, maintenance, and related services. Many of the guests that come to Lazarus House are older adults that are struggling to afford independent housing. In addition, senior housing options have waiting lists that are sometimes years long.

8. **Whether the proposed amendment corrects an error or omission in the Zoning Map.**

We are not aware of any error or omission this proposal would have in the zoning map.

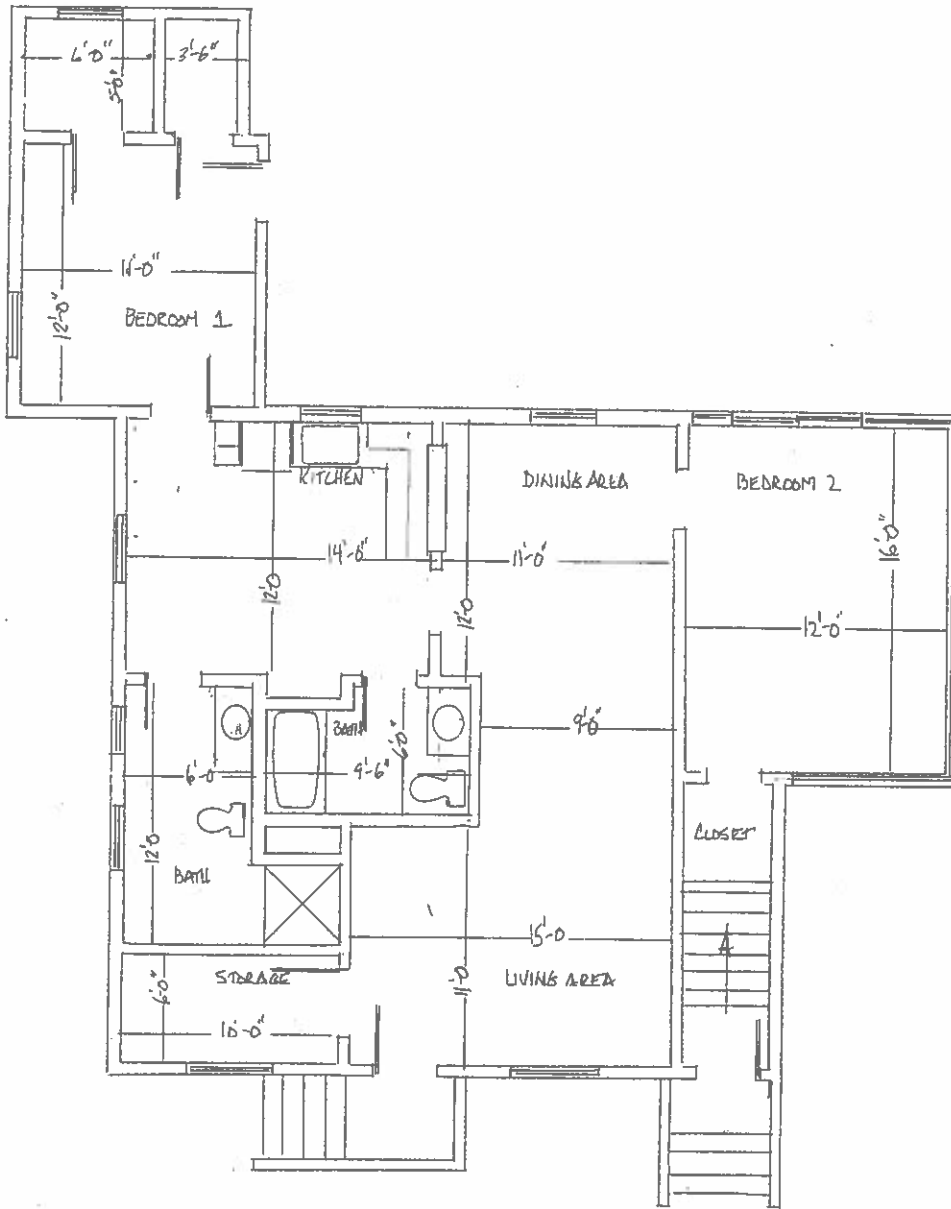
9. **The extent to which the proposed amendment creates nonconformities. (*Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.*)**

This building was originally built as a 2-flat residential property that, over the years, had been changed to commercial. This request asks that it be rezoned to the original intent of the property as a 2-flat

