

From: Lourdes Rosales <lourdesrosales98@gmail.com>
Sent: Thursday, July 15, 2021 2:45 PM
To: CD <cd@stcharlesil.gov>
Subject: Proposed Gas Station on Main St

My name is Lourdes Rosales Sanchez and my family and I own and live on the house next to the proposed gas station, 1007 W Main St. Looking and reviewing the redeveloped property that is intended to be made on 1023 W Main St I have concerns regarding having a gas station and a residential unit on the same lot. Having a residential unit will not only increase the traffic that the convenience store and gas station will cause but also cause how many individuals are in this location. Being a mom of two kids under the age of 3, it worries me about who will reside in this location as well as how many individuals will be coming to this location because of the proposed gas station. I respectfully oppose of this property that will be build next to my home.

From: Mark S. Hernandez <c_y_b_e_r_s_u_l_t_a_n@yahoo.com>

Sent: Monday, July 26, 2021 6:12 PM

To: CD <cd@stcharlesil.gov>

Subject: NOT In Favor of STC Apartment Construction

Hello,

This message is to support the neighborhood concern of a proposed apartment above a local convenience store. I am not in favor of construction for an apartment above the convenience store & gas station on the SW corner of West Main (Rt 64) & South 11th Street.

Thank You,

30+ Year St. Charles resident

From: Pnutts21 <pnutts21@yahoo.com>
Sent: Monday, July 26, 2021 12:28 PM
To: CD <cd@stcharlesil.gov>
Subject: Apartments above gas station on 64 or Main st

Hello

We are residents of 12th st. Although we miss the local gas station and the amenities, we do not want apartments built above or around it.

Thank you

3 s 12th st

The Reeds

From: Christine Farley <cfarley1273@yahoo.com>

Sent: Monday, July 26, 2021 6:57 AM

To: CD <cd@stcharlesil.gov>

Subject: Concerned resident

Good morning,

I am not in favor of an apartment above the proposed convenience store and gas station on the southwest corner of West Main Street (rt 64) and South 11th street.

I am a mother of 2 young kids who now play and ride their bikes behind my house. The front of my house is the busy road rout 64 and so behind my house is safer ally. We take walks, ride bikes and scooters using the ally and neighbors drive ways.

Having a gas station on the corner will have more traffic. It's nice how it is now. Less traffic and happy neighbors. With the added gas station it will be more people and cars to disturb our family and neighbors back yards and driveways. We already live on a busy street in the front please don't make our ally a busy one as well.

Please no gas station or apartments.

Thank you for considering my plea for a safer play and quieter back yard and ally.

Walk in peace

Chrissy

Long time resident

1109 W. Main Street

From: Lynne Ellberg <lellberg020@gmail.com>
Sent: Saturday, July 24, 2021 1:48 PM
To: CD <cd@stcharlesil.gov>
Subject: 1023 W. Main St.

I am in favor of the gas station and convenient store but definitely NO on the second floor residential unit.

Sincerely
Lynne Ellberg
1111 W Main St.
lellberg020@gmail.com

From: Bobbi Daly <dalyb46@gmail.com>

Sent: Wednesday, July 28, 2021 3:33 PM

To: CD <cd@stcharlesil.gov>

Subject: PROPOSED APARTMENT, CONENIENCE STORE & GAS STATION ON SW CORNER OF WEST MAIN ST. (ROUTE 64) & 11TH ST.

As a resident of St. Charles for over 68 years with 41 years in my current home on 12th Street, I am not opposed to the convenience store & gas station that has been on this corner for many years. However, I am opposed to the proposed apartment above the store. This is a very small area which is fine for the store & gas but I feel that having a residential unit there would cause too much congestion. In the architect's rendering I do not see any gas pumps by the street. Unless I am missing something, I only see the sign that says convenience store & the elevation above for the apartment. This does not make sense to me. I am in favor of the convenience store & gas station but am expressing my opposition to the apartment. Please take this into consideration at the hearing on August 3.

Thank you

Barbara Daly
26 S. 12th Street
St. Charles, IL 60174

City of St. Charles Community Development Division
2 E. Main Street
St. Charles, IL 60174
Attn: Ellen Johnson, City Planner

We the undersigned residents of South 11th Street, St. Charles, IL 60174 and surrounding area, oppose the proposed Planned Unit Development to redevelop the property at 1023 W. Main Street, St. Charles, Illinois with a new gas station, large convenience store and a second floor residential unit. We would like our concerns detailed here to be made part of the public record. While we do not completely oppose the construction of a gas station and convenience store, we have several concerns with the proposed changes. We have concerns about the effects of having a gas station so close to our homes with respect to our health and safety, property values, and quality of life. Additionally, we oppose the second-floor residential unit which would set a precedent for mixed use development in our residential neighborhood and present parking issues on South 11th Street. These issues will demonstrate how the proposed PUD does not conform with the Finding of Fact Recommendation Requirements listed under section iii, and specifically subsections c., and e. of the PUD Application. For these aforementioned reasons we ask you to deny the Planned Unit Development Application for the 1023 W. Main Street location.

