

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



COMMUNITY DEVELOPMENT DIVISION

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

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	<u>Barrington Motor Sales + Service</u>
Project Number:	<u>2021 -PR- 010</u>
Cityview Project Number:	<u>PLSU202100014</u>

<p>Received Date RECEIVED</p> <p>MAR 26 2021</p> <p>City of St. Charles Community Development</p>

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:	Location:	<u>3825 Commerce Dr. ST. Charles IL. 60174</u>	
	Parcel Number (s):	<u>09-3642-6017</u>	
	Proposed Name:	<u>Barrington Motor Sales & Service Inc.</u>	
2. Applicant Information:	Name	<u>Barrington Motor Sales</u>	Phone <u>630-830-6200</u>
	Address <u>1201 W. Lake St. Bartlett IL. 60103</u>		Fax <u>630-830-9658</u>
			Email <u>Sean@bmsrv.com</u>
3. Record Owner Information:	Name	<u>Barrington Motor Sales</u>	Phone <u>630-830-6200</u>
	Address <u>1201 W. Lake St. Bartlett IL. 60103</u>		Fax <u>630-830-9658</u>
			Email <u>Sean@bm.srv.com</u>

Please check the type of application:

Special Use for Planned Unit Development - PUD Name:

Shanahan (1998-M-97)

New PUD

Amendment to existing PUD- Ordinance #:

PUD Preliminary Plan filed concurrently

Other Special Use (from list in the Zoning Ordinance):

Motor vehicle sales

Newly established Special Use

Amendment to an existing Special Use Ordinance #:

Information Regarding Special Use:

Comprehensive Plan designation of the property: Industrial / Business Park

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

What is the property's current zoning? M-Z (PUD)

What is the property currently used for?

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

Landscaping including mulch and bushes, Fresh paint

For Special Use Amendments only:

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.

- 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.

 3-17-21
Record Owner Date

 3-17-21
Applicant or Authorized Agent Date



BARRINGTON MOTOR SALES RV

New & Used Motor Homes

1201 W. Lake Street

Bartlett, Illinois 60103

Phone 630-830-6200 • Fax 630-830-9658

www.bmsrv.com

March 25, 2021

Ciara Miller

City of St. Charles

Community Development Division

Ms. Miller,

Enclosed is the application for a Special Use permit for Barrington Motor Sales And Service Inc. This is for the property located at 3825 Commerce Dr. St. Charles IL. 60174 which is owned by Barrington Motor Sales And Service Inc.

Our corporation is a 56 year old motor vehicle dealer and intends on using this location as it's main headquarters to facilitate the retail sales and distribution of our new and used products. We plan on scaling down our dealership down from its current seven acre Cook county location in Bartlett and focus more on an online web based approach. We feel this location will be perfect for us and our clients in that respect. An offsite lot will be used to hold most of our inventory and assist with storage and servicing for our clients. Our retail sales are a substantial generator of sales tax revenue. 2020 revenues were \$15 million.

We respectfully ask that the Special Use permit be granted and we look forward to being part of the St. Charles business community. My brother Bryan and I have been residents of St. Charles for 25 years. Please don't hesitate to reach out if you need any additional information or have any questions.

Sincerely,

Sean Bransky President


Barrington Motor Sales And Service Inc.

**OWNERSHIP DISCLOSURE FORM
CORPORATION**

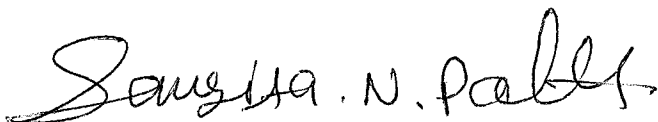
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

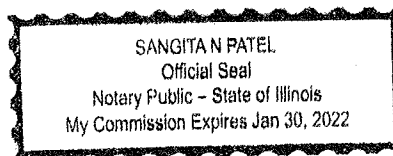
I, Sean A. Bransky, being first duly sworn on oath depose and say that I am the
president of Barrington Motor Sales & Service Inc., an
(Illinois) (3) Corporation and that the following persons are all of the shareholders
of 7% or more of the common stock of said Corporation:

Sean A. Bransky _____
Bryan R. Bransky _____

BY: 
TITLE: president

Subscribed and Sworn before me this 25th day of
March, 2021.


Notary Public



FINDINGS OF FACT – SPECIAL USE

Use this form for all Special Uses, except for PUDs or PUD Amendments

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.

Barrington Motor Sales & Service Inc.
3825 Commerce Dr. St. Charles IL *3/25/21*
Project Name or Address *60175* *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.

A convenient location for Fox Valley residents to purchase luxury RV's, RV accessories, and RV parts. from a reputable 56 year old dealer. We will have an off-site location to assist in storage and servicing of our customers' vehicles. We are a resource for members of our community who need guidance and support with questions and concerns related to our industry.

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

No change to existing infrastructure.

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.

Our operations do not produce any high noise decibels, pollutants, environmental waste, fumes, dust, or hazardous by products.