10. **The trend of development, if any, in the general area of the property in question. (*New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.*)**

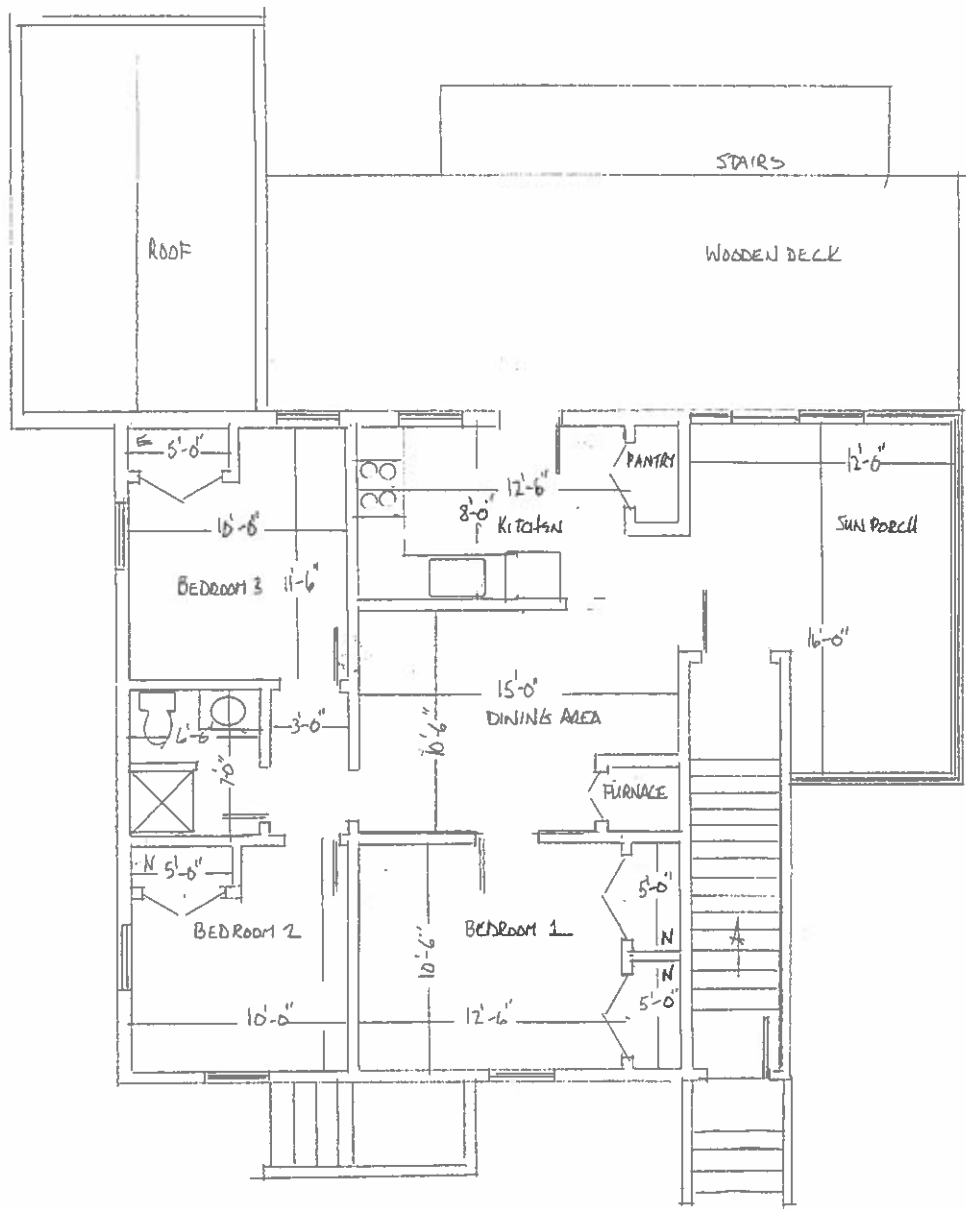
9 S. 3<sup>rd</sup> Street, the next door property, has also been commercial and is now residential. This request is similar.

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.