A. Parking Issues:

1. Present Parking of vehicles on S. 11th Street.
 - First, there has been an ongoing issue of non-residents from surrounding businesses parking along S. 11th Street, specifically, a mechanics shop located across Route 64 which has parked as many as three vehicles at a time along S. 11th Street, resulting in several complaints calls to the police.
 - Additionally, State Farm located adjacent to the proposed gas station has recently begun parking in the same area.
2. One parking space allotted for the 2nd Floor residential unit above the gas station.
 - It has been noted that there is only one space allotted for the 2nd floor residential unit located in the gas station parking lot. Typically, more than one vehicle accompanies most single residences. These include vehicles from other occupants, visitors and employees of the gas station. They will have no other place to park other than along South 11th Street.
3. Litter thrown in yards and street by non-residents has been a frequent issue.
 - Litter from non-residential vehicles have also been another matter. Residents have had to pick up empty containers of liquor bottles and cans disposed in the street and in our yards. Our concern is that the proposed gas station with 2nd floor residence will lead to a residential street packed with cars, present parking issues for current residents, and will appear unsightly to current residents as well as potential home buyers.

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B. Health and Safety of Residents

1. Storage and fueling of gasoline within 220 ft of residential homes

- Another matter to consider is the impact a gas station/convenience store will have on the health and safety of nearby residents.
- Numerous studies have shown the dangers of having a gas station in such close proximity to homes (see link below). Proven harmful effects of living close to a gas station include exposure to benzene, a known cancer-causing carcinogen. A study led by Markus Hilpert, associate Professor of environmental health science at Columbia University stated, "We found evidence that much more benzene is released by gas stations than previously thought. In addition, even during a relatively short study period, we saw a number of instances in which people could be exposed to the chemical at locations beyond the setback distance of 300 feet." There is presently a residence that sits less than 20 ft from the proposed gas station and several residences within 300 ft that may have their health negatively impacted.
- Link: <https://www.publichealth.columbia.edu/public-health-now/news/gas-stations-vent-far-more-toxic-fumes-previously-thought>

2. Increased Crime

- Thefts, robbery, and assaults have occurred at gas stations and convenience stores in the area. According to the City of St. Charles police records obtained through The Freedom of Information Act, there have been numerous thefts and two robberies, (one an armed robbery) that have occurred at the prior gas station on 1023 W. Main Street within the last 10 years.

ST CHARLES POLICE - CASE REPORTS INVOLVING THEFT, ARMED ROBBERY OR ASSAULTS SINCE 2011 1023 W MAIN STREET - ST CHARLES, ILLINOIS			
Incident Number	Call Date/Time	Dispositions	Incident Type
2011-00020353	9/27/2011 23:54	REPORT WITH ARREST	ROBBERY
2011-00025941	12/8/2011 17:14	REPORT WITH NO ARREST	THEFT UNDER \$500
2012-00012368	6/12/2012 11:15	REPORT WITH NO ARREST	THEFT UNDER \$500
2013-00019860	9/21/2013 10:27	REPORT WITH NO ARREST	THEFT OVER \$300
2016-00009440	5/1/2016 11:57	REPORT WITH NO ARREST	THEFT UNDER \$500
2017-00003548	2/13/2017 19:02	REPORT WITH ARREST	ARMED ROBBERY

- While this may be a risk the gas station employees accept, the draw of increased crime is not one the neighborhood should be forced to accept.

3. Sale of Drug Paraphernalia and Liquor

- The same owner applying for the PUD previously sold "Tobacco Paraphernalia", as he described it, as well as synthetic stimulants like "bath salts" at this location. One of the arrests noted above was for theft of these types of products in which

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the gas station attendant was also assaulted. This is a bigger concern considering how close the property is to Thompson Middle School.

- It is also not unreasonable to think the owner will apply for a liquor sales license in the near future based on the size of the convenience store. This would create dangerous foot traffic across route 64 as seen at the liquor store 3 blocks west and could also increase crime and littering in the neighborhood.

4. Public Safety

- As residents we have also noticed a traffic safety issue of vehicles heading eastbound on rt. 64 and entering the gas stations' west entrance. Vehicles will often cut across South 11th Street without yielding to traffic heading northbound in order to access the west entrance of the gas station.
- A convenience store of the size being proposed would increase foot traffic to the location dramatically. Some of that foot traffic coming from the north side of Route 64. This will cause a public safety concern as the closest crosswalks are several blocks away at 7th and 15th Street and will not be utilized.

C. Quality of Life Impacted for Current Residents

1. Bright fluorescent light emanating from gas station into nearby homes.

- There will also be a quality-of-life impact for nearby residents. There is a concern that the bright fluorescent light emanating from the gas station including signage and large awning will illuminate nearby homes. This will lead to more light pollution, which in turn may impact sleep and natural circadian rhythms of the local residents.

2. Sound of fueling tanks and increased traffic.

- Tanker truck route through neighborhood in order to refuel underground fuel tanks.
- The neighbor who resides behind the proposed gas station site, stated that she was impacted by the bright lights and sounds of the fueling tanks at night during our last meeting with the city. Hopefully her statement will be taken into account in regard to the impact on her quality of life when the proposed PUD is evaluated.

