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SPECIAL USE APPLICATION

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

For City Use	
Project Name:	<u>1317 E. Main St.</u>
Project Number:	<u>2024 -PR- 001</u>
Cityview Project Number:	<u>PLS4202400001</u>

Received Date
RECEIVED
 JAN 22 2024
 City of St. Charles
 Community Development

- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance 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 a question 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.

1. Property Information:	Location: <u>1317 E MAIN ST SAINT CHARLES, IL 60174</u>	
	Parcel Number (s): <u>09-26-302-002-0000</u>	
	Proposed Name: <u>SAINT CHARLES MOTORCYCLE MUSEUM & ART GALLERY</u>	
2. Applicant Information:	Name: <u>ANDRZEJ KOCZWARA</u>	Phone: <u>847-630-2587</u>
	Address: <u>3006 KING RICHARD CIR SAINT CHARLES, IL 60174</u>	Email: <u>andry@americanhlj.com</u>
3. Record Owner Information:	Name: <u>MCGRATH AUTOMOTIVE GROUP by</u>	Phone: <u>630-721-9500</u>
	Address: <u>GARY MCGRATH</u> 151 Fieldgate, LLC, 2020 N. Randall Rd., Elgin, IL 60123	Email: <u>gmcgrath@gmail.com</u>

4. Identify 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 #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: ~~Select~~ *Neighborhood Commercial*

Is the property a designated Landmark or in a Historic District? Select *N/A*

What is the property's current zoning? ~~Select~~ *BL*

What is the property currently used for? *VACANT*

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

General remodeling.

6. For Special Use Amendments only: *N/A*

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.

7. 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.

Provide 1 copy of each required item, unless otherwise noted.

APPLICATION FEE: Special Use for PUD: \$1,000
All other Special Use requests: \$750 ✓

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.

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.

FINDINGS OF FACT: Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.

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

SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION: ^{N/A} 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/>

TRAFFIC STUDY: ^{N/A} If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

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: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

Site Plan or plans shall show 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

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)


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.

BY SIGNING BELOW, THE PETITIONER/APPLICANT AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AND OWNER AGREE THAT PETITIONER/APPLICANT AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE CITY OF ST. CHARLES, AND AS SET FORTH HEREIN.



Petitioner/Applicant



Owner

01/19/24

Date:

City of St. Charles
By: _____
City Administrator

Attest

Date:

Petitioner and the City agree that the Owner shall not be responsible for any fees or reimbursements, and that Petitioner shall be solely responsible for same.

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.

Project Name or Address: SAINTCHARLES MOTORCYCLE MUSEUM
and ART GALLERY

From the St. 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.**

MOTORCYCLE MUSEUM and ART GALLERY

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

EXISTING BUILDING

- 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.

VERY LITTLE to NOW

- 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.

NOW

- 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.

NON

- 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

Andy Koczvara
3006 King Richard Cir
St Charles, IL 60174
andy@americanhwy.com

**CITY OF SAINT CHARLES
2 E. MAIN ST
SAINT CHARLES, IL 60174**

RE: Zoning Amendment Proposal for Motorcycle Museum in St. Charles, IL

Dear City of St. Charles Council Members,

I hope this letter finds you well. I am writing to express my strong support for a zoning amendment to permit the establishment of a motorcycle museum in our charming town of St. Charles, IL. I believe that such an addition would not only enrich our cultural landscape but also contribute positively to our local economy.

Motorcycling has a rich history and cultural significance that deserves to be celebrated and preserved. A motorcycle museum in St. Charles would be a unique and valuable asset, attracting enthusiasts, tourists, and locals alike. Here are several reasons why I believe the zoning regulations should be amended to allow the establishment of a motorcycle museum:

1. Cultural Enrichment:

A motorcycle museum would serve as an educational and cultural hub, showcasing the evolution of motorcycles, their impact on transportation, and the cultural phenomena surrounding them. It could host exhibitions, events, and educational programs for residents and visitors.

2. Tourism and Economic Growth:

Museums are known to attract tourists, and a motorcycle museum would be a draw for enthusiasts from across the region. This influx of visitors would positively impact local businesses, including restaurants, shops, and accommodations, leading to increased economic activity.

3. Community Engagement:

The museum could collaborate with local schools and community groups to offer educational programs, workshops, and events. This would foster community engagement and pride, as residents would have a unique resource to explore and enjoy.

4. Preservation of History:

St. Charles has a rich history, and motorcycles are an integral part of that narrative. Establishing a motorcycle museum would contribute to the preservation of this history, ensuring that future generations have access to and appreciation for the legacy of motorcycles in our town.

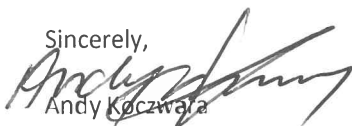
5. Job Creation:

The operation and maintenance of a motorcycle museum would require staffing, providing job opportunities for our local community. This would be a positive step towards supporting employment and economic sustainability.

In conclusion, I urge you to consider the benefits that a motorcycle museum could bring to St. Charles, both culturally and economically. I believe that a zoning amendment to allow such an establishment would align with our town's commitment to growth, community enrichment, and historical preservation.

Thank you for your time and consideration. I look forward to witnessing the positive impact that a motorcycle museum could have on our beloved town.

Sincerely,



Andy Koczvara