LAZARUS HOUSE 1<sup>ST</sup> FLOOR REMODEL  
 CONCEPT PLAN  
 1/4" = 1'-0"





LAZARUS HOUSE 2<sup>ND</sup> FLOOR REMODEL  
 CONCEPT PLANS  
 1/4" = 1'-0" —

# PLAT OF SURVEY

THE NORTHERLY 50 FEET OF LOT 8 IN BLOCK 49 OF THE ORIGINAL TOWN OF ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

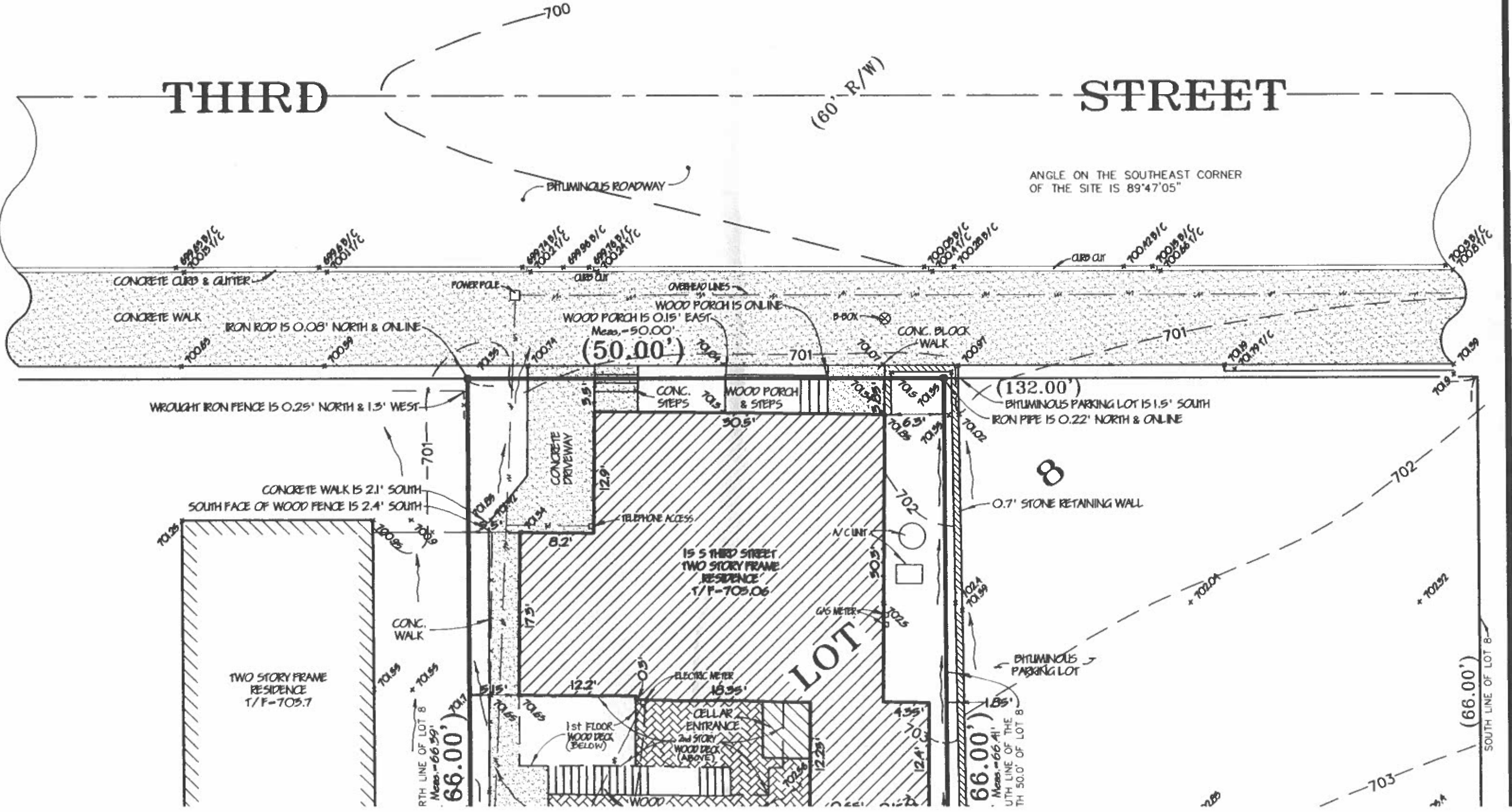
- LEGEND**
- Monumentation Found
  - Monumentation Set (P.L.S. 35-2501)
  - (80') Record Dimension
  - Fence Line