D. Why? How does this benefit the surrounding community?

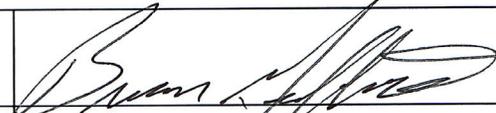
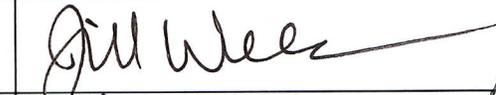
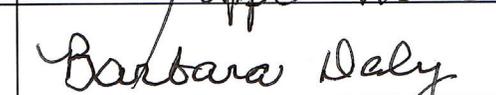
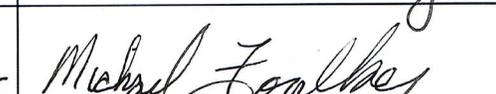
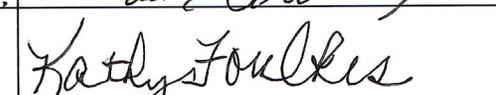
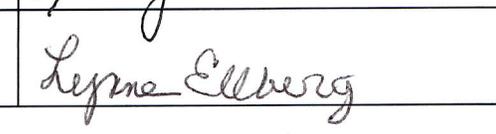
- We opened this letter by stating that we were opposed to the current plan but not necessarily to a gas station of a smaller scale; however, we must ask why? Why do we need another gas station at this location? There are numerous gas stations in the area to serve the surrounding residents. In fact, there are 3 gas stations in a ¾ mile stretch from 3rd Street to Randall Road.

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 2 E. Main Street
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- The owner of the property is not a member for the Saint Charles community and does not have our interests in mind as evidenced by the current state of the property which has been in disarray since the tanks were removed in 2019.

In conclusion, the issues addressed here will likely lead to decreased property values for nearby homes. We believe the present proposal for redevelopment of 1023 W. Main Street, St. Charles will lead to overcrowded parking, have a negative impact on the health and safety, and quality of life for nearby residents. For those reasons we urge you to consider how the proposed PUD can adversely affect and become a further blight on the surrounding neighborhood and deny this proposed application for approval

Respectfully submitted,

Brian Gebhardt	17 S 11 th Street	
Heather Gebhardt	17 S 11 th Street	
Mike Steinmetz	6 S 11 th Street	
Jill Walker	6 S 11 th Street	
Steve Ashfield	21 S 11 th Street	
Pat Ashfield	21 S 11 th Street	
Duane Zappaterreno	2 S 11 th Street	
Bobbi Daly	26 S. 12 th St.	
Mike Foulkes	1117 W. Main St.	
Kathy Foulkes	1117 W. Main St.	
Lynne Elberg	1111 W. Main St.	

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Nick Nielsen	21 S. 13 th St. St. Charles, IL 60174	
LINDA BRINK	12 S 11 th ST ST CHARLES IL	

From: Kathy Foulkes <kffoulkes@yahoo.com>
Sent: Wednesday, July 28, 2021 1:37 PM
To: CD <cd@stcharlesil.gov>
Subject: Project Name 1023 West Main Street

To Whom it May Concern:

We received in the mail a Notice of Public Meeting regarding the property at 1023 West Main Street. The proposal calls for the redevelopment of the property with a new gas station/ convenience store with a second floor residential unit.

We have no problem with the new gas station and convenience store, however, we are opposed to the second floor residential unit and the proposed size of the convenience store. The residential unit and convenience store is out of proportion to the size of the lot. It should be much smaller.

It seems as the applicant is trying to find a zoning category that can allow the applicant to have many variances.

This property should be one of two zoning categories, business or residential. The structure on this property should be scaled in proportion to the lot. The applicant is either a gas station/ convenience store operator or a landlord.

No other gas station/convenience store in St. Charles has a residential unit or a second floor.

Parking is more than a casual concern. All gas stations and mini-marts in St. Charles have more than ample parking to accommodate the in and out flow of traffic. The applicant should purchase more lots and provide more parking to accommodate the business. Maybe the Plan Commission members and City Council members should drive through the gas stations/mini-marts in St. Charles, notice the parking spots provided and the open space surrounding the property that is used for delivery and excess parking when required at peak times. I did!!

In an e-mail to the City of St. Charles dated Tuesday, October 6, 2020, Linda Brink who owns the property bordering the south side of the gas station cited why she strongly opposed the new plan. The last sentence of her e-mail stated "If the developer would like to consider purchasing my property I would be happy to discuss it."

How many people on the Planning Commission and the City Council have stood on the lot and considered the enormity of the project?

The zoning request points out that the developed property across Main Street as an example of what could be. The request fails to point out that the new building there has much more space surrounding the building.

Look at the lot today!! It is overgrown with weeds up to your waist. We would think that the applicant would keep the lot presentable or the city would site the property.

Thank you for your consideration with this matter.

Sincerely,
Michael and Kathleen Foulkes
1117 West Main Street
St. Charles, IL 60174

Please send us a confirmation that you have received this e-mail and it will be included in the packet presented to the Plan Commissioners and will go down as a matter of public record.