

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



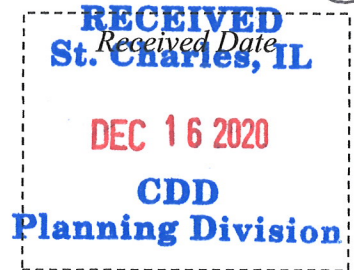
COMMUNITY DEVELOPMENT DIVISION

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>93 Octane Brewery</u>
Project Number:	<u>2020-PR-018</u>
Cityview Project Number:	<u>PLSU202000053</u>



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>1825 LINCOLN HWY, ST. CHARLES, IL 60174</u>	
	Parcel Number (s): <u>D9-33-377-004</u>	
	Proposed Name: <u>93 OCTANE BREWERY - BUILDING EXPANSION</u>	
2. Applicant Information:	Name <u>CIMA DEVELOPERS, LP</u>	Phone <u>630-653-1700</u>
	Address <u>30W180 BUTTERFIELD RD. WARRENVILLE, IL 60555</u>	Fax <u>630-</u>
		Email <u>dsoltis@cimadevelopers.org</u>
3. Record Owner Information:	Name <u>CIMA DEVELOPERS, LP</u>	Phone <u>630-653-1700</u>
	Address <u>30W180 BUTTERFIELD RD WARRENVILLE, IL 60555</u>	Fax <u>SAME</u>
		Email <u>SAME</u>

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
 - New PUD
 - Amendment to existing PUD- Ordinance #: _____
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance):** _____
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: _____

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

What is the property's current zoning? _____

What is the property currently used for? EXISTING - SAME USE

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

For Special Use Amendments only:

Why is the proposed change necessary?

 FOR EXPANSION OF BUILDING AND TO ALLOW FOR

 OUTSIDE SEATING AREA

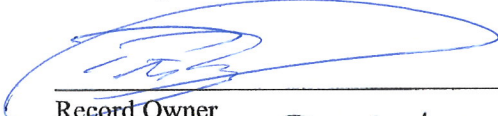
What are the proposed amendments? (Attach proposed language if necessary)

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

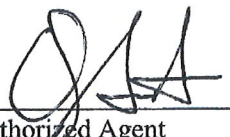
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

12/4/20

Date



Applicant or Authorized Agent

12/4/2020

Date

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.

As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

(You may utilize this form or provide the responses on another sheet.)

PUD Name

12/4/2020
Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

THE BUILDING EXPANSION ARCHITECTURE WILL MATCH THE CURRENT
BUILDING DESIGN, AND WILL ADD TO THE CURRENT AMENITY AND
PROMOTES CONTINUED ECONOMIC GROWTH AND ENHANCES THE
OPERATIONS OF THE BUILDING'S USE.

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

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

YES. THE CURRENT DEVELOPMENT USE ALREADY SERVE THE PUBLIC CONVENIENCE AND WILL ENHANCE OPERATIONS

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

YES, THE DEVELOPMENT ALREADY PROVIDES FOR UTILITIES, ACCESS ROADS DRAINAGE, AND THE MODIFICATION WILL NOT AFFECT THIS

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 MODIFICATIONS WILL NOT BE INJURIOUS TO THE EXISTING USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY AND WILL NOT DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD

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.

NO. THE CURRENT DEVELOPMENT'S MODIFICATIONS WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENTS OF THE SURROUNDING PROPERTY

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.

NO. THE MODIFICATION WILL NOT BE DETRIMENTAL OR ENDANGER
THE PUBLIC HEALTH, SAFETY, COMFORT OR GENERAL WELFARE

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.

YES. THE PROPOSED MODIFICATION WILL CONFORM TO ALL
APPLICABLE PROVISIONS OF THE ST. CHARLES MUNICIPAL CODE &
MEETS APPLICABLE PROVISIONS

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

YES. THE CURRENT DEVELOPMENT IS BENEFICIAL TO THE PHYSICAL
DEVELOPMENT, DIVERSITY, TAX BASE AND ECONOMIC WELL-
BEING OF THE CITY AND THE MODIFICATION WILL ENHANCE THAT.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

YES. THE CURRENT DEVELOPMENT CONFORMS TO THE PURPOSES AND
INTENT OF THE COMPREHENSIVE PLAN

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

- A. Conforming to the requirements would inhibit creative design that serves community goals, or
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

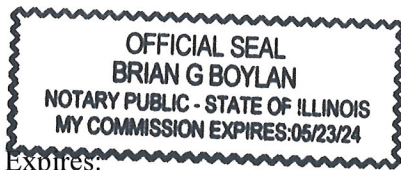
1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

THE EXISTING DEVELOPMENT ALREADY PROVIDES FOR
MANY OF THE FACTORS LISTED IN SECTION 17.04.400.B

STATE OF ILLINOIS)
)SS
COUNTY OF DuPage)

I, Brian G. Boylan, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Peter M. Spina, personally known to me to be the managing member of Angel Associates LLC, the general partner of Cima Developers Limited Partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such managing member, he signed and delivered such instrument, as his free and voluntary act and deed, and as the free and voluntary act and deed of Angel Associates LLC, the general partner of such Limited Partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of December, 2020



Brian G. Boylan
Notary Public

My Commission Expires: _____



CIMA DEVELOPERS, LP

**30W180 Butterfield Road
Warrenville, IL 60555**

O: (630) 653-1700

F: (630) 791-8283

December 4, 2020

City of St. Charles
Zoning and Planning
2 East Main Street
St. Charles, IL 60174

RE: CIMA Developers, LP / 93 Octane Brewery Building expansion- 1825 Lincoln Highway,
Consent Authorization to proceed with Zoning Application

To Whom It May Concern:

I, Peter M. Spina, authorized agent of CIMA Developers, LP, the Owner of the subject property, located at 1825 Lincoln Highway, St. Charles, IL give my consent to Dan Soltis of CIMA Developers, LP to apply and proceed with any City zoning proceedings necessary in relation to the accompanying Zoning Applications.

Regards,

Peter M. Spina
Authorized Agent
CIMA Developers, LP

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: 93 Octane Brewery

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR-REGIONAL BUSINESS	Ordinance #:	
Minimum Lot Area	1 ACRE		0.73 ACRES
Minimum Lot Width	NONE		NONE
Maximum Building Coverage	30%		17%
Maximum Gross Floor Area per Building	NONE		5,308 S.F.
Maximum Building Height	40 FEET		20 FEET
Front Yard	BUILDING = 20 FEET PARKING = 20 FEET		BUILDING = 86.46 FEET PARKING = 20.34 FEET
Interior Side Yard	BUILDING = 15 FEET PARKING = NONE		BUILDING = 10.39 FEET
Exterior Side Yard	BUILDING = 20 FEET PARKING = 20 FEET		BUILDING = 9.95 FEET PARKING = 14.85 FEET
Minimum Rear Yard	BUILDING = 30 FEET PARKING = 0 FEET		BUILDING = 66.03 FEET PARKING = 15.96 FEET
Landscape Buffer Yard ²	NOT REQUIRED		NOT REQUIRED
% Overall Landscaped Area	20% WITH ON SITE STORM		24%
Building Foundation Landscaping	50% HORIZONTAL DIMENSIONS OF BUILDING WALL		70%
% Interior Parking Lot Landscaping	NOT AVAILABLE		NOT AVAILABLE
Interior Parking Lot Shade Trees	NOT AVAILABLE		NOT AVAILABLE
# of Parking spaces	RETAIL BUILDING = 4 PER 1,000 SF = 21 SPACES		RETAIL BUILDING = 38
Parking Stall Dimensions	9' x 18'		9' x 18'
Drive-through Stacking Spaces (if applicable)	NOT APPLICABLE		NOT APPLICABLE

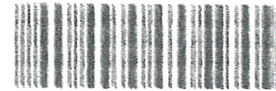
² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or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



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

201407269 / WNW142661



2014K032285
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 7/3/2014 03:18 PM
REC FEE: 33.00 RASPS FEE: 9.00
STATE TAX: 750.00 C
COUNTY TAX: 375.00 C
PAGES: 2

THE GRANTOR(S), Allen J. Gibson and Kathleen M. Gibson as husband and wife, of the City of Geneva, County of KANE, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Angel Associates Limited Partnership, 381 E. St. Charles Road, Carol Stream, IL 60188 of the County of Dupage, all interest in the following described Real Estate situated in the KANE in the State of Illinois, to wit:

PARCEL ONE:

LOT 1 OF GIBSON'S CAR WASH, ST. CHARLES ACCORDING TO THE PLAT THEREOF RECORDED JULY 17 2002 AS DOCUMENT 2002K088247, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PARCEL TWO:

EASEMENT FOR BENEFIT OF PARCEL ONE FOR INGRESS AND EGRESS TO BRICHER ROAD ESTABLISHED BY THE DECLARATION OF ACCESS EASEMENT RECORDED AUGUST 2, 2001 AS DOCUMENT 2001K078607

SUBJECT TO:

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2012 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 09-33-377-004-0000
Address(es) of Real Estate: 1850 Bricher Road, St. Charles, IL 60174

Dated this 30th day of JUNE, 2014

Allen J. Gibson

Kathleen M. Gibson

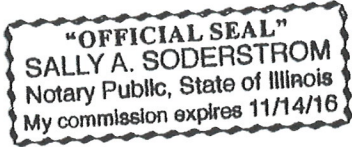
Chicago Title Insurance Company
1795 West State Street
Geneva, IL 60134
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STATE OF ILLINOIS, COUNTY OF KANEss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Allen J. Gibson and Kathleen M. Gibson, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of June, 2014



 (Notary Public)

Prepared By: Charles Radovich
312 West State Street
Geneva, IL 60134

Mail To:
William E. Boylan
381 E. St. Charles Road
Carol Stream IL 60188

Name & Address of Taxpayer:
Angel Associates Limited Partnership
381 E. St. Charles Road
Carol Stream, IL 60188

CHICAGO TITLE INSURANCE COMPANY
1705 W. STATE STREET
GENEVA, ILLINOIS 60134