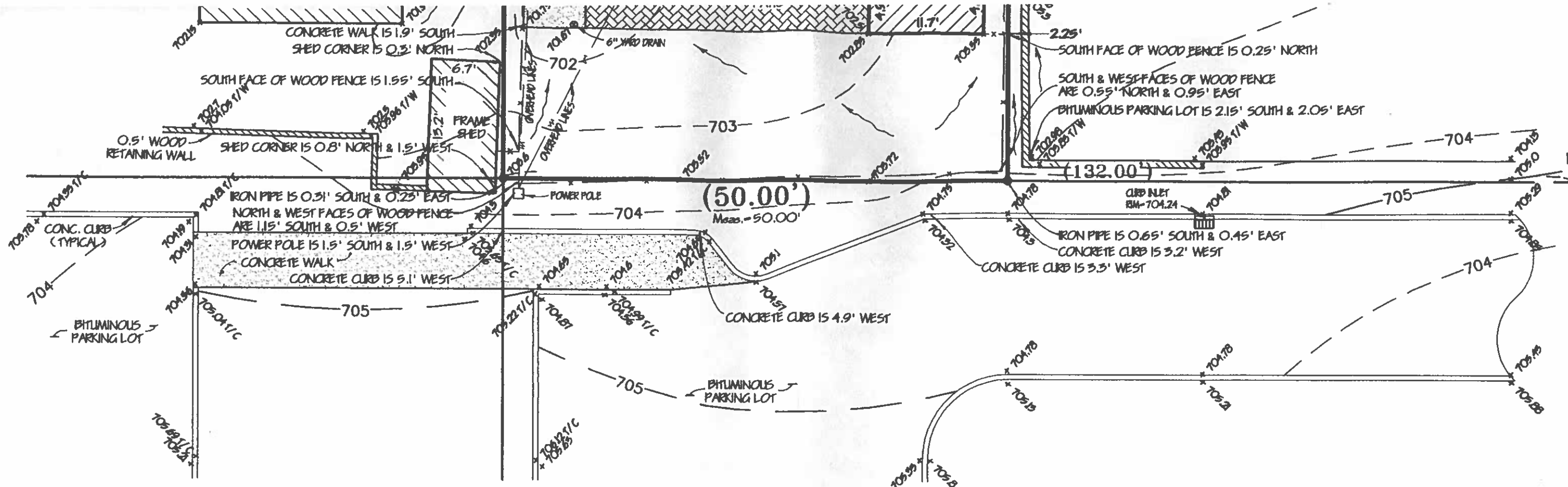
THIRD

STREET

(60' R/W)

ANGLE ON THE SOUTHEAST CORNER OF THE SITE IS 89°47'05"





AS-BUILT TOPOGRAPHIC SURVEY

SITE BENCHMARK ELEV.=703.08  
 NORTHWEST BONNET BOLT ON FIRE HYDRANT AT  
 THE NORTHWEST CORNER OF THIRD STREET AND  
 WALNUT STREET.

**AS-BUILT TOPOGRAPHY LEGEND**

- 760 — EXISTING CONTOUR
- PAVED — EXISTING GRADE
- DRAINAGE FLOW ROUTE
- ← SP SUMP PUMP DISCHARGE
- ← DS DOWNSPOUT DISCHARGE

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE EXAMINED THE EXISTING IMPROVEMENTS AND AS-BUILT GRADES FOR THE PROPERTY AS DESCRIBED HEREON, AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 18th DAY OF June A.D. 2007  
 BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.  
 MY LICENSE EXPIRES NOVEMBER 30, 2008.

**NOTES**

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

**ALLEN D. CARRADUS AND ASSOCIATES**  
 Residential & Commercial Land Surveying Services  
 108 W. LIBERTY DRIVE, WHEATON, ILLINOIS 60187  
 (630) 588-0416 (FAX) 653-7682

PREPARED FOR: **BETTERLIVING MIDWEST**

DRAWN BY: **CMG** DATE OF FIELD WORK: **06/18/07** SCALE: **1"=10'** FLD.BK. - PAGE: **247-26/28** PROJECT NO.: **19496-ASB**