As owners of the property, we will improve the current appearance of the property and maintain the property better than a tenant. We want to see better property values.

- 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.

Our operations will be contained within our property. We will have an off-site lot for additional inventory of vehicles so not to overflow the location and to help maintain an orderly appearance. Our hours of operation are from 8 a.m. to 6 p.m., 9 a.m. to 5 p.m. Saturdays, and closed Sundays. We will have no effect on the development of surrounding properties.

- 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.

Our operations do not produce any high noise decibels, pollutants, environmental waste, fumes, dust, or hazardous by products.

We do not perform any type of manufacturing. We adhere to proper safety standards for our employees and are always conscious about maintaining a safe environment.

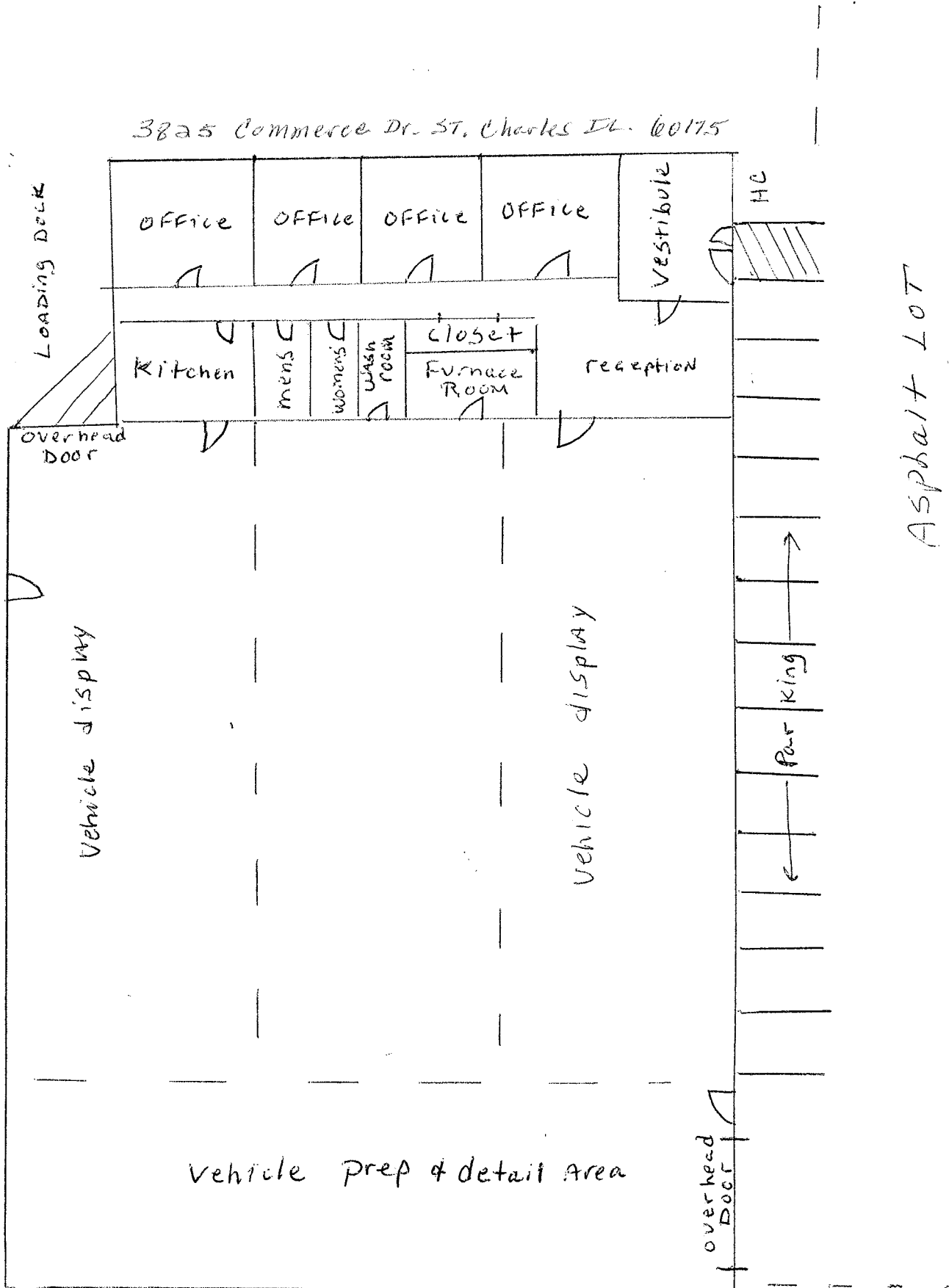
- F. Conformance with Codes:** That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

To our knowledge the Special Use conforms to all provisions of the municipal code and any other restrictive covenants.

North ↑

Commerce Drive

3825 Commerce Dr. St. Charles IL. 60175



Special Use for: Barrington Motor Sales and Service Inc.

Prepared by: Sean Bransky

3-25-2021