

# CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT DIVISION

PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

## CONCEPT PLAN APPLICATION

<b>CITYVIEW</b>	
Project Name:	1023 W. Main St.
Project Number:	2020-PR-013
Cityview Project Number:	PLCP202000044

Received Date
<b>RECEIVED</b>
<b>St. Charles, IL</b>
<b>SEP 03 2020</b>

**CDD**  
**Planning Division**

To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

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.

<b>1. Property Information:</b>	Location: 1023 West Main st, St. Charles IL 60174	
	Parcel Number (s): 09-33-203-001	
	Proposed Project Name: 1023 W. Main St Redevelopment <i>by owner</i>	
<b>2. Applicant Information:</b>	Name Mohammed Shahid Ali	Phone 708-997-6799
	Address 201 Lilac st, Bolingbrook IL- 60490	Fax
		Email mshahidali@hotmail.com
<b>3. Record Owner Information:</b>	Name Hamza Jehangir Ali 2014 Trust	Phone 708-997-6799
	Address 201 Lilac st, Bolingbrook IL- 60490	Fax
		Email mshahidali@hotmail.com

**Please check the type of application:**

- PUD Concept Plan:** Proposed Name: 1023 W. Main St. Redevelopment
- Subdivision Concept Plan** Proposed Name: \_\_\_\_\_
- Other Concept Plan** \_\_\_\_\_

**Zoning and Use Information:**

Current zoning of the property: RT-2 Traditional Single Family

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

Current use of the property: Gas Station and Convenience store

Proposed zoning of the property: BL Local Business PUD? Yes

Proposed use of the property: Gas Station and Convenience store w/ Office use above

Comprehensive Plan Designation: Local Business District/Commercial

**Attachment Checklist**

**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 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:**

- 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%).

*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.*

✕ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ 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.

✕ **AERIAL PHOTOGRAPH:**

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept 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. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

**Copies of Plans:**

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

**Concept Plans shall show:**

1. Existing Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Existing streets on and adjacent to the tract
- Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.

2. Proposed Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

**SUMMARY OF DEVELOPMENT:**

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

**PARK AND SCHOOL LAND/CASH WORKSHEETS** Not applicable

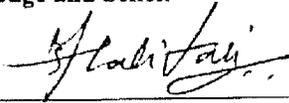
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

**INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code. Not applicable

**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.

**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

08/20/2020

Date

Applicant or Authorized Agent

Date

**OWNERSHIP DISCLOSURE FORM  
LAND TRUST**

STATE OF ILLINOIS    )  
                                  ) SS.  
~~KANE~~ COUNTY        )

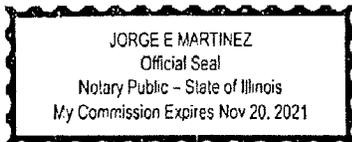
I, Mohammed Shahid Ali, being first duly sworn on oath depose and say that I am  
Trust Officer of Hamza Jehangir Ali 2014 Trust, and that the following  
persons are all of the beneficiaries of Land Trust No. \_\_\_\_\_:

<u>Hamza Jehangir Ali</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: *Mohammed Shahid Ali* 8/20/2020  
Mohammed Shahid Ali, Trust Officer

Subscribed and Sworn before me this 20<sup>TH</sup> day of  
AUGUST, 2020.

*Jorge E. Martinez*  
Notary Public



2 September 2020

**Summary for Development for Gas Station Project at  
1023 West Main Street, St. Charles, IL 60174**

To: City of St. Charles  
c/o Ellen Johnson (City Planner)  
2 East Main Street  
St. Charles, IL 60174

To Whom It May Concern:

On behalf of the Applicant, Mohammed Shahid Ali, and the Owner, Hamza Jehangir Ali 2014 Trust, please accept this request for a Concept Plan Review regarding a change to the existing Clark gas station property at 1023 West Main Street. The existing site is 7,557 SF (0.1735 acres). The property is currently zoned RT-2 and located at the southeast corner of South 11<sup>th</sup> Street and West Main Street (IL-64).

The existing gas station abuts a residence to the east and south of the property. It is across the street from commercial uses to the west and north. There is also a residence across the street to the north. The existing gas station has been in the ownership of Mohammed Shahid Ali and Hamza Jehangir Ali established since 2015.

The scope of the new project includes demolishing the existing 470 SF convenience store. The previous two gas pumps and underground tanks have recently been removed following State guidelines. A new 2-story 2,868 SF building (30'-0" tall maximum building height) with convenience store on the first level and a single family residential unit on the second floor is proposed to be constructed in the same general area as the previous building. In addition, three gas pumps, a new underground storage tank, canopy and parking area will be constructed on the existing site. Lastly, a new freestanding electronic pricing sign will be installed in the same northeast corner location as the existing non-illuminated pricing sign. The hours of operation will be 5am – 11pm and the brand for the gas station will continue to be Clark.

The work will require a new PUD approval with rezoning from RT-2 to BL district. The BL district is "to provide locations for small-scale service and retail uses" in neighborhoods. As this is already a gas station, the Owner believes it is most advantageous to maintain the gas station use and improve the amenities for the end user with a store that is more than two times larger, has an additional pump and has a new canopy that provides protection from weather with better lighting. The location off IL-64 continues to make this a prime location for a gas station and C-store in an area that is largely residential. Consequently, the larger convenience store will better serve the public, especially the local neighborhood.

The new building will cover 16.8% of the property. 60% maximum building coverage is allowed. The amount of parking for a gas station and office use will be compliant with the zoning ordinance. The requirements for parking with proposed uses and square footages are five for the gas station (which can include parking at the pump) and three for the dwelling unit. There will be six spaces at the pumps

and four spaces at the southwest corner of the property. The lighting requirements for gas station canopies will be met as the Owner is sensitive to the effects of lighting on the residential neighbors. The traffic flow will remain the same as the former operating station – one way in from 11<sup>th</sup> Street and Main Street at existing curb cuts, one way out to Main Street at the existing east curb depression.

There are several exceptions, however, that are requested as part of the new PUD that are itemized in the Exhibits. These exceptions include:

- Request to add GAS STATION use as a permitted use in BL district.
- Request for various setback revisions from the standard BL district requirements such as building setbacks, fuel pump setback, parking setback and canopy setback.
- Request to eliminate all landscaping requirements such as amount of landscaping, location of landscaping along building and street frontages and landscaping buffers.
- Request to locate new sign in the same location which may be too close to the right of way per BL zoning district ordinance requirements.

We look forward to discussing this project further with staff. Thank you for your time.

Sincerely,



Eric Carlson  
President, ECA Architects & Planners

Cc: Mohammed Shahid Ali – Applicant

21 August 2020

**APPLICATION FOR PUD for Gas Station Project at  
1023 West Main Street, St. Charles, IL 60174**

**EXHIBIT A**

To: City of St. Charles  
c/o Ellen Johnson (City Planner)  
2 East Main Street  
St. Charles, IL 60174

**Subject Property Address:** 1023 West Main Street

**Legal Description:**

THE NORTH 60 FEET OF LOTS 4 AND 9 IN BLOCK 5 OF MORRISON'S ADDITION TO ST. CHARLES; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

**Parcel No:** 09-33-203-001  
**Lot Size:** 0.1735 Acres / 7,557 SF  
**Current Zoning District:** RT-2  
**Proposed Zoning District:** BL

## NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: 1023 W. Main St. Redevelopment

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BL (new)	Ordinance #: N/A	
Minimum Lot Area	None		0.1735 acres
Minimum Lot Width	None		None
Maximum Building Coverage	60%		16.4%
Maximum Gross Floor Area per Building	10,000 SF		1,268 SF
Maximum Building Height	30'-0"		30'-0"
Front Yard	Bldg = 20'-0" Parking = 10'-0"		Bldg = 42'-0" Parking stalls = 42'-0"
Interior Side Yard	Bldg = 5'-0" Parking = none		Bldg = 2'-1" Parking = N/A
Exterior Side Yard	Bldg = 20'-0" Parking = 10'-0"		Bldg = 59'-0" Parking = 1'-0"
Minimum Rear Yard	Bldg = 20'-0" Parking = none		Bldg = 1'-1" Parking = N/A
Landscape Buffer Yard <sup>2</sup>	Bldg = 10'-0" Parking = 10'-0"		Bldg = none provided Prking = none provided
% Overall Landscaped Area	15% min.		None provided
Building Foundation Landscaping	Required		None provided
Public Street Frontage Landscaping	Required		None provided
Parking Lot Landscaping	Not req'd less than 5 spaces		None provided
# of Parking Spaces	Gas Station = 4 per 1000 sf GFA (reduced by # pumps) Office = 3 per 1000 sf GFA		6 @ pumps + 4 spaces (1 ADA)
Drive-through Stacking Spaces (if applicable)	N/A		N/A

<sup>2</sup> Